

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development
Subject: Application by Vista Wood Estates Ltd.
S/W Sunningdale Road West and Wonderland Road North
2170 Buroak Drive (formerly 751 Fanshawe Park Road)
Extension of Draft Plan Approval
Date: November 28, 2022

Recommendation

That, on the recommendation of the Acting Director, Planning and Development, with respect to the application of Vista Woods Estates Ltd. relating to the lands located at 2170 Buroak Drive (formerly 751 Fanshawe Park 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-03505).

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 Vista Wood Estates Subdivision located on the southwest of corner of Sunningdale Road West and Wonderland Road North 2170 Buroak Drive (formerly known as 751 Fanshawe Park Road West).

Purpose and Effect of the 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 December 23, 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

This application supports the Building a Sustainable City area of focus in the Corporate *Strategic Plan* by ensuring that the City of London’s growth and development are well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

November 26, 2015 – Report to Planning and Environment Committee – Draft

McCormick Area Secondary Plan (File No. OZ-7601).

November 26, 2015 – Report to Planning and Environment Committee – 1156 Dundas Street Application for Approval Official Plan Amendment and Zoning By-law Amendment – City of London (File No. OZ-8489).

November 2004 – Report to Planning and Environment Committee – 751 Fanshawe Park Road West – Vista Wood Estates Ltd – Draft Approval and Zoning By-law Amendment (File: 39T-03505/Z-6463)

January 2005 – Report to Planning and Environment Committee – 751 Fanshawe Park Road West – Vista Wood Estates Ltd. – Amendment to Zoning (File 39T-03505/Z-6463)

June 2009 – Report to Planning and Environment Committee – 751 Fanshawe Park Road West – Vista Wood Estates Ltd. – Extension of Draft Plan Approval (File: 39T-03505)

March 2014 – Report to Planning and Environment Committee – 751 Fanshawe Park Road West – Vista Wood Estates Ltd. – Extension of Draft Plan Approval (File: 39T-03505)

December 2016 – Report to Planning and Environment Committee – 751 Fanshawe Park Road West – Vista Wood Estates Ltd. – Extension of Draft Plan Approval (File: 39T-03505)

August 2019 – Report to Planning and Environment Committee – 751 Fanshawe Park Road West – Vista Wood Estates Ltd. – Draft Plan Approval for Redline Revisions (File:39T-03505)

December 2019 – Report to Planning Committee – 751 Fanshawe Park Road West – Vista Wood Estates Ltd. – Extension of Draft Plan Approval (File:39T-03505)

1.2 Property Description

The Vista Wood Estates Subdivision is situated in the northwest quadrant of the City and is located north of Fanshawe Park Road West, south of Sunningdale Road West, and west of Wonderland Road North. The property is within the City of London's Fox Hollow Community Planning Area. The subdivision plan has a total area of approximately 36.5 ha and was previously used for agricultural purposes. The remaining draft approved lands which are the subject of this extension request are situated between Eagletrace Drive to the south, existing single detached homes to the west, Sunningdale Road West to the north, and Fanshawe Park Road West to the east.

1.3 Current Planning Information

- The London Plan Place Type – Neighbourhoods and Green Space
- Zoning – Holding Residential R1 (h•R1-4) Zone, Holding Residential R1 (h•*R1-6) Zone, Open Space (OS1) Zone, Holding Residential (h•R1-4) Zone, Holding Residential R1 (h•R1-6) Zone, Holding Residential R5/Residential R6 (h•R5-4•R6-5) Zone

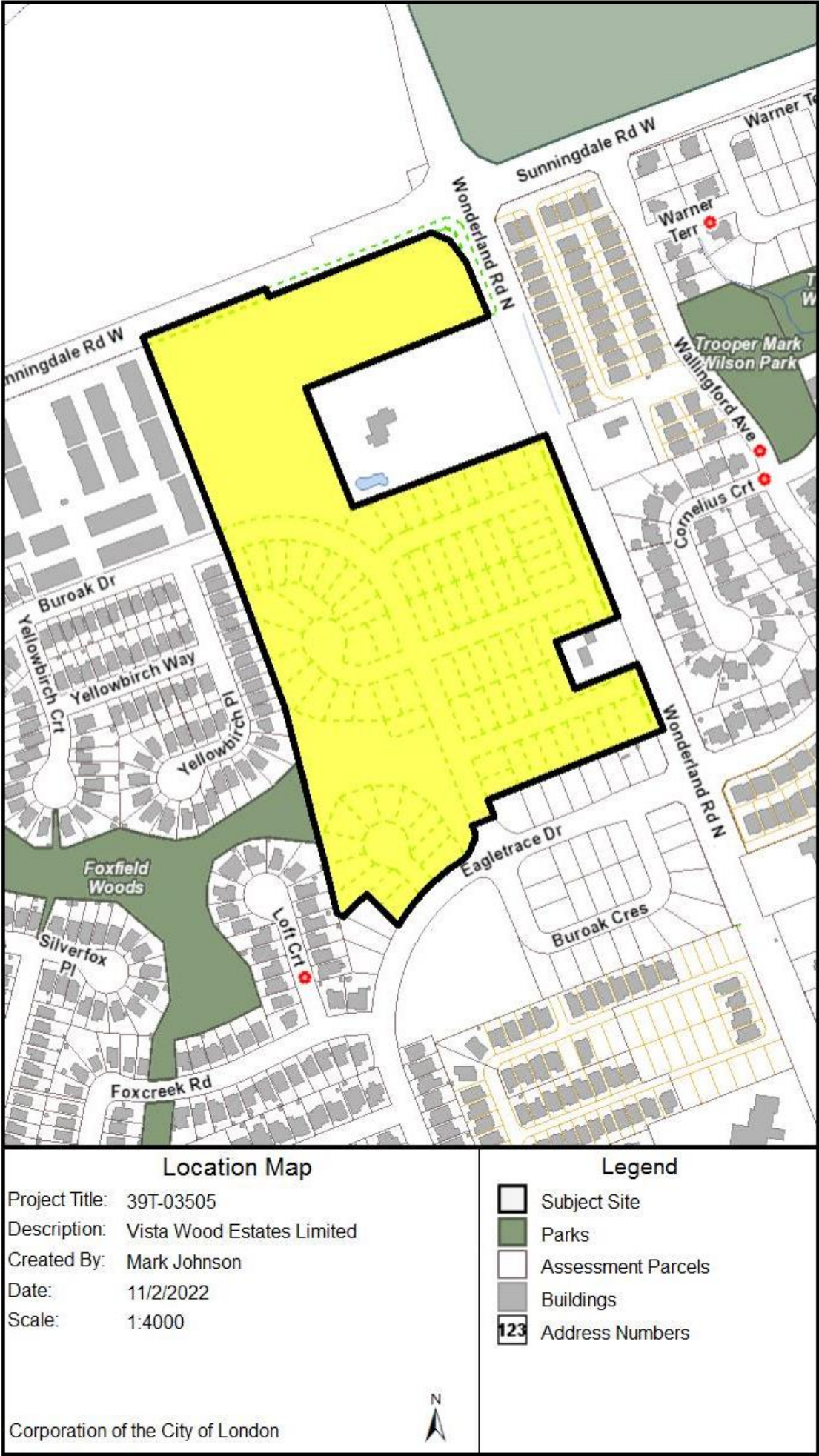
1.4 Site Characteristics

- Current Land Use – vacant lands
- Frontage – approx. 485 metres on Wonderland Road North
- Depth – varies from approx. 293 metres to 348 metres
- Area – 13.5 hectares (remaining draft-approved lands outside of registered Phases 1, 2 and 3)
- Shape – irregular

1.5 Surrounding Land Uses

- North – rural residential and agricultural
- East – existing residential
- South – future and existing residential
- West – existing residential

1.6 Location Map



1.7 Planning History

This application for Draft Plan of Subdivision Approval was accepted on April 2, 2003 and revised on May 19, 2004. It was circulated to the required agencies and municipal departments on April 17, 2003 and the revised application was circulated on June 11, 2004. The application was advertised in the London Free Press Civic Corner on April 26, 2003 and the revised application was advertised on June 12, 2004 and June 26, 2004. A notice of Public Meeting was advertised in the London Free Press on November 13, 2004 and November 27, 2004, and a notice of Public Meeting was sent out on November 12, 2004. The Public Meeting was held on November 29, 2004. Draft Approval was issued on December 23, 2004.

At its meeting on June 9th, 2008, City Council requested that the Approval Authority approve the request for a three year extension of the draft plan of subdivision approval for this subdivision subject to the revised street pattern and conditions of draft approval. Draft approval was extended to December 23, 2010.

Subsequently, the Owner requested 3 requests for extension of draft approval in 2010, 2013 and 2016, respectively. Council requested the Approval Authority to approve each of the extension requests, subject to revised conditions of draft approval. Approval of the 2013 extension request was also subject to a revised street pattern.

The draft approved plan received redline revisions and approvals on August 26, 2019 that increased some of the lot sizes, which reduced the total number of lots from 127 to 113 single detached residential lots while the balance of the site remained the same with two medium density residential blocks, one (1) park block, and road widening and reserve blocks, served by five new streets and the extension of Eagletrace Drive and Buroak Drive.

2.2 Requested Action

This request is for a three (3) year extension of the remaining lands within the draft plan consisting of eighty (80) single detached lots, one (1) medium density residential block (Block 81), and one (1) park block (Block 82).

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 Vista Wood Estates Ltd. sufficient time to coordinate the registration of agreements for the balance 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).

2.3 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-03505). 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.

2.4 Policy Context

The London Plan

The majority of the lands are located within the Neighbourhoods Place Type and a portion of the lands are in Green Space Place Type. The Neighbourhoods Place Type at this location allows 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. A minimum height of two (2) storeys, a standard maximum height of four (4) storeys, and upper maximum of six (6) storeys may be permitted along properties with frontage on a Civic Boulevard and on a Urban Thoroughfare (Table 11). The Green Space Place Type applies to an existing woodlot located in the southwest portion of the subdivision draft plan that is identified to be retained as an open space area for parkland. The remaining undeveloped blocks within the draft plan and corresponding zoning are generally consistent with the Neighbourhoods Place Type and Green Space Place Type permitted uses and policies.

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 a number of modifications and revisions, as well as new clauses added reflecting current municipal standards and requirements. The amendments to the conditions of draft approval are shown **highlighted**, including ~~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 December 23, 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 a number of revisions, deletions, and new conditions added.

Conclusion

Staff recommend a three (3) year extension to Draft Plan 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:	Mark Johnson, MCIP, RPP Senior Planner, Planning and Development
Reviewed by:	Bruce Page Manager, Planning and Development
Recommended by:	Heather McNeely, MCIP, RPP Acting Director, Planning and Development
Submitted by:	Scott Mathers, MPA, P.Eng. Deputy City Manager, Planning and Economic Development

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

CC: Matt Davenport, Manager, Development Engineering

November 21, 2022
HM/BP/MJ/

Z:\DEVELOPMENT SERVICES\4 - Subdivisions\2003\39T-03505 - Vista Woods - Fanshawe Pk Rd W, Wonderland Rd\Draft Approval Extension 2022\PEC\DRAFT 751 Fanshawe Park Road West - 39T-03505 - Nov 8 2022.docx

Appendix A – Draft Approved Conditions

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-03505 ARE AS FOLLOWS:

NO.	CONDITIONS
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General

- | | |
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| 1. | That this approval applies to the draft plan Vista Woods Estates Limited. (File No. 39T-03505), prepared by MTE (Drawing No.41794-134, dated June 2019 November 2022) as redline amended , which shows 11380 single detached residential lots, two <u>one</u> (1) medium density residential blocks, one (1) park block, and road widening and reserve blocks, served by five new streets and the extension of Eagletrace Drive and Buroak Drive. |
| 2. | This approval of the draft plan applies until December 23, 2022 December 23, 2025, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority. (Planning) |
| 3. | The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways. |
| 4. | The Owner shall request that the streets be named to the satisfaction of the City. |
| 5. | The Owner shall request that the municipal address shall be assigned to the satisfaction of the City. |
| 6. | Prior to final approval, the Owner shall submit to the 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. |
| 7. | Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision. |
| 8. | The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval. |
| 9. | In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) 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 Engineer City, at no cost to the City. |
| 10. | Phasing of this subdivision (if any) shall be to the satisfaction of the City. |
| 11. | The Owner Phasing of this subdivision (if any) shall be to the satisfaction of the City. Prior to any work on the site, the Owner shall enter into an agreement with the City and shall construct temporary measures to control silt fencing entering the storm drainage system to the specifications outlined in the Guidelines on Erosion and Sediment Control for Urban Construction Sites (May 1987 TRCA 2019) prepared by the Ministry of Natural Resources. These measures are to be approved by the City Engineer City and installed prior to commencing any construction on this subdivision, and are to remain in place until construction as required under this agreement has been completed to the specifications of the City Engineer City. The Owner shall have its professional engineer monitor the erosion |

and sediment control measures in accordance with the above-noted Guidelines and submit to the ~~City Engineer~~City monitoring reports with a log of dates when the facilities were inspected, the condition of the facilities at that time, and what remedial action, if any, was needed and taken. The monitoring reports are to be submitted to the ~~City Engineer~~City by April 1, July 1, and November 1 of each year until all works and services in this Plan are assumed by the City.

12. In conjunction with the Focused Design Studies, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine, including but not limited to, the following:

- i. Assess the impact on water balance in the plan, as applicable.
- ii. Assess any fill required in the plan.
- iii. Provide recommendations for foundation design should high groundwater be encountered.
- iv. 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
- v. 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~~City. 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.
- vi. 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.
- vii. address any contamination impacts that may be anticipated or experienced as a result of the said construction
- viii. provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.

all to the satisfaction of the City.

~~Prior to the issuance of any Certificate of Conditional Approval,~~In conjunction with the first submission of engineering drawings, 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.

13. 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.

14. 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~~City.
15. 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.
16. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
17. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the ~~General Manager of Planning and Development~~City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the ~~General Manager of Planning and Development~~City, such submission will be returned to the Owner without detailed review by the City.
18. The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
19. ~~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. 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. The Owner shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture, and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a minimum of a Stage 1-2 archaeological assessment and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport. No soil disturbance arising from demolition, construction, grading or any other activity shall take place on the property prior to the City receiving the Ministry of Tourism, Culture, and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.~~
20. No construction or installations of any kind (eg. Clearing or servicing of land) involved with this plan shall be undertaken prior to the Owner entering into a site alteration agreement or subdivision agreement and obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. MOE Certificates, City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways, approvals, UTRCA, MNR, MOE, City, etc.)

21. The Owner shall oversize the internal sewers and water mains in the subdivision (or any resulting phase) to accommodate flows from the upstream lands and water servicing external to the subdivision, all in accordance with requirements and details as outlined in the Fox Hollow Community Plan, and to the specifications of the ~~City Engineer~~City.
22. 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.
23. In conjunction with the Focused Design Studies submission, 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 EA's must be completed prior to the submission of engineering drawings.
24. The Owner shall submit a copy of the final plan for this subdivision to the ~~Development Services Division (Development Engineering)~~City showing any amendments or revisions made to this plan as a result of any requirements and/or conditions covering the plan, or otherwise (ie. Owner initiated) to the satisfaction of the ~~City Engineer~~City, prior to final approval being issued.
25. Should this plan be developed in stages, 0.3 m reserves will be required at the end of all dead-end road allowances, across future road connections and along any open sides of road allowances.
26. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.

Sanitary

27. In accordance with City standards or as otherwise required by the ~~City Engineer~~City, 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 southerly portion of this Plan and connect them to the existing municipal sewer system, namely, ~~the 250 mm diameter sewer located on Eagletrace Drive~~the 200 mm diameter sewer located on Buroak Drive and to serve the northerly portion of this Plan and connect them to the existing municipal sewer system, namely, the 200 mm sanitary stub on Sunningdale Road West;
 - ii. 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 Engineer~~City;
 - iii. Make provisions for the extension of sanitary servicing for MN 2039 and MN 2121 Wonderland Road N. which are contiguous to this Plan excluding pdc's;
 - iv. 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 specifications of the ~~City Engineer~~City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - v. 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 Engineer~~City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the ~~City Engineer~~City.

28. In conjunction with the first submission of engineering drawings, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
- a sanitary drainage area plan, including the sanitary sewer routing and the external areas to be serviced to the satisfaction of the ~~City Engineer~~City;
 - a suitable routing for the trunk sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirement for this sanitary trunk sewer; and
 - a hydrogeological report which includes an analysis of the water table level of the lands within the subdivision with respect to the depth of the local sanitary sewers and an evaluation of additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.
29. ~~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:~~
- ~~Not allowing any weeping tile connections into the sanitary sewers within this Plan;~~
 - ~~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.~~
 - ~~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.~~
 - ~~Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and~~
 - ~~Implementing any additional measures recommended through the Design Studies stage.~~
30. ~~Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide/Greenway 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.~~
31. ~~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.

32. 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 subdivider is connecting. The above-noted proportional share of the cost shall be based on contributing flows for sewers or on storage volume in the case of a SWM facility. The subdivider's payments to third parties, shall:
- i. commence upon completion of the subdivider's service work connections to the existing unassumed services; and
 - ii. continue until the time of assumption of the affected services by the City.
33. With respect to any services and/or facilities constructed in conjunction with this Plan, the Owner shall permit the connection into and use of 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.
34. 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 immediately, and if required by the City, 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. 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 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 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.

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.

35. ~~The Owner shall have its 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".~~

Prior to the construction of works on existing City streets and/or unassumed subdivisions, the Owner shall have its professional engineer notify new and existing property owners in writing regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision along with any remedial works prior to assumption, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".

Stormwater Management

36. Prior to final approval, the Owner shall enter into an agreement with benefiting land owners for the costs associated with the monitoring and operation of the Permanent Regional SWM Facilities. Cost sharing will be in accordance with flow contribution from all relevant landowners to the proposed SWM Facilities.
37. The Owner shall have its consulting professional engineer design and construct the proposed storm/drainage and SWM servicing works for the subject lands, all to the satisfaction of the ~~City Engineer~~City, and according to the requirements of the following:
- iii. The SWM criteria and environmental targets for the Medway Creek Subwatershed Study.
 - iv. The accepted Municipal Class Environmental Assessment (EA) Addendum Study for Storm Drainage and Stormwater Management Servicing Works for the Fox Hollow development area.
 - v. The accepted Municipal Class EA Study for Storm Drainage and Stormwater Management Servicing Works for the Sunningdale Undeveloped land.
 - vi. The approved Functional Stormwater Management Plan for Regional Fox Hollow SWM Facility 4 and Sunningdale SWM Facility 6B.
 - vii. The City's Design Requirements for Permanent Private Stormwater Systems approved by City Council and effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.;
 - viii. The accepted storm/drainage Servicing Letting/Report of Confirmation prepared in accordance with the File Manager Process and requirements for the subject development.
 - 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 (2003), and
- xi. Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

Prior to the acceptance of engineering drawings, 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 approvals given by the ~~City Engineer~~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.

Water

38. In conjunction with the first submission of engineering drawings, the Owner shall have their consulting engineer prepare and submit a water servicing report including the following design information, all to the satisfaction of the ~~City Engineer~~City:

- 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 20PSI 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 and 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) Provide a servicing concept for the proposed street townhouse (or narrow frontage) lots which demonstrates separation requirements for all services in being achieved;
- viii) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
- ix) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
- x) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;

- xi) Identify the effect of development on existing water infrastructure – identify potential conflicts;
- xii) Include full-sized water distribution and area plan(s);
- xiii) 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);
- xiv) An engineering analysis to determine the extent of external watermain are required to serve Blocks within this plan, at no cost to the City;
- xv) Adherence to the North London Water Servicing Strategy.

~~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.~~

39. ~~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. In accordance with City standards, or as otherwise required by the City, the Owner shall complete the following for the provision of water service to this draft Plan of Subdivision:~~

- i. Construct, extend and connect the watermain on Buroak Drive from the existing 200mm watermain on Buroak Drive to the northern limits of the subdivision and connect to the existing Buroak Drive Watermain (200mm) west of this subdivision on the adjacent subdivision, at no cost to the City;
- ii. Construct watermain on Street 'C', Street 'E', Street 'F', Street 'H', Street 'G' & Street 'I'
- iii. Deliver confirmation that the watermain system has been looped to the satisfaction of the Deputy City Manager, Environment and Infrastructure when development is proposed to proceed beyond 80 units;
- iv. 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.

Streets, Transportation & Surveys

- 40. The Owner shall construct Buroak Drive at the western boundary of the subject property such that it's centreline aligns with the existing secondary collector road to the west in Plan 33M-635, to the satisfaction of the City.
- 41. ~~The Owner shall construct the street stub on Buroak Drive as fully serviced road at no cost to the City.~~
- 42. ~~The Owner shall construct a gateway island on Eagletrace Drive from Wonderland Road North westerly with a right of way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City. The widened road on Eagletrace Drive is to be equally aligned from the centerline of the road and tapered back to the 9.5 metres (31.2') of road pavement~~

~~width (excluding gutters) and 21.5 metres (70') of road allowance for this street with 30 metre (100') tapers on both street lines.~~

43. ~~The Owner shall advise lot purchasers that access to lots opposite gateway treatments will be restricted to right-in and right-out only.~~
44. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
- i. ~~Eagletrace Drive – from Wonderland Road North to the north limit of plan 33M-687~~
 - ii. Buroak Drive – from Eagletrace Drive to the west limit of this draft plan of subdivision
 - iii. Street 'E';
 - iv. Street 'F';
 - v. Street 'H';
45. The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:
- i. ~~Street 'E' – south boulevard~~
 - ii. ~~Street 'H' – north boulevard~~
 - iii. ~~Buroak Drive – south of Eagletrace Drive – east boulevard~~
 - iv. Along the Wonderland Road North frontage, including lands external to this draft plan of subdivision, from Sunningdale Road West southward to the southerly limit of Lot 26 of this Plan (across frontage of lands external to the plan, the sidewalk will be built to temporary/interim standards as feasible to the satisfaction of the City).
 - v. Street G – west boulevard fronting Lots 74 to 77. Sidewalks shall be provided within the local boulevard (west side) of Street 'G' and shall conform to the City of London's standards per UCC-2M.
 - vi. Street 'C' – fronting Lots 44 and 45 terminating with a curb cut at the bulb.
 - vii. Street 'I' – fronting Lots 104 and 105 terminating at the bulb.
46. The Owner shall provide sidewalk links from Street 'E' and Street 'H' to the proposed sidewalk on Wonderland Road North 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.
47. In conjunction with the first submission of engineering drawings, the following traffic calming measures are to be approved and constructed, to the satisfaction of the City:
- i. ~~Roundabout at the intersection of Eagletrace Drive and Buroak Drive;~~
 - ii. Curb extensions along the ~~west and south~~ north and east side of Buroak Drive from Eagletrace Drive to the western boundary of the plan of subdivision with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.
 - iii. ~~Curb extensions along the east and south side of Eagletrace Drive between Wonderland Road North and Medway Park Road with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
 - iv. Reduced curb radii (6.0 metre) on the inbound approach to all local roads intersecting the secondary collector road network.

48. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Eagletrace Drive via Wonderland Road North or other routes designated by the City.
49. The Owner shall make the necessary arrangements with adjacent property owners, or make modifications to the draft plan of subdivision, to provide an emergency access to this subdivision should the plan be registered in phases all to the satisfaction of the ~~City Planner~~City.
50. The Owner shall provide a 0.3 m (1') reserve Block along the window street termination abutting the north and south limits of 2039 Wonderland Rd N.
51. The Owner shall construct a temporary turning facility for vehicles at the following locations:

- i. east limit of Street 'E'

all to the specifications of the City.

Temporary turning circles shall be provided to the City as required by the City, complete with any associated easements. When the temporary turning circle is no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.

52. The Owner shall have the common property line of the north and the east limit of this draft plan of subdivision with Sunningdale Road West and with Wonderland Road North 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 grades on Sunningdale Road West and Wonderland Road North are the future ultimate centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City, should an ultimate centreline profile not be available to the satisfaction of the ~~City Engineer~~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.

53. The Owner shall revise the north limit of Street 'G' to be a Future Development Block on the north side of Street 'H' (at the location of the proposed window street extension) abutting 2121 Wonderland Road North and make any necessary lot reconfigurations and the Owner shall transfer the Future Development Block, Block ~~12893~~, at no cost to the City. Should the adjacent lands develop for residential use and Future Development Block is required for access purposes, the Future Development Block shall be sold at market value, as determined by the City acting reasonably to the owners of the adjacent lands for access purposes, and the City shall pay the net proceeds of that sale (minus any City costs) to the Owner of this plan (39T-03505) within 30 days of such sale. Should the City determine that the Future Development Block is not needed for access purposes, then the City would transfer the lot back to the Owner of this plan for a nominal fee.
54. The Owner shall be required to construct the following works on Wonderland Road North:
 - i. sidewalk along the west boulevard across the frontage of the plan
 - ii. ~~channelization on Wonderland Road at the intersection of Eagletrace Drive (which may include left and right turn lanes and tapers)~~

55. Any dead ends and open sides of road allowances created by this draft plan, or by phasing of this plan, shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust, by the City of London. ~~(EESD)~~
56. The Owner shall make minor boulevard improvements on Wonderland Road North and Sunningdale Road West 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.
57. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the ~~City Engineer~~City for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.
58. The Owner shall ensure that no vehicular access will be permitted to Lots and/or Blocks from Wonderland Road or Sunningdale Road West. All vehicular access is to be via the internal subdivision streets.
59. The Owner shall provide a road widening dedication on Wonderland Road North measured 24.0 metres from the centerline from Sunningdale Road West to a point 150.0 metres south of Sunningdale Road West, to the satisfaction of the ~~City Engineer~~City.
60. The Owner shall provide a road widening dedication on Sunningdale Road West measured 24.0 metres from the centerline from Wonderland Road North to a point 150.0 metres west of Wonderland Road North, to the satisfaction of the ~~City Engineer~~City.
61. The Owner shall provide a road widening dedication on Wonderland Road North measured 18.0 metres from the centerline from a point 150.0 metres south of Sunningdale Road West to the southerly limits of this plan, to the satisfaction of the ~~City Engineer~~City.
62. The Owner shall provide a road widening dedication on Sunningdale Road West measured 18.0 metres from the centerline from a point 150.0 metres west of Wonderland Road North to the westerly limits of this plan, to the satisfaction of the ~~City Engineer~~City.
63. The Owner shall provide a revised 6.0 m x 6.0 m daylight triangle at the corner of Sunningdale Road West and Wonderland Road North, to the satisfaction of the ~~City Engineer~~City.

Planning

64. ~~Prior to Design Studies for the applicable phase, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise from Wonderland Road North on this development. The Noise Study is to be reviewed and accepted by the City Planner. The final accepted recommendations shall be constructed or provisions made for installation by the Owner in the subdivision agreement with the City of London. (Planning)~~In conjunction with the Focused Design Studies submission, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on future residential uses adjacent to arterial roads. The noise study shall be prepared in accordance with the Ministry of the Environment Guidelines and the City of London

policies and guidelines. Any recommended noise attenuation measures are to be reviewed and accepted by the City. The final accepted recommendations shall be constructed or installed by the Owner or may be incorporated into the subdivision agreement.

65. Should the accepted Noise Study recommend a noise attenuation barrier, the Owner shall, concurrently with the registration of this plan, register a common element condominium over the befitting lots to address the long term maintenance of the noise wall or provide some other means of addressing the ownership and long term maintenance of the barrier as per Official Plan Policy 19.9.6.5 b) ii), all to the satisfaction of the City.
66. The Owner shall design the window street abutting Wonderland Road N. to the satisfaction of the City Planner and the City EngineerCity.
67. As part of the submission for Site Plan Approval, the Owner shall have a qualified acoustical consultant prepare a noise study(ies) concerning the impact of traffic noise from Wonderland Road North and Sunningdale Road West, on future residential uses on Blocks 218Block 115, which includes site design and/or alternative noise abatement measures, which preclude the need for noise attenuation walls, that are to be applied in accordance with the requirements of the M.O.E.P. and to be reviewed and accepted by the City PlannerCity. The final accepted recommendations shall be incorporated into the development agreement with the City of London. (Planning)
68. The Owner shall dedicate Block 220116 to the City of London at no cost, for park purposes to satisfy the 5 percent parkland dedication requirements. (Planning)
69. The Owner shall ~~prepare, and~~prepare and deliver to ~~the~~ all homeowners adjacent to Block 220116, 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 the City Planner. (Planning)
70. Within one year of registration, 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 private lots and blocks adjacent to existing and/or future Park and Open Space Blocks including but not limited to Lots 93 to 10038 to 45 and Lots 191 to 19793 to 99, to the satisfaction of the City Planner at no cost to the City. (Planning)
71. ~~As part of the Design Studies submission, the Owner shall prepare a tree assessment plan and tree retention plan for Lots 191-200, 86-100, 11-25, and 1-10 shall be prepared by a Registered Professional Forester and accepted by the City Planner. (Planning)~~In conjunction with Focused Design Studies, the Owner shall have a qualified arborist 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.
72. ~~Prior to the submission of engineering drawings, the Owner's professional engineer shall consult with the City Planner to determine the extent of tree preservation. (Planning)~~

~~As part of the Design submission, the Owner shall prepare a tree hazard plan with specific attention to hazard trees and hazard tree removals within 15 meters of all property lines prepared by a Registered Professional Forester to the satisfaction of the City Planner. (Planning).~~ In conjunction with Focused Design Studies, the Owner shall undertake a Hazard Tree Assessment Study for all blocks/lands that abut the park and open space lands. The study will undertake a tree risk assessment to identify hazard trees or hazardous parts of any trees within falling distance of the park lot lines (this being the hazard tree management zone) and pathways (as approved by the City), this is also taking into account wind-firmness of adjacent trees affected by any recommended hazard tree removals, and ensure that those hazard trees, or parts thereof, are abated or removed in a timely manner by competent, certified arborists prior to any other persons (workers) entering the hazard tree management zone, or within one year of registration, whichever is the sooner.

- ~~73. Within one year of registration of this plan, the owner shall remove any tree hazards within 15 meters of the drip line of the park block boundary along the rear and side yard of the rear yards of lots 93 to 100 and the rear yards of Lots 191 to 197 to the satisfaction of the City Planner, at no cost to the City.~~
74. Within one year of registration for the applicable phase, the Owner shall prepare a conceptual pathway alignment to City standards through park Block ~~220~~116 connecting with the pathway system in the adjacent plan of subdivision to the west, at the owner's expense, to the satisfaction of the City Planner. (Planning)
75. The Owner shall not grade into any public Park or Open Space lands and shall not be used for stockpiling of any kind. In instances where this is not practical or desirable, any grading into the public Park or Open Space lands shall be to the satisfaction of the City Planner. (Planning)
76. Prior to final approval of this plan and subject to the satisfaction of the London District Catholic School Board, the Owner shall include in the subdivision agreement to include a suitable warning clause advising future purchasers of residential units that students may be accommodated in temporary facilities and/or bused outside the neighbourhood for their education. (Planning)
77. The Owner ~~to register on title and include~~shall include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on all corner lots in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the exterior side yard road frontage. Further, the owner shall obtain approval of their proposed design from the ~~Manager of Urban Design~~City prior to any submission of an application for a building permit for corner lots with an exterior sideyard in this Plan.
78. 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~~City, 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 recommendations made by the geotechnical report accepted by the City;

79. ~~Prior to the issuance of any Certificate of Conditional Approval and 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 this Plan and connect them to the existing municipal system, namely, the 200 mm diameter watermain on Buroak Drive and the existing 200 mm diameter watermain on Eagletrace Drive. The Owner shall service Block 115 from the proposed watermain on Buroak Drive;~~
 - ~~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; and~~
 - ~~iii) The available fireflow and appropriate hydrant colour code (in accordance with the City of London Design Criteria) are to be shown on engineering drawings;~~
- ~~The fire hydrant colour code markers will be installed by the City of London at the time of Conditional Approval~~
80. The Owner shall extend the watermain on Buroak Drive to the west limit of the subdivision to provide looping for the northerly part of the subdivision.
81. The Owner shall construct and connect the watermains in this plan of subdivision to be served by the Hyde Park High Pressure Zone.
82. The Owner shall ensure a minimum of 5.5 metres (18') will be required along the curb line between the projected property lines of irregular shaped lots around the bends on streets in this plan of subdivision.
83. The Owner shall ensure any emergency access required is satisfactory to the ~~City Engineer~~City with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design etc.
84. 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.
85. 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~~City and at no cost to the City.
86. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the ~~City Engineer~~City.
87. The Owner shall construct all municipal services, including boulevard tree planting, for the subject lands at the sole expense of the Owner. The details of the services required will be established by the ~~City Engineer~~City after particulars of engineering design are provided by the Owner, in accordance with the policies and standards of the City prevailing at the time the Subdivision Agreement is approved

by City Council. The provision of all general by-laws, policies and guidelines, as amended from time to time, including those pertaining to development charges and other levies shall continue to apply to the subject lands and shall not be affected by an subdivision requirements respecting services.

88. The Owner shall remove any temporary works when no longer required and restore the area, at no cost to the City, to the specifications and satisfaction of the ~~City Engineer~~City.
89. 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 with a blanket easement for the purpose of servicing prior to the registration of any phase, all to the specifications and satisfaction of the ~~City Engineer~~City.
90. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications of the ~~City Engineer~~City.
91. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the ~~City Engineer~~City, at no cost to the City.
92. In conjunction with the first submission of engineering drawings, the Owner shall have ~~his~~its consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following, and to the satisfaction of the City:
 - 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. 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 requirement.
 - iv. 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~~City.
93. In accordance with City standards or as otherwise required by the ~~City Engineer~~City, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
 - i. Construct storm sewers to serve this plan, located within the Medway Creek Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 975 mm diameter storm sewer located on Buroak Drive and the 600 mm diameter storm sewer located on Sunningdale Road ~~and~~

~~the existing 1200 mm diameter storm sewer located on Eagletrace Boulevard~~

- ii. Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iii. Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - iv. Address forthwith any deficiencies of the stormwater works and/or monitoring program.
94. The cul-de-sacs on Street 'C' and Street 'I' shall be constructed in accordance with the City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island within the cul-de-sac or as otherwise directed by the ~~City Engineer~~City.
95. ~~The Owner shall dedicate a 6m x 6m sight triangle on the north side of the intersection of Wonderland Road North and Eagletrace Drive.~~
96. In conjunction with the first submission of engineering drawings, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions", to the satisfaction of the City. Streets that do not meet the City standards may need to be revised.
97. In conjunction with the first submission of engineering drawings, the Owner shall provide a detailed layout of the roads and rights-of-way of the plan to the City for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.
98. ~~In conjunction with the first submission of engineering drawings, the Owner shall have its professional engineer provide a detailed layout of the intersection of Street 'D' and Eagletrace Drive, including the gateway island, for review and acceptance by the City.~~
99. All through intersection 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~~City.
100. The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:
- i. ~~Eagletrace Drive and Buroak Drive (north of Eagletrace Drive) have a minimum road pavement with (excluding gutters) of 9.5 metres (31.2')~~6.0 metres with a minimum road allowance of 21.5 metres (70').
 - ii. ~~Buroak Drive (south of Eagletrace Drive) has a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').~~
 - iii. ~~Street 'C', Street 'D', Street 'E', Street 'F' and Street 'H' and Street 'I' have a minimum road pavement width (excluding gutters) of 6.07.5 metres (19.7') with a minimum road allowance of 14.20 metres (60').~~
 - iv. Street 'G' has a minimum road pavement width (excluding gutters) of 7.0 metres ~~(23')~~ with a minimum road allowance of 14.515.5 metres.

v. Street 'C' and Street 'I' have a road pavement width (excluding gutters) of 6.5 metres with a road allowance of 20 metres.

101. 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.
102. In conjunction with the first submission of engineering drawings, the Owner shall have ~~it's~~^{its} professional engineer provide a detailed design of the proposed traffic calming measures, including parking bays, curb extensions and other measures, to the satisfaction of the City.
103. Blocks 129 in this plan shall be combined with 2039 Wonderland Road North when it develops, external to this plan, to create developable blocks, to the satisfaction of the City.
104. 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~~^{City}, at no cost to the City.
105. ~~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. In conjunction with the engineering drawings submission, the Owner shall have it 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 contaminates under the supervision of the geotechnical engineer to the satisfaction of the City, at no cost to the City.~~

106. In conjunction with the Focused Design Studies submission, 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.

107. The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.
108. The Owner 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~~City.
109. ~~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.~~
110. ~~With respect to the proposed blocks, the Owner shall include in all agreements of purchase and sale, and/or lease of Blocks in this plan, a warning clause advising the purchaser/transferee that should these develop as a Vacant Land~~

~~Condominium or in a form that may create a regulated drinking water system under O.Reg. 170/03, the Owner shall be responsible for meeting the requirements of the legislation.~~

~~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~~

111. The Owner shall obtain all necessary approvals from the ~~City Engineer~~City for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.
112. ~~The Owner shall construct Eagletrace Drive at the east boundary of the subject property such that it's centreline aligns with the existing road to the east in Plan 33M-593, to the satisfaction of the City.~~
113. In conjunction with the submission of detailed design drawings, the Owner shall have ~~his~~its consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers ~~(eg. from 20.0 metre to 19.0 metre road width)~~, all to the satisfaction of the ~~City Engineer~~City. The roads shall be tapered equally aligned based on the alignment of the road centrelines. It should be noted tapers are not to be within an intersection.
114. At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum ~~6~~10 metre tangent being required along the street lines of the intersecting road to the satisfaction of the City.
115. In conjunction with the first submission of engineering drawings, the Owner shall have its professional engineer prepare a detailed design for the window street for Street 'E'; and Street 'G' to consider such issues as grading the common boulevard between Wonderland Road North and the window street, overland flow routes, sidewalk connections, servicing, etc. to the satisfaction of the ~~City Engineer~~City.
116. The Owner shall construct the window street portion of Street 'E' and Street 'G' abutting Wonderland Road North in accordance with the City's window street standard or as otherwise specified by the ~~City Engineer~~City, to the satisfaction of the ~~City Engineer~~City and at no cost to the City.
117. ~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install temporary street lighting at the intersection of Eagletrace Drive and Wonderland Road North, to the specifications of the City, at no cost to the City.~~
118. ~~In conjunction with the first submission of engineering drawings, the Owner shall have it's professional consulting engineer submit design criteria for the left turn and right turn lanes, including pavement marking plan, on Wonderland Road North at Eagletrace Drive for review and acceptance by the City.~~
119. ~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct left and right turn lanes on Wonderland Road North, to the satisfaction of the City Engineer, at no cost to the City.~~
120. 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~~City (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.

- # In conjunction with the second submission of engineering drawings, the Owner shall submit a Monitoring and Operational Procedure Manual for the maintenance and monitoring program for each of the SWM Facilities within this plan, in accordance with the City's "Monitoring and Operational Procedures for Stormwater Management Facilities" requirements to the City for review and acceptance. The program will include, but not be limited to, the following:
 - a. A work program manual for the maintenance and monitoring of these facilities;
 - b. Protocol of sediment sampling and recording of sediment accumulation volumes; and
 - c. Storage and discharge monitoring.

- # Following construction and prior to the assumption of the SWM Facility(s), the Owner shall complete the following, at no cost to the City, all to the satisfaction of the City:
 - i) Operate, maintain and monitor the SWM Facility(s) in accordance with the accepted maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities";
 - ii) Have it's consulting professional engineer submit semi-annual monitoring reports in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" to the City for review and acceptance;

- # In conjunction with the first submission of engineering drawings, the Owner shall implement barrier curb through this plan of subdivision as per the Design Specifications and requirements Manual (DSRM), to the satisfaction of the City.

- # In conjunction with the first submission of engineering drawings, the Owner shall comply with all City standards as found in the Design Specifications and Requirements Manual (eg. reverse curves, 10 metre straight tangents, etc.), to the satisfaction of the City.

- # In conjunction with the first submission of engineering drawings, the Owner shall comply with the Complete Streets Manual to the satisfaction of the City.

- # In conjunction with the first submission of engineering drawings, the Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

Road Allowance	S/L Radius
20.0 m	9.0 m

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

- # In conjunction with the first submission of engineering drawings, the Owner shall provide details and identify street lights along the Wonderland Road frontage, to the specifications and satisfaction of the City.

- # In conjunction with the first submission of engineering drawings, the Owner shall provide details and identify temporary street lights along the Sunningdale Road frontage, to the specifications and satisfaction of the City.

- # 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 municipal or private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services and these services are operational, 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.