

**CITY COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL  
PLAN FOR REGISTRATION OF THE SUBJECT CONDOMINIUM ARE AS  
FOLLOWS:**

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1. That this approval applies to the draft plan of condominium of Parts 4, 5, 7 & 8 and Pt. of Parts 1, 3 & 6, Plan SR-2974 in Lot 12, Concession 2, Township of McKim and Lot 1, Concession 2, Township of Snider, as shown on a plan prepared by D. S. Dorland, O.L.S. and dated February 18, 2014.
2. That the final Condominium Plan be integrated with the City of Greater Sudbury Control Network. Final plan coordinate listings and an AutoCAD simple line file of the resultant parcel fabric (with coordinated points labelled) are to be provided to this office as part of this requirement. The final plan must also be provided in AutoCAD.dwg format.
3. That prior to the signing of the final plan, Planning Services Division is to be advised by the City Solicitor that the cash payment in lieu of the 5% parkland dedication has been satisfied in accordance with Section 51.1(3) of the Planning Act.
4. That the infrastructure deficiencies identified in the memorandum dated March 18, 2015 from the Supervisor of Development Engineering be addressed to the satisfaction of the General Manager of Growth and Infrastructure.
5. That the recommendations of the Structural Condition Assessment Report dated August 6, 2014 by Granville B. Vickerman & Associates be implemented prior to registration to the satisfaction of the Chief Building Official, to include the following:
  - a) Replacement of weeping tile systems;
  - b) Assessment and repair of foundations as required; and,
  - c) Replacement of existing mansard roofs with a peaked roof system and new siding.
6. That a building assessment report be provided to a standard consistent with the Professional Engineers of Ontario Professional Practice Bulletin to the satisfaction of the Chief Building Official in order to address the following items:
  - a) Fire separation between units, including condition, type of construction, effective fire resistance rating and recommended upgrading;
  - b) Sound attenuation between units;
  - c) Interior and exterior handrails, guards, stairs and landings; and,
  - d) Current insulation and energy efficiency.

The recommendations of the report shall be implemented by the owner prior to registration to the satisfaction of the Chief Building Official.

7. The owner shall upgrade all smoke and carbon monoxide (CO) alarms to meet current Municipal By law and Ontario Fire Code regulations to the satisfaction of the Chief Building Official.
8. The owner shall submit a report on the adequacy of fire hydrant water flows and fire hydrant spacing to the satisfaction of the General Manager of Growth and Infrastructure. Any required upgrades of the existing distribution system shall be completed by the owner prior to registration to the satisfaction of the General Manager of Growth and Infrastructure.
9. Prior to registration, the owner shall verify which units are adequately floodproofed to the satisfaction of the Nickel District Conservation Authority. Based on the results of the survey, the owner shall identify in the condominium declaration the units that are not floodproofed and are located in the designated flood plain.
10. That this draft approval shall lapse on July 20, 2021, unless an extension is granted by Council pursuant to Section 51(33) of the Planning Act.
11. That such easements that may be required for utility and drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor.