

CITY 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 Part of Parcels 48646, 50208 and 49405 S.E.S., being Parts 1 to 19, Plan 53R-14796, in Lots 4 and 5, Concession 6, Broder Township, City of Greater Sudbury as shown on a plan prepared by Terry Del Bosco, O.L.S. and dated March 12, 2003.
2. That the street(s) shall be named to the satisfaction of the Municipality.
3. 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.
4. That the lot areas, frontages and depths appearing on the final plan shall not violate the requirements of the Restricted Area By-laws of the Municipality in effect and approved by the Ontario Municipal Board at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the Municipality against the land to which it applies.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. 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, installation of services and drainage.
8. 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.
9. That 5% of the land included in the plan of subdivision or its equivalent be deeded to the City of Greater Sudbury for parks purposes pursuant to Subsection 51(5)(a) of the Planning Act, R.S.O. 1990.
10. That prior to the signing of the final plan, Block 21/the footpath, be constructed and dedicated to the City of Greater Sudbury free of all encumbrances to the satisfaction of the Director of Leisure Services.
11. That prior to the signing of the final plan the owner shall certify that the former automobile wrecking yard has been decommissioned in accordance with Ministry of the Environment and Energy requirements and that the site is suitable for residential development to the satisfaction of the General Manager of Public Works of the City of Greater Sudbury and the Director of Building Controls/Chief Building Official.

12. That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Nickel District Conservation Authority and the General Manager of Growth and Development.
13. Deleted by Resolution #2003-24.
14. That the developer prepare a lot grading/drainage plan addressing storm water runoff from this developed subdivision to the adjacent waterway park to the satisfaction of the Nickel District Conservation Authority and the City of Greater Sudbury. The detailed lot grading plan is to be prepared 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 as per the City's Lot Grading Policy.
15. That prior to the signing of the final plan the owner shall submit a detailed Lot Grading Plan including the Regional Storm flow path to the satisfaction of the General Manager of Public Works.
16. Deleted.
17. That a 0.3 metre reserve be placed on Lots 1 and 20 so as to restrict access to the common lines farthest removed from the intersection.
18. That prior to the signing of the final plan the owner shall satisfy Canada Post with respect to mail delivery facilities for the site.
19. Deleted by Resolution #2003-108.
20. Deleted by Resolution #94-151.
21. Deleted by Resolution #94-151.
22. That prior to the signing of the final plan the Ministry of Transportation right-of-way over Lots 28 to 49 inclusive is to be removed to the satisfaction of the City Solicitor.
23. Deleted
24. That prior to the signing of the final plan the Planning and Development Department is to be advised by the City Solicitor that Conditions #2, #5, #6, #7, #8, #9, #10, #11, #13, #14, #15, #16, #17 and #22 have been complied with to his satisfaction.
25. Incorporated into Condition #24.

26. That prior to the signing of the final plan the Economic Development and Planning Services Department is to be advised by the Ministry of Natural Resources that Condition #12 has been complied with to their satisfaction.
27. Draft approval does not guarantee an allocation of sewer and water capacity. Prior to signing of the final plan, the Economic Development and Planning Services Department is to be advised by the General Manager of Public Works that sufficient sewage treatment capacity and water capacity exists to service the development.
28. That this draft approval shall lapse on October 16, 2014.
29. That the owner shall co-ordinate the analysis and design of the storm water conveyance and control systems for this subdivision in conjunction with the recommendations of the Algonquin Road watershed storm water management study. All issues with respect to said storm drainage are to be resolved prior to finalizing engineering drawings. Should the study determine that on-site or off-site improvement works are required as a result of this development, the owner will be required to cost share in the implementation of said works. The formula for the sharing of cost for any required improvement works will be established after the study is completed.
30. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Public Works, provide a soils report prepared by a geotechnical engineer licenced 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 recommended construction procedures for the following items: storm and sanitary sewers, watermain, roads, surface drainage works including erosion control and slope stability (if applicable).
31. Deleted by Resolution #2003-108.
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. 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 Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
34. 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.

35. 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.