

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 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside as shown on a plan of subdivision prepared by EXP Services Inc. and dated August 2013.
2. That Block 2 on the draft plan of subdivision be revised to form lots to the satisfaction of the Director of Planning Services.
3. That the street(s) shall be named to the satisfaction of the Municipality.
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 Municipality and held in trust by the Municipality 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 Municipality in effect at the time such plan is presented for approval.
6. That the subdivision agreement be registered by the Municipality 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 of Greater Sudbury, 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. That this draft approval shall lapse on November 12, 2025.
11. 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.

12. 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 any proposed 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. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. 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 O. Reg 406/19
13. All streets will be constructed to an urban standard, including the required curbs and gutters and sidewalks.
14. 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. The detailed lot grading plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority.
15. 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.
16. 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.
17. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Inc. at the cost of the owner.
18. 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 into 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.

19. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Canada Post, Greater Sudbury Utilities 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.
20. The owner provides 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.
21. The owner provides proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner.
22. Draft approval does not guarantee an allocation for water or sewer capacity. Prior to the signing of the construction drawings for each phase, the Director of Planning Services is to be advised by the General Manager of Growth & Infrastructure that sufficient sewage treatment capacity and water capacity exist to service the development.
23. In this location where the existing ditch traverses the future lots 37, 38, and 39, the bed of the existing ditch must be excavated and dammed with clay to prevent migration of groundwater along the former ditch.
24. The owner is required to construct a 1.5 metre high galvanized chain link fence, 0.15 metres onto future City land at the south limit of lots 14 and 15, the west limit of lots 15 to 24, the southwest limits of Block 3 and along the east limits of Block 4 directly adjacent to the future pond lands.
25. The owner is required to provide a drainage engineering design such that the major storm overland flow for St. Agnes Street and the central north portion of the subdivision remains within City road allowances, and that such flow is directed to outlet between lots 32 and 33 through the future medium residential development lands to the Trillium Municipal Drain and pond entrance.
26. The owner is required to provide rear yard swales on the lots backing onto the pond with outlet to catchbasins and stormsewer leads to the Street 'A' stormsewers.
27. The owner is required to provide stormwater outlets for the existing yard drainage of abutting residences on St. Agnes Street and the rear yards of residences on Paul and Laurier Streets.
28. The owner is required to pay a dwelling unit cost share towards the communal stormwater management facilities in lieu of onsite stormwater management hydraulic and quality controls. The owner's cost share towards communal stormwater management facilities and downstream stormwater improvements shall be due prior to registration for each phase.
29. The owner is required to adjust the southwest corner of proposed lot 15 with a 5 metre (south side) by 10 metre (west side) corner cut.

30. The owner shall transfer Block 5 of the draft plan to the City for future City stormwater management purposes.
31. 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:
 - i) That the home/business mail delivered will be from a designated Community Mail Box.
 - ii) That the developers/owners be responsible for officially notifying the purchasers of the Community Mail Box locations prior to the closing on any home sales.
 - b) The owner further agrees to:
 - i) Install concrete pads in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes. Canada Post will need to be informed when the pads are in place.
 - ii) Identify the pads above on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision. Provide curb depressions at the community mailbox site location(s). These are to be 2 meters in width and no higher than 25 mm.
 - iii) 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.
32. That 5% of the value of the land included in the subdivision be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 (1) of The Planning Act. As a component of the municipal parks dedication Lots 15 and 16 and the Street A cul-de-sac, as generally indicated on the plan, shall be dedicated to the City of Greater Sudbury to the satisfaction of the Director of Planning Services, Director of Leisure Services, and the City Solicitor.
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. 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 proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
35. That Block 1 be relotted into 3 semi-detached lots to the satisfaction of the Director of Planning Services.
36. Deleted
37. 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.