

Council's conditions applying to the approval of the final plan for registration of the subject subdivision are as follows:

1. That this approval applies to the draft plan of subdivision of Parcels 43309, 40240, 28530 and Part of Parcel 1446, in Lots 7 and 8, Concession 1, Township of McKim, as shown on the 2 part plan of subdivision drawn by S.J. Gossling, O.L.S. and dated October 6, 1989.

Part 2 of the plan has subsequently been amended as shown on a plan issued by Dennis Consultants Ltd. on February 11, 1992 and again amended as shown on a plan prepared by Terry DelBosco, O.L.S. and dated January 14, 2010.

Part 1 of the plan has subsequently been amended by adding those lands to the plan, described on the draft plan of subdivision prepared by Terry DelBosco, O.L.S. and dated July 22, 2004, and again amended as shown on a plan prepared by Terry DelBosco, O.L.S. and dated June 9, 2008, as amended and replaced with a plan prepared by R.V. Anderson Associates Limited and dated October 26, 2017.

2. That the streets shall be named to the satisfaction of the Municipality.
3. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land.
4. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the Municipality in effect at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
8. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
9. Deleted

10. Deleted
11. Deleted
12. That the subdivision agreement contain a provision requiring that the owner provide at his expense, for those changes, alterations or improvements in traffic control or road upgrading as identified in the approved traffic impact analysis.
13. That a drainage control plan be prepared, outlining measures to control erosion and siltation problems in Robinson and St. Charles Lake watershed areas while the site is being developed, as well as potential water quality impacts on these lakes from this development, to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority.
14. That 5% of the land included in the subdivision be deeded to the City of Greater Sudbury for park purposes pursuant to Subsection 51.1(1) of the Planning Act.
15. Deleted
16. Deleted
17. Deleted
18. That prior to the signing of the final plan the owner shall indicate the type of treatment proposed for rear yard slopes, and suitable provisions shall be incorporated into the subdivision agreement to ensure that the treatment is undertaken.
19. Deleted
20. That prior to the signing of the final plan the Planning Services Division is to be advised by the City Solicitor that Conditions 2, 3, 5, 6, 7, 8, 12, 13, 14, 18, 25 and 27 have been complied with to his/her satisfaction.
21. Deleted
22. Deleted
23. That this draft approval shall lapse on February 6, 2024.
24. Deleted
25. That prior to the signing of the final plan for any portion of those lands shown on Part 2 of the approved draft plan, the owner shall dedicate Block 63, Plan 53M-1195 to the City of Greater Sudbury for road purposes.
26. Deleted

27. The applicant shall, to the satisfaction of the General Manager of Growth and Infrastructure, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommended construction procedures for the following items: storm and sanitary sewers, watermains, roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official. A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.
28. The applicant/owner shall have a stormwater management report and plan prepared by a consulting engineer with a valid certificate of authorization. Said report shall establish the drainage area upstream of the proposed draft plan of subdivision and how the stormwater will be managed both upstream and within the proposed development in order to limit the impact of stormwater both within the proposed addition and downstream receiving storm sewers, drainage channels and creeks. The report shall deal with the control of both the 1:5 and Regional storm events. The Regional storm flow path is to be set out on the plan. The report and plans shall be to the satisfaction of the General Manager of Growth and Infrastructure. The owner shall be responsible for the design and construction of any required stormwater management facility as part of the servicing plans for the subdivision and the owner shall dedicate the lands for the stormwater management facility as a condition of this development.

The owner shall be responsible for the design and construction of a quantity control stormwater management facility and a stormwater quality control treatment station designed to an 80 percent total suspended solids removal criteria as part of the servicing plans for the subdivision. The owner shall dedicate the lands for said stormwater management facilities as a condition of this development.
29. The owner/applicant shall provide Master Servicing Plans for both the Sanitary and Storm Sewer as well as Watermains as they pertain to the new subdivision layout. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development.
30. Deleted

31. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
32. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.
33. Deleted
34. That the next phase of development on Part 2 of the approved draft plan include the construction of the east/west roadway south of Moonrock Avenue that the proposed park will front on.
35. Sidewalks are required to be installed to the satisfaction of the Director of Planning Services.
36. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
 - i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,
 - ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
37. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.
38. Prior to any vegetation removal or other site alteration on the subject lands, the owner shall consult with the Ministry of Natural Resources and Forestry (MNRF) with respect to the presence of the eastern whip-poor-will and the Blanding's turtle under the Endangered Species Act. The owner shall demonstrate to the satisfaction of the Director of Planning Services that all requirements set out by MNRF under the Endangered Species Act have been satisfied.

39. The development shall require a Subdivision Agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:
- a) The owner/developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
 - b) The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in the report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
 - c) The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - Pre-blast survey of surface structures and infrastructure within affected area;
 - Trial blast activities;
 - Procedures during blasting;
 - Procedures for addressing blasting damage complaints;
 - Blast notification mechanism to adjoining residences; and,
 - Structural stability of exposed rock faces.
 - d) The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
 - e) Should the owner/developer's schedule require to commence blasting and rock removal prior to the Subdivision Agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
40. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development.

41. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.
42. The owner shall amend Schedule "K" of the Subdivision Agreement for Moonglo East concerning the land to be conveyed to the City for public purposes in order to address the following matters to the satisfaction of the Director of Leisure Services:
 - i) Description of the lands to be conveyed;
 - ii) Testing, grading and/or removal of fill that has been placed on the property, as required;
 - iii) Improvements related to the construction of the neighbourhood park;
 - iv) Realignment of the stormwater management pond access road from Hidden Ridge Court;
 - v) Extension of the completion date.
43. The owner shall complete to the satisfaction of the City of Greater Sudbury and Canada Post:

Mail delivery will be to a centralized mail facility via a community mailbox. The community mailbox will be supplied and installed by Canada Post. Canada Post requires the following conditions:

At the expense of the owner:

- i) Inform all prospective purchasers through a clause in all agreements of purchase and sale, as to those identified for potential community mailboxes, mini-park and/or kiosk locations and/or all plans used for marketing purposes shall indicate the proposed community mailbox locations;
- ii) Provide curb depressions at the community mailbox site locations. These are to be 2 metres in width and no higher than 25 millimeters;
- iii) When a grassed boulevard is planned between the curb and the sidewalk at a community mailbox location, the owner shall install a 1 metre walkway across the boulevard. The owner shall also ensure the walkway is handicap accessible from the roadway.

44. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct.
45. The owner/applicant shall provide a utilities servicing plan, designed by a consulting engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots, to the satisfaction of the Director of Planning Services. The utilities servicing plan, at a minimum, shall show the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Eastlink and Canada Post. This plan must be provided prior to construction of any individual phase. The owner/applicant shall be responsible for all costs associated with the installation of said services.
46. The owner/applicant shall provide, to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority, a detailed lot grading and drainage plan prepared, signed, sealed, and dated by a professional civil engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and City Solicitor. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.
47. As part of the submission of servicing plans, the owner/applicant shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario, incorporated into the plans at locations required by the General Manager of Growth and Infrastructure. Suitable provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.
48. The owner/applicant shall provide, as part of the submission of servicing plans, a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during each phase of construction. Said plan shall be to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
49. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, sidewalks, storm sewers and related appurtenances.

50. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
51. That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.