

CITY 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 Part of Parcels 15910'A', 29828 and 31001 S.W.S. and Part of Lot 1, Plan 53M-1277, Lots 1 and 2, Concession 2, Township of Balfour as shown on a plan prepared by D.S. Dorland, O.L.S. and dated May 12, 2000, as amended by a plan prepared by D.S. Dorland, O.L.S., and dated October 30, 2007.
2. That the street(s) 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 one-foot 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 the lot areas, frontages and depths appearing on the final plan shall 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.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. The applicant will be required to enter into a written agreement to satisfy all requirements 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 registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Geographic Information, Surveys and Mapping Section; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.

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13. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Planning Services Division 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.
14. That this draft approval shall lapse on November 21, 2022.
15. Deleted
16. Deleted
17. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization 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 and show the stormwater overland flow path. A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.
18. Deleted
19. Deleted
20. Deleted
21. That prior to the signing of the final plan, the Planning Services Division is to be advised by the Director of Legal Services/City Solicitor that Conditions 2, 3, 5, 6, 7 and 8 have been complied with to his satisfaction.
22. That prior to the signing of the final plan, the Planning Services Division is to be advised by Conservation Sudbury that Condition 17 has been complied with to their satisfaction.
23. Deleted.
24. That the street described as Laura Avenue on the draft plan be constructed to collector road standards to the satisfaction of the General Manager of Growth and Infrastructure.

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25. Prior to the submission of servicing plans, the applicant/owner 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 recommend construction procedures for the following items: storm and sanitary sewers, watermains, roads, the mass filling of land, surface drainage works including storm 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 shall be registered on title, if required, 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.
26. Deleted.
27. That the road allowances connecting Edna Street to St. Albert Street shall have been constructed and dedicated to the City at or prior to the registration of any lots fronting onto Windstar Avenue and Mainville Street, west of Windstar Avenue.
28. That a six (6) metre pedestrian walkway be provided between lots 73 & 74 and connect westerly through the existing Mainville Street right-of-way to St. Albert Street.
29. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and Conservation Sudbury (Nickel District Conservation Authority).
30. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Inc. at the cost of the owner.
31. All streets will be constructed to an urban standard, including the required curbs, gutters and sidewalks.
32. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 metres.
33. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Inc., Canada Post, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
34. Cash contributions toward the Lavallee Stormwater Management Facility are required as confirmed by the letter from S.A. Kirchhefer dated January 9, 2008.

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35. The municipal drain flowing westerly toward Errington Avenue will be abandoned as future phases of the subdivision proceed. The owner agrees to convey flows southeasterly, via a temporary ditch toward the Lavallee Municipal Drain Branch F inlet prior to the registration of the next phase.
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.