

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

1. That this draft approval applies to the draft plan of subdivision of Lots 64-94, 97-117 & 127-175, Blocks D, E, and Part of C, M-1058, Lot 1, Concession 3, Township of Balfour, as shown on a plan of subdivision prepared by Terry Del Bosco O.L.S dated April 1, 2010, and as amended and shown on a plan of subdivision prepared by Tulloch Engineering signed and dated by Nicholas J. McFadzen, O.L.S. on January 18, 2022.
2. That the street(s) shall be named to the satisfaction of the Municipality.
3. That Block A be dedicated to the City of Greater Sudbury for walkway purposes.
4. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated 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 including an elevation of the water table within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers,, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor. The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with Ontario Regulation 406/19.
5. 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 major storm overland flow path. The major storm overland flow for the subdivision is to remain within the City road allowances and City drainage blocks. Structures are subject to floodproofing measures to the satisfaction of the Nickel District Conservation Authority. 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 shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.
6. Deleted.

7. 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.
8. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City and Conservation Sudbury. The report must address the following requirements:
  - a. The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 2-year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 2-year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
  - b. The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100-year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing predevelopment runoff resulting from a 100-year design storm or Regional storm event, whichever is greater;
  - c. "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
  - d. Stormwater management must follow the recommendations of the Whitson River SubWatershed Study;
  - e. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan; e. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
  - f. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties;
  - g. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,

- h. The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.
9. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, sidewalks, walkways, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
10. The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
11. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
12. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
13. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink and Canada Post. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
14. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
15. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings. 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.
16. The owner shall provide to the City, as part of the submission of servicing plans a Sediment and Erosion Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of 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 and/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

17. That Adam Crescent and Winnipeg Street be constructed to an urban standard with a sidewalk along one (1) side.
18. 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.
19. 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.
20. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
21. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
22. 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.
23. 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.
24. 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.
25. That this draft approval shall lapse on March 25, 2023.
26. The owner shall complete to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post:
  - a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser;
  - b) That the home/business mail delivery will be from a designated Centralized Mail Box; and,
  - c) That the owner be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales.

27. The owner further agrees to:
  - a) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;
  - b) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes;
  - c) Identify the pad above on the engineering servicing drawings. The pad is to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision; and,
  - d) Determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.
28. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that Conditions 4, 5, 18, 20, 21, 22, 23 and 31, have been complied with to his satisfaction.”
29. 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 phases sought to be registered.
30. 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.”
31. That in accordance with Section 59(4) of the Development Charges Act, a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided lands after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.

32. A detailed soils report shall be prepared by a qualified engineer for any lots that contain portions of the historical watercourse (located approximately on lots 23, 26, & 39) to the satisfaction of the Nickel District Conservation Authority, outlining how any problems associated with poor soil conditions can be overcome, and construction techniques which will be required for the construction of homes on  
the subject lands
33. That the owner accurately determine the limit of the floodplain associated with Tributary III of the Whitson River based on the updated floodplain analysis and the existing conditions of the surrounding areas, to the satisfaction of Conservation Sudbury.
34. That the owner demonstrate that safe access/egress is available for each lot, to the satisfaction of Conservation Sudbury. Safe access/egress is defined as the ability of both pedestrians and vehicles to enter and exit a property safely during flood events and would limit any flood depths on the rights-of-way to no more than 0.40 metres.
35. That the owner demonstrates that any required fill in the floodplain be demonstrated to not impact the flood retention capacity nor cause flooding impacts upstream and downstream to the satisfaction of Conservation Sudbury.
36. That the owner obtain approval from the Nickel District Conservation Authority for the placement of fill, the alteration of existing grades or any construction activity at this location under the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 156/06) prior to undertaking the proposed works.
37. Following the completion of these works, the Owner shall agree to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications as approved by the Nickel District Conservation Authority and the City of Greater Sudbury.
38. That the owner shall agree to carry out or cause to be carried out the recommendations and measures contained within the plans and reports approved by the Nickel District Conservation Authority and the City of Greater Sudbury.