

CITY OF GREATER SUDBURY 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 PIN 73592-0421, Parcel 23065A, Parts 1 to 6, 53R-18857, Lot 1 Concession 2, Township of McKim as shown on a plan of subdivision prepared by S. A. Kirchhefer Limited and dated April 18, 2017, and which is superseded by a plan of subdivision prepared by Surveyors On Site Inc. and dated May 9, 2020.

2. DELETED

3. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning 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.

4. 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 Development and the General Manager of Infrastructure Services.

5. That the street(s) shall be named to the satisfaction of the Municipality.

6. 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.

7. 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.

8. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.

9. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.

10. 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.

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11. 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.

12. 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 Infrastructure Services that sufficient sewage treatment capacity and water capacity exist to service the development.

13. That this draft approval shall lapse on June 19, 2023.

14. 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.

15. That Blocks B, F, G, and H, as generally indicated on the plan, be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 (1) of The Planning Act, to the satisfaction of the Director of Planning Services, Director of Leisure Services, and the City Solicitor.

16. That Block A, as generally indicated on the draft plan as being largely within the flood plain, along with the area indicated for storm water treatment be dedicated to the City of Greater Sudbury for open space and stormwater management purposes to the satisfaction of the General Manager of Growth and Development and the City Solicitor.

17. Prior to any site alteration or construction on the subject lands, the owner shall demonstrate to the satisfaction of the Director of Planning Services that all requirements set out by the Ministry of Natural Resources under the Endangered Species Act have been satisfied.

18. That the owner shall provide or make a cash contribution to the City for the planting of 2,500 jack pine and red pine seedlings to the satisfaction of the Director of Planning Services.

19. The owner shall finalize the Traffic Impact Study by Tranplan Associates to the satisfaction of the Director of Roads and Transportation to address the total number of dwelling units approved, and a traffic signal warrant analysis and a roundabout analysis at the intersection of South Bay Road and Ramsey Lake Road.

20. The owner shall be required to participate in the cost of any improvements identified in the final approved Traffic Impact Study, to improve level of service, to the satisfaction of the General Manager of Infrastructure Services.

21. The owner shall contribute \$12,000 towards the completion of a Class Environmental Assessment to review possible alternatives for traffic improvements to the intersection of Paris Street and Ramsey Lake Road to the satisfaction of the General Manager of Infrastructure Services. If the Class Environmental Assessment is not commenced within 5 years of the payment by the owner, the money shall be returned, in full, to the owner.

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22. 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, stormwater management facilities, watermains, roads to a twenty (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.

23. 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 building envelopes, retaining walls, 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.

24. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall specifically establish how the quality of storm water generated within the subdivision will be controlled to achieve 85% total suspended solids removal of the 50 micron particle size for a 1 in 2 year storm event. The stormwater treatment facility shall have approved pretreatment devices for petroleum and floatable interception. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The regional storm overland flow route must be clearly delineated on the plan(s). The regional storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks and the plans) must show the overland flow outlets to the lake. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.

25. The owner shall prepare a stormwater conveyance report and plans to demonstrate how the upstream major storm drainage area can be routed from Block F across the future road and across Keast Drive to Ramsey Lake. Said report shall detail the installation of regional storm culverts across the future road and across Keast Drive at the intersection of Keast Drive and South Bay Road.

26. 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. The owner shall provide lands for said facilities as required by the City.

27. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers, maximum 8% road grades and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.

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28. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
29. The owner agrees to provide the required soils report, stormwater, 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.
30. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
31. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.
32. 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, This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
33. 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.
34. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. A Sanitary Sewer Design Report must be provided prior to the submission of servicing plans from the owner's engineer to confirm pipe sizing, lift station sizing and the required lift station capacity. This report must detail the amount of sewage that will be generated from this development to be discharged into the existing system. Any downstream improvements that must be made to accommodate sewage flows from this development will be borne totally by the owner.
35. The applicant/owner shall provide to the City, 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 the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development 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 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.
36. That sidewalks be constructed on one (1) side of the entire length of Streets A and B to the satisfaction of the Director of Planning Services.

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37. That the owner shall construct a paved shoulder on the north side of Keast Drive and South Bay Road across the frontage of the property to the satisfaction of the Director of Planning Services.
38. That the stormwater master plan and lot grading plan be reviewed and approved by Conservation Sudbury (Nickel District Conservation Authority).
39. That prior to the signing of the final plan, the owner shall satisfy Canada Post with respect to mail delivery facilities for the site.
40. A soils report prepared by a qualified geotechnical professional shall be submitted for review to the satisfaction of the Chief Building Official documenting construction parameters for the residential structures such as soil bearing capacity, frost cover for foundations and groundwater table characteristics effecting sub-soil foundation drainage and sump pump design.
41. That 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:
 - i. Pre-blast survey of surface structures and infrastructure within affected area;
 - ii. Trial blast activities;
 - iii. Procedures during blasting;
 - iv. Procedures for addressing blasting damage complaints;
 - v. Blast notification mechanism to adjoining residences; and,
 - vi. 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.

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e. Should the 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.

42. That the stormwater management facilities and the sanitary sewer lift station may be located in Block A provided that Conservation Sudbury (Nickel District Conservation Authority) approves a cut and fill permit which would result in the facilities being located outside of the regulated flood plain to the satisfaction of the General Manager of Growth and Development.

43. This condition is based on Exhibit 39 referenced in the Order issued on August 3, 2017, Ontario Municipal Board Case No. PL150750. In the review of the site plan applications for Blocks C and D the City will ensure high quality architecture, landscape architecture and urban design and take into consideration how the development fits within the topography including:

- generally locating buildings parallel to the street with a consistent front yard setback;
- providing street animation for the floors that may be used for the purpose of parking;
- locating main building entrances so that they are clearly visible and accessible from the public sidewalk; and
- preserving existing mature trees wherever possible and incorporating them into landscaping designs.

44. This condition is based on paragraph 41 of the Order issued on August 3, 2017, Ontario Municipal Board Case No. PL150750. A sidewalk is to be provided for the existing residents of Keast Drive from the easterly limits of Block 53 to the current location of the bus stop on Block F. The Owner is to construct the portion of the sidewalk across the frontage of the site prior to any work commencing on the site requiring anything other than a passenger vehicle to execute (i.e. completion of studies, surveys etc. by consultants will not trigger requirement to construct sidewalk). The sidewalk is to be finished and kept clear prior to grading, servicing or site preparation involving heavy machinery to be either delivered or driven to the site.