

## Request for Decision

**Dalron Construction Ltd. - Application to extend a draft approved plan of subdivision approval, Remainder of Parcel 35336 SES, Lot 5, Concession 1, Township of Garson (Foxborough Subdivision, Garson)**

Presented To:	Planning Committee
Presented:	Monday, Dec 09, 2019
Report Date	Monday, Nov 18, 2019
Type:	Routine Management Reports
File Number:	780-3/86008

### Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Remainder of Parcel 35336 SES, Lot 5, Concession 1, Township of Garson, File # 780-3/86008, in the report entitled "Dalron Construction Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on December 9, 2019, upon payment of the processing fee in the amount of \$2,539.00 as follows:

1. By deleting replacing the words "one-foot reserves" with "0.3 metre reserves" in Condition #5;

2. By adding the following words at the end of Condition #12:

"...to the satisfaction of the General Manager of Growth and Infrastructure."

3. By deleting Condition #13 entirely and replacing it with the following:

"13. That this draft approval shall lapse on November 23, 2022."

4. By replacing the words "General Manager of Infrastructure Services" with "General Manager of Growth and Infrastructure" and by replacing the words "Infrastructure Services" with "Growth and Infrastructure Services" in Condition #15;

5. By adding the following sentence at the end of Condition #18:

"...A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor."

6. By adding the following sentence at the end of Condition #19:

### Signed By

#### Report Prepared By

Glen Ferguson  
Senior Planner  
*Digitally Signed Nov 19, 19*

#### Manager Review

Alex Singbush  
Manager of Development Approvals  
*Digitally Signed Nov 19, 19*

#### Recommended by the Division

Jason Ferrigan  
Director of Planning Services  
*Digitally Signed Nov 19, 19*

#### Financial Implications

Apryl Lukezic  
Co-ordinator of Budgets  
*Digitally Signed Nov 21, 19*

#### Recommended by the Department

Tony Cecutti  
General Manager of Growth and Infrastructure  
*Digitally Signed Nov 25, 19*

#### Recommended by the C.A.O.

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Nov 27, 19*

“...A lot grading agreement, if required, shall be registered on title, to the satisfaction of the Director of Planning Services and the City Solicitor.”

7. By deleting Condition #20 entirely and replacing it with the following:

“20. A storm-water management report and associated plans must be submitted by the Owner’s Consulting Engineer for approval by the City. 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 pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;

c) “Enhanced” level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;

d) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water 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; and,

g) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.”

8. By adding the words “to the satisfaction of the General Manager of Growth and Infrastructure” after the words “The owner” in Condition #26;

9. By adding the word “Services” after the word “Planning” and replacing the words “General Manager of Infrastructure Services” with “General Manager of Growth and Infrastructure” in Condition #31;

10. By deleting Condition #31 entirely and replacing it with the following:

“31. 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. By deleting Condition #32 entirely and replacing it with the following:

“32. 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. By adding the word “Services” after the word “Planning” in Condition #33;

13. By deleting Condition #34 entirely and replacing it with the following:

“34. 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.”

14. By adding a new Condition #35 as follows:

“35. 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.”

15. By adding a new Condition #36 as follows:

“36. The owner shall be responsible for the design and construction of any required storm-water 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 storm-water management works as a condition of this development.”

## **Relationship to the Strategic Plan / Health Impact Assessment**

The application to extend this draft plan of subdivision approval is an operational matter under the Planning Act to which the City is responding.

## **Report Summary**

The owner has requested an extension to the draft plan of subdivision approval of the Foxborough Subdivision (File # 780-6/93009) in Garson for a period of three years until November 23, 2022. The Planning Services Division is recommending approval of the application.

The Planning Services Division has reviewed the request to extend the draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval. Amendments to the conditions of draft approval where necessary have been identified and are included in the Resolution section of the report.

## **Financial Implications**

If approved, staff estimates approximately \$263,000 in taxation revenue, based on the assumption of 58 single family detached dwelling units at an estimated assessed value of \$400,000 per dwelling at the 2019 property tax rates.

In addition, this development would result in total development charges of approximately \$1,000,000

based on assumption of the number and type of dwelling units and based on the rates in effect as of this report.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. roads, water/wastewater linear pipes, etc).

**Date: November 6, 2019**

## **STAFF REPORT**

### **Applicant:**

Dalron Construction Ltd.

### **Location:**

Remainder of Parcel 35336 SES, Lot 5, Concession 1, Township of Garson (Foxborough Subdivision, Garson)

### **Application:**

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on June 15, 1987. The draft approval was most recently extended by Council on October 18, 2016 until November 23, 2019, for a plan of subdivision on those lands described as Remainder of Parcel 35336 SES, Lot 5, Concession 1, Township of Garson.

### **Proposal:**

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until November 23, 2022.

### **Background:**

The City received a written request from Dalron Construction Ltd. on August 8, 2019, to extend the draft approval on a plan of subdivision for a period of three years on those lands described as Remainder of Parcel 35336 SES, Lot 5, Concession 1, Township of Garson. The draft approved plan of subdivision was initially approved by Council for a total of 161 urban residential lots. The lots are to be accessed from O'Neil Drive East. At the time of writing this report, 58 lots are remaining within the draft approved plan of subdivision which have yet to be registered.

The draft approval is set to expire on November 23, 2019 and staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to November 23, 2022. It is noted that the a temporary administrative extension to the draft approval was granted until January 23, 2020 in order to have the extension request considered by Planning Committee and a decision ratified by Council.

### **Departmental & Agency Circulation:**

Active Transportation, Development Engineering, Environmental Planning Initiatives, Operations, and Roads, Traffic and Transportation have each advised that they have no concerns from their respective areas of interest.

Building Services has requested that standard wording with respect to a soils caution agreement be added to the end of Condition #18. It has also been requested that the City's standard blasting conditions be added to the conditions of draft approval.

Canada Post has no requested any changes to the draft approval conditions. Canada Post did however provide a letter which is attached to this report for the owner's information and reference purposes.

**Date: November 6, 2019**

Conservation Sudbury has no concerns with the requested extension and have noted that Condition #24 continues to satisfy their requirements with respect to the draft approved plan of subdivision in this instance.

The City's Drainage Section has requested that Condition #20 be deleted entirely and replaced with a more detailed description of the required storm-water management work that is required in order to develop the next phase of the draft approved plan of subdivision. A new Condition #36 is also being recommended in order to properly address the City's Drainage Section concerns.

### **Planning Considerations:**

#### [Official Plan](#)

Section 20.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort to proceed in meeting the conditions of draft approval. At the time of an extension request, Council is to review the draft plan conditions and may make appropriate modifications.

Staff notes that this particular draft plan approval was originally approved by Council on June 15, 1987, and since that time 103 lots out of the 161 lots that were draft approved have been registered. The last phase of the subdivision included 18 lots and was completed on October 4, 2018 as described on Registered Plan 53M-1353. A copy of Registered Plan 53M-1353 is attached to this report for reference purposes.

The owner did not provide an update at the time of their extension request with respect to their progress on the remaining 58 draft approved lots.

#### [Draft Approval Conditions](#)

Condition #13 should be deleted entirely and replaced with a sentence referring to November 23, 2022, as the revised date on which the subject draft plan approval shall lapse.

Comments received from the City's Drainage Section will require an amendment to Condition #20, which seeks to clarify and modernize those storm-water management requirements that are required and associated with the development of the draft approved plan of subdivision.

Other administrative and housekeeping changes to the draft approval documents have also been included where necessary.

No other changes to the draft approval documents have been requested either by the owner or by circulated agencies and departments. The draft conditions are attached to this report along with a sketch of the draft approved plan of subdivision for reference purposes.

**Date: November 6, 2019**

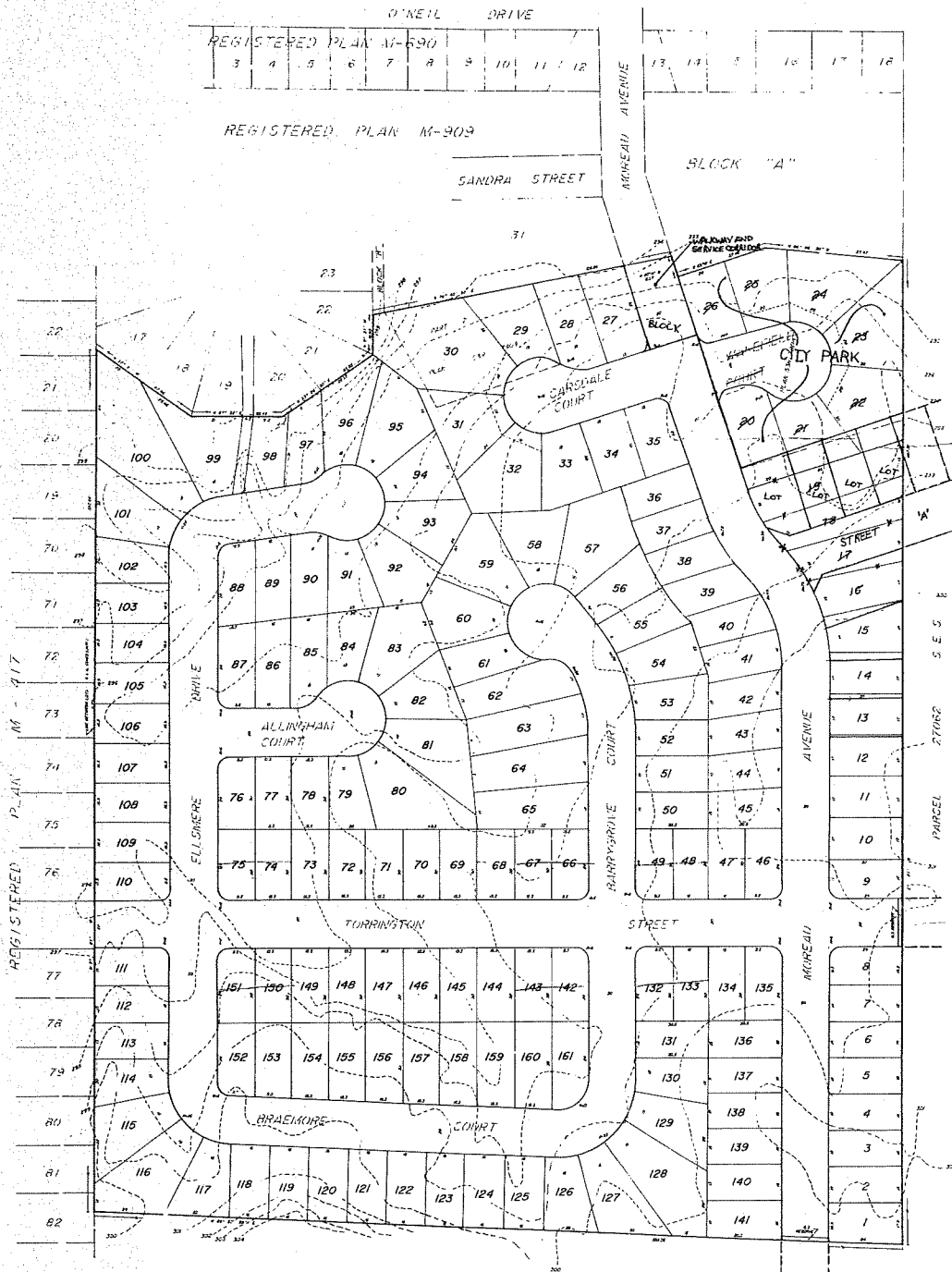
Processing Fees

The owner is required to pay the applicable processing fee in the amount of \$2,539.00. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the owner. This amount was calculated as per [By-law 2017-222](#) being the Miscellaneous User Fees By-law that was in effect at the time the request was made.

**Summary:**

The Planning Services Division have reviewed the request to extend the subject draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes where identified have been included in the Resolution section of this report and will now form part of the draft plan approval if approved by Council.

The Planning Services Division recommends that the application to extend draft approval for the Foxborough Subdivision for a period of three years until November 23, 2022, be approved as outlined in the Resolution section of this report.



MINOR AMENDMENT TO  
DRAFT PLAN OF PROPOSED SUBDIVISION  
OF PART OF

**LOT 5, CON. 1**  
**TOWNSHIP OF GARSON**  
**TOWN OF NICKEL CENTRE**  
REGIONAL MUNICIPALITY OF SUDBURY  
DISTRICT OF SUDBURY

SCALE 1:750

DWG. DATE 2006-08-29

DRAWN  
SUDBURY CONSTRUCTION  
887 ST. CLAIR STREET  
SUDBURY, ONTARIO  
P4H 4A3

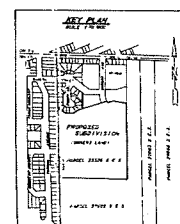
**OWNER'S CERTIFICATE**  
I HEREBY CERTIFY TO THE TOWN OF NICKEL CENTRE THAT THE LAND SHOWN ON THIS PLAN IS  
PROPOSED TO BE SUBDIVIDED AND REQUEST THE APPROVAL OF THE REGIONAL  
MUNICIPALITY OF SUDBURY.  
DATE August 29, 2006 Don Campbell  
PRESIDENT  
SUDBURY CONSTRUCTION LIMITED

**ADDITIONAL INFORMATION** - PROVIDED UNDER SECTION 50(1) OF THE PLANNING ACT

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**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE ALIQUOTS OF THE LAND TO BE SUBDIVIDED  
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE, AND CORRECTLY  
SHOWN ON THIS PLAN.  
DATE August 29, 2006 D.S. Doherty  
DATE August 29, 2006 D.S. Doherty  
DATE August 29, 2006 D.S. Doherty

MEASUREMENTS SHOWN IN THIS PLAN ARE IN  
METRES AND ONLY IF CONVERTED TO FEET  
BY DIVIDING BY 0.3048





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

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1. That this approval applies to the draft plan of subdivision of Parcel 35336 S.E.S., Lot 5, Concession 1, Township of Garson, as shown on a plan prepared by D.S.Dorland, O.L.S., and dated December 16<sup>th</sup>, 1987.
2. That 5% of the land included in the subdivision be dedicated to the City of Greater Sudbury for municipal parks purposes pursuant to Subsection 51.1 (1) of The Planning Act.
3. Deleted.
4. That the street(s) shall be named to the satisfaction of the Municipality.
5. 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.
6. 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.
7. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
8. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
9. 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.
10. 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.
11. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that Conditions 5, 7, 8, 9 and 10 have been complied with to his satisfaction.
12. That Carsdale and Wakefield Courts be realigned in order to eliminate the off-set intersections.

13. That this draft approval shall lapse on January 23, 2020.
14. Deleted.
15. That the existing municipal watermain systems along Penman Avenue from Falconbridge Highway to Torrington Avenue be upgraded to the satisfaction of the General Manager of Infrastructure Services. The Infrastructure Services Department will develop a cost sharing formula in conjunction with the developer for the cost of construction of this watermain.
16. 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.
17. The owner shall 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.
18. 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, 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.
19. 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.
20. 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 deal with the control of the 1:5 year, 1:100 year and regional storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s).

21. 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.
22. 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.
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 into the plans if requested 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 a utilities servicing plan showing 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 to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
29. The owner shall to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post agree in the subdivision agreement to include in all offers of purchase and sale, a statement:
  - i. That advises the prospective purchaser that the home/business mail delivery will be from a designated Centralized Mail Box; and,
  - ii. That the owner be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales.

30. The owner further agrees in the subdivision agreement 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.
31. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning is to be advised by the General Manager of Infrastructure Services, that sufficient sewage treatment capacity and water capacity exists to service the development.
32. 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.
33. 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.
34. 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.

PLAN OF SUBDIVISION OF  
PART OF LOT 5  
CONCESSION 1  
AND  
ALL OF BLOCK 49  
REGISTERED PLAN 53M-1325  
GEOGRAPHIC TOWNSHIP OF GARSON  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY  
TERRY DEL BOSCO, O.L.S.  
2007

PIN 73494-0909

PART 1

SCALE 1 : 500

PLAN 53M-1353

I CERTIFY THAT THIS PLAN 53M-1353 IS REGISTERED  
IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES  
DIVISION OF SUDBURY AT 11:20 O'CLOCK ON THE  
23 DAY OF November 2007 AND ENTERED IN  
THE REGISTER FOR PIN 73494-0909-73494-0909  
SECTION AND REQUIRED CONSENTS AND AFFIDAVITS ARE  
REGISTERED AS PLAN DOCUMENT No. SD 98994

COLETTA PLEWST  
A.D.P. LAND REGISTRAR

THIS PLAN LAYS OUT PART OF PIN 73494-0909  
AND ALL OF PIN 73494-0894  
SUBJECT TO EASEMENT No. 187898  
PART OF LOTS 7 & 8: SUBJECT TO EASEMENT No. 656633

APPROVED UNDER SECTION 51 OF THE  
PLANNING ACT R.S.O. 1990, THIS 20th  
DAY OF November 2007.

By Law 2006-257

#### NOTE

ALL BEARINGS SHOWN HEREIN ARE GRID AND ARE REFERRED TO THE  
CENTRAL MERIDIAN THROUGH 81° WEST LONGITUDE OF THE UTM ZONE  
17, AND ARE DERIVED FROM THE CITY OF GREATER SUDBURY  
COORDINATES FOR THE CONTROL MONUMENT No. 027910311 B AND  
027910310 A, HAVING COORDINATES AS FOLLOWS:

	NORTHING	EASTING
027910310 A	5164513.897	506817.786
027910311 B	5154762.810	506800.400

THESE ARE METRIC UTM ZONE COORDINATES BASED ON THE  
1978 FREE ADJUSTMENT ON THE 1927 DATUM

#### LEGEND

SB	DENOTES	STANDARD IRON BAR
SB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
Q	DENOTES	QUARTZ
Q	DENOTES	QUARTZ PLANTED
Q	DENOTES	QUARTZ FOUND
Q	DENOTES	QUARTZ MEASURED
Q	DENOTES	QUARTZ TERRY DEL BOSCO, O.L.S.
Q	DENOTES	QUARTZ J. E. KIRKLAND, O.L.S.
Q	DENOTES	QUARTZ O.L.S. KIRKLAND, O.L.S.
Q	DENOTES	QUARTZ NO VISIBLE MARKINGS
Q	DENOTES	QUARTZ NOT SUITABLE FOR MONUMENTATION
WIT	DENOTES	WITNESS
WIT	DENOTES	WITNESS REGISTERED PLAN 53M-1325
WIT	DENOTES	WITNESS REGISTERED PLAN 53M-1198
WIT	DENOTES	WITNESS SURVEY RECORDS OF DEL BOSCO SURVEYING
WIT	DENOTES	WITNESS FILE No. 7381 BOUNDARY, MAY 10, 2007

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THIS SURVEY WAS COMPLETED ON THE 9th DAY OF OCTOBER, 2007

DATE

TERRY DEL BOSCO  
ONTARIO LAND SURVEYOR

#### OWNER'S CERTIFICATE

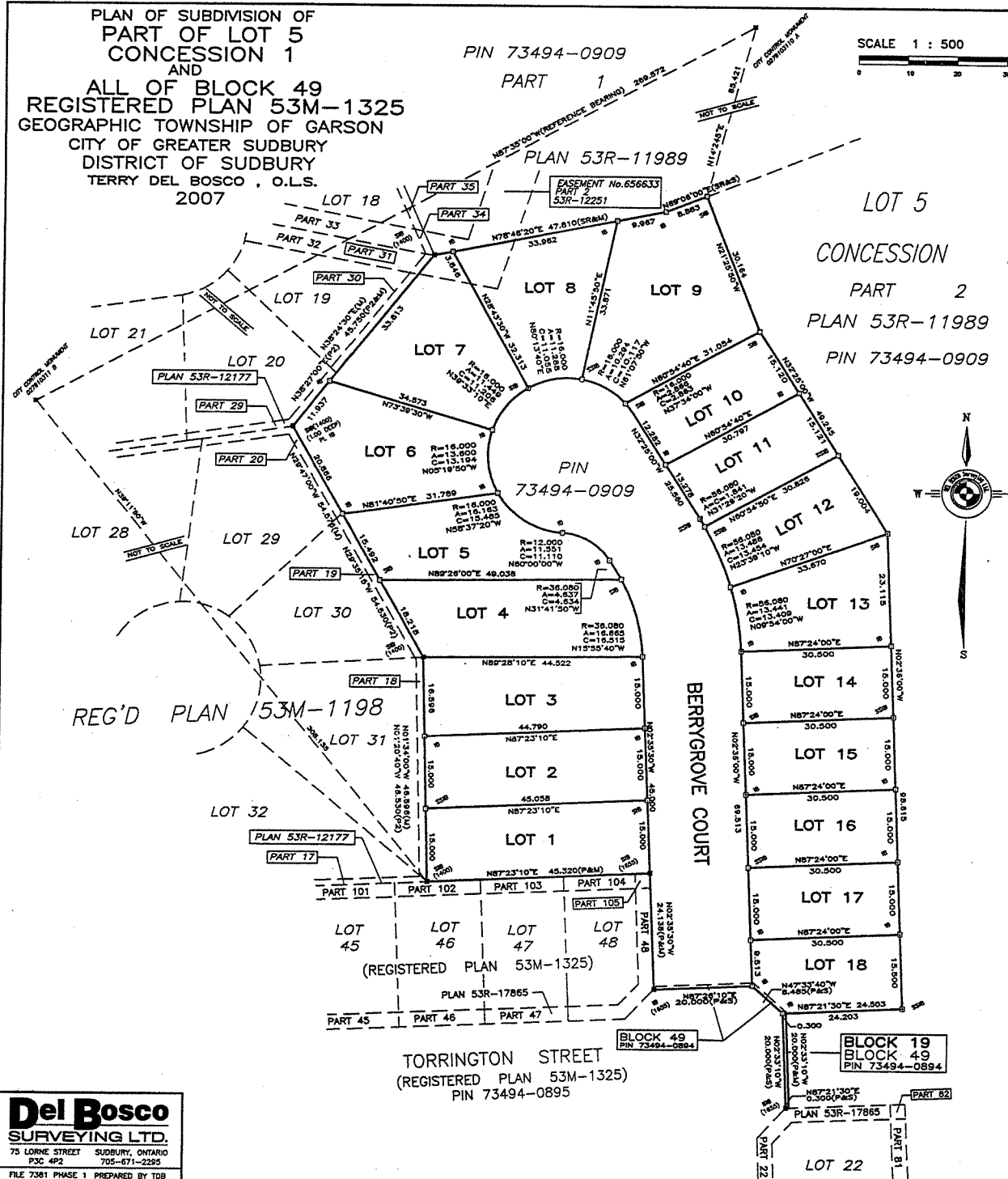
THIS IS TO CERTIFY THAT:

- LOTS 1 TO 18 INCLUSIVE, BLOCK 19 AND THE STREET, NAMELY BERRY GROVE COURT, IS LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

DATE

RON ARNOLD  
PRESIDENT  
DAURON CONSTRUCTION LIMITED

I HAVE THE AUTHORITY TO BIND THE CORPORATION



September 06, 2019

Alex Singbush  
Manager of Development  
City of Greater Sudbury

Reference: File # 780-3/86008—Foxborough Subdivision

Dear Mr. Singbush,

Thank you for contacting Canada Post regarding plans for a new subdivision in the City of Greater Sudbury.

Please see Canada Post's feedback regarding the proposal, below.

**Service type and location**

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. Given the number and the layout of the lots in the subdivision, we have determined that 2 CMB(s) will be installed on 2 site(s). These sites are listed below and are identified on the site plan.
  - a. **West of City Park (formerly lot 20).**
  - b. **North – East of lot 46.**

**Municipal requirements**

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

**Developer timeline and installation**

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

**Please see Appendix A for any additional requirements for this developer.**

*Regards,*

*RAY THERIAULT*

Ray Theriault  
Delivery Services Officer | Delivery Planning  
PO BOX 8037 Ottawa T CSC  
Ottawa, ON, K1G 3H6  
613-793-2293  
Raynald.theriault@canadapost.ca

## **Appendix A**

### **Additional Developer Requirements:**

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
  - Any required walkway across the boulevard, per municipal standards
  - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
  - A Community Mailbox concrete base pad per Canada Post specifications.

**[Add subdivision plan showing proposed CMB sites as part of Appendix as applicable]**