

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 73504-2823, part of Lot 6, Concession 2, Township of Hanmer, and Lots 22 to 33 and part of Lots 19, 20, 21, 34, 35 and 36, Registered Plan M-1068 as shown on a plan of subdivision prepared by D.S. Dorland Limited, O.L.S., and dated January 22, 2008.
2. That the plan be revised to include a 6m wide walkway block to be conveyed to the City, between lots 37 and 38, extending from Proposed East Street to the existing City owned park to the east of the draft plan. The owner shall develop the walkway and install a five foot high chain link fence on both sides of the walkway.
3. That the street(s) shall be named to the satisfaction of the City.
4. 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 City and held in trust by the City until required for future road allowances or the development of adjacent land.
5. 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 City in effect at the time such plan is presented for approval.
6. That the subdivision agreement be registered by the City against the land to which it applies, prior to any encumbrances.
7. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
8. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
9. 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.

10. 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
11. That this draft approval shall lapse on June 23, 2024.
12. Deleted.
13. Deleted.
14. Deleted.
15. That sidewalks be provided along one side of all new roads except the cul-de-sacs.
16. 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.
17. 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 within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, dewatering operations, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundation. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes. 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 O. Reg. 406/19.

18. 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, sideyards, 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 or Planning Services and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the associated lot grading agreement. A lot grading agreement, if required, shall be registered on title, to the satisfaction of the Director of Planning Services and the City Solicitor.
19. The owner acknowledges the completion of the Paquette Whitson Municipal Drain engineer's report dated February 8, 2012 by K. Smart Associates Ltd. Said report provides for the construction of outlet drainage channel improvements and stormwater pond quantity and quality control facilities to service the Dominion Park Subdivision including the subject subdivision lands.
20. The owner agrees to pay the assessments set out in the Paquette-Whitson Municipal Drain engineer's report for the subject subdivision for stormwater conveyance channel improvements, stormwater quantity control and stormwater quality control in the amount of \$2,500 per lot. In accordance with the Finance and Administration Committee Resolution FA2012-22, payment shall be \$2,500 per lot at the time of registration Administration Committee Resolution FA2012-22, payment shall be \$2,500 per lot at the time of registration of each subdivision phase with interest accruing at the rate of 4.5 percent per annum from January 1, 2015.
21. The owner shall have the subject subdivision minor stormwater system designed so as to drain all sub-watershed areas west of St. Mary's Boulevard. The major storm over flow outlet system from the subdivision shall be designed and directed down City roads and City drainage blocks to outlet to the Paquette-Whitson Municipal Drain. Upon registration of the next phase of the subject subdivision, the owner shall pay \$26,500 for an upgraded box culvert outlet connection to the Paquette-Whitson Municipal Drain which is being installed by the City in conjunction with the main drain work.
22. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
23. 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.

24. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, and the Nickel District Conservation Authority.
25. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
26. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
27. 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 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.
28. The owner shall provide Utilities Servicing Plans, 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 shall be responsible for all costs associated with the installation of said services.
29. The owner 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.
30. The owner 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.
31. That prior to the signing of the final plan Planning Services is to be advised by the City Solicitor that Conditions # 3, 4, 6, 7, 8, 9 and 17 have been complied with to his satisfaction.
32. 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.
33. 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 & Infrastructure.
 34. 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.
 35. That the applicant/owner prepare a flood analysis of the realigned watercourse to the satisfaction of the Nickel District Conservation Authority. The analysis must demonstrate that the regional flood, being the Timmins Storm, is contained within the banks of the realigned watercourse. If the proposed realigned watercourse is to be enclosed as part of the final build out, the applicant/owner must demonstrate that the enclosure of the watercourse is sized properly so that the regional flood can flow unimpeded, and without affecting the floodplain up- or downstream.
 36. That the applicant/owner must demonstrate that there is no floodplain within the proposed development to the satisfaction of the Nickel District Conservation Authority. Please contact Nickel District Conservation Authority directly to discuss how this can be accomplished.

Notes

1. Please be advised that the Nickel District Conservation Authority regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although the Nickel District Conservation Authority makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.