

## Request for Decision

### Dalron Construction Ltd. – Extension to draft plan of subdivision approval, Agincourt Avenue, Sudbury

Presented To:	Planning Committee
Presented:	Monday, Nov 25, 2019
Report Date	Tuesday, Oct 01, 2019
Type:	Routine Management Reports
File Number:	780-6/16001

### 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 known as PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim, File 780-6/16001, as outlined in the report entitled "Dalron Construction Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2019 upon the payment of the processing fee of \$2034.50 as follows:

a) By replacing the reference to 'Director of Planning' or 'Director Planning Services of the City of Greater Sudbury' with 'Director of Planning Services in Condition #2 and #30.

b) By replacing the reference to the 'General Manager of Infrastructure' or the 'General Manager of Infrastructure Services' or the 'General Manager of Growth and Development' with the 'General Manager of Growth and Infrastructure' in Condition #3, #24, and #25.

c) By replacing the reference to the 'Municipality' or 'City of Greater Sudbury' with the 'City' in Condition #4, #5, #6, #7, and #9.

d) By replacing Condition #10 with the following:

"10. That this draft approval shall lapse on November 29, 2022."

e) By replacing Condition #13 with the following:

"13. 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:

- The underground storm sewer system within the plan of subdivision must be designed to accommodate

#### Signed By

##### Report Prepared By

Wendy Kaufman  
Senior Planner  
*Digitally Signed Oct 1, 19*

##### Manager Review

Alex Singbush  
Manager of Development Approvals  
*Digitally Signed Oct 1, 19*

##### Recommended by the Division

Jason Ferrigan  
Director of Planning Services  
*Digitally Signed Oct 3, 19*

##### Financial Implications

Apryl Lukezic  
Co-ordinator of Budgets  
*Digitally Signed Oct 13, 19*

##### Recommended by the Department

Tony Cecutti  
General Manager of Growth and Infrastructure  
*Digitally Signed Nov 6, 19*

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

Ed Archer  
Chief Administrative Officer  
*Digitally Signed Nov 13, 19*

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;

- 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; "enhanced" level must be used for the design of storm water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- Storm water management must follow the recommendations of the Junction Creek Subwatershed Study;
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm water management plan;
- 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;
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

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 and Conservation Sudbury 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."

f) By adding the following to Condition #14:

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

g) By adding the following to Condition #15: "A lot grading agreement, if required, shall be registered on title, to the satisfaction of the Director of Planning Services and the City Solicitor."

h) By replacing the reference to 'Ministry of the Environment' to 'Ministry of the Environment, Conservation and Parks' in Condition #26.

i) By replacing the reference to 'developers/owners' with 'owner' in Condition #29(a), (b) and (e), and #30(a)(ii).

j) By replacing the reference to "Nickel District Conservation Authority" with "Conservation Sudbury" in Condition #31.

k) By deleting Condition #32 in its entirety.

l) By adding a new Condition #33: "33. 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.”

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

The application to extend 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 File # 780-6/16001, Agincourt Avenue, for a period of three years to November 29, 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 estimate approximately \$175,000 in taxation revenue, based on the assumption of 27 single detached dwelling units at an estimated assessed value of \$500,000 per dwelling unit at the 2019 property tax rates.

In addition, this would result in total development charges of approximately \$478,000 based on assumption of 27 single detached dwelling units and based on the rates in effect as of the date of this meeting.

The financial implications for the two blocks for multi-residential development are unable to be quantified as estimated number of units planned in this development are unknown at this time.

# Request for Decision PLANNING COMMITTEE



Type of Decision					
Meeting Date	November 25, 2019			Report Date	October 28, 2019
Decision Requested	<input checked="" type="checkbox"/> x	Yes	<input type="checkbox"/>	No	Direction Only <input type="checkbox"/>

Report Title
Dalron Construction Ltd. – Extension to draft plan of subdivision approval, Agincourt Avenue, Sudbury

Section Review	Division Review	Department Review
Alex Singbush, Manager of Development Approvals	Jason Ferrigan, Director of Planning Services	Tony Cecutti, General Manager, Growth & Infrastructure

Budget Impact	
<input type="checkbox"/>	This report has been reviewed by the Finance Division and the funding source has been identified.
<input type="checkbox"/>	Background Attached
Recommended by the Department	
Report Prepared By:	File #
Wendy Kaufman Senior Planner	780-6/16001

Resolution	
<p>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 known as PINs 73602-0239, 73602-0240 &amp; 73602-0187, Blocks L &amp; M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim, File 780-6/16001, as outlined in the report entitled "Dalron Construction Ltd." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 25, 2019 upon the payment of the processing fee of \$2034.50 as follows:</p> <p>a) By replacing the reference to 'Director of Planning' or 'Director Planning Services of the City of Greater Sudbury' with 'Director of Planning Services in Condition #2 and #30.</p>	
X	Resolution Continued
Recommended by the C.A.O.	
Ed Archer Chief Administrative Officer	

Resolution Cont'd

- b) By replacing the reference to the 'General Manager of Infrastructure' or the 'General Manager of Infrastructure Services' or the 'General Manager of Growth and Development' with the 'General Manager of Growth and Infrastructure' in Condition #3, #24, and #25.
- c) By replacing the reference to the 'Municipality' or 'City of Greater Sudbury' with the 'City' in Condition #4, #5, #6, #7, and #9.
- d) By replacing Condition #10 with the following:

"10. That this draft approval shall lapse on November 29, 2022."
- e) By replacing Condition #13 with the following:

"13. 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:

  - 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;
  - 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; "enhanced" level must be used for the design of storm water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
  - Storm water management must follow the recommendations of the Junction Creek Subwatershed Study;
  - The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm water management plan;
  - 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;

**Title: Dalron Construction Ltd.**

**Date: October 28, 2019**

- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

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 and Conservation Sudbury 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.”

f) By adding the following to Condition #14:

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

g) By adding the following to Condition #15:

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

h) By replacing the reference to ‘Ministry of the Environment’ to ‘Ministry of the Environment, Conservation and Parks’ in Condition #26.

i) By replacing the reference to ‘developers/owners’ with ‘owner’ in Condition #29(a), (b) and (e), and #30(a)(ii).

j) By replacing the reference to “Nickel District Conservation Authority” with “Conservation Sudbury” in Condition #31.

k) By deleting Condition #32 in its entirety.

l) By adding a new Condition #33:

“33. 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.”

**Title: Dalron Construction Ltd.**

**Date: October 28, 2019**

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

The application to extend 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 File # 780-6/16001, Agincourt Avenue, for a period of three years to November 29, 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.

**Title: Dalron Construction Ltd.**

**Date: October 28, 2019**

## **STAFF REPORT**

### **Applicant:**

Dalron Construction Ltd.

### **Location:**

PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim

### **Application:**

To extend the draft approval of the 2016 Agincourt Avenue subdivision plan. The subdivision is scheduled to lapse on February 29, 2020 and this is the first time an extension has been requested.

### **Proposal:**

The owner is requesting that the draft approval for the above noted plan of subdivision be extended for a period of three years until November 29, 2022.

### **Background**

Dalron Construction Ltd. is the owner of the draft approved plan of subdivision on lands located to the north of Agincourt Avenue and south of Maley Drive in New Sudbury. The City received a request from Dalron Construction Ltd. on July 25, 2019 to extend the draft approval for a period of three years on those lands described as PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim. The draft approved plan of subdivision includes a total of 27 lots for single detached dwellings, and two (2) blocks for multiple residential development.

The lands within the plan of subdivision are designated Living Area 1. The lands are currently zoned 'FD', Future Development, with a portion of the lands subject to a Flood Plan Overlay. A related rezoning application, File 751-6/16-11, has been conditionally approved on the basis of the owner providing a survey that identifies lands to be developed for single residential and medium density uses, as well as lands to be used for the storm water management pond and open space purposes. Lots 1 to 27 and Block 28 for the storm water management pond are to be zoned 'R1-5', Low Density Residential One, Blocks 29 and 30 are to be zoned 'R3-1', Medium Density Residential, and the balance of the lands are to be zoned 'OSC', Open Space Conservation.

The most recent conditions of approval and the approved draft plan are attached.

A three-month extension was provided in order to accommodate the review of the proposed extension of draft plan approval. Staff has circulated the request to relevant agencies and departments for comment and is now bringing forward this report to extend the draft approval to November 29, 2022.

### **Departmental & Agency Circulation**

Infrastructure and Capital Planning Services, Building Services, Development Engineering, Environmental Planning Initiatives, and Conservation Sudbury have each advised that they have no objections from their respective areas of interest. In some cases they have recommended technical updates or revisions.



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**Date: October 28, 2019**

## **Planning Considerations:**

### [Official Plan](#)

Section 19.4.2 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 the draft approval. At the time of an extension request Council will review draft plan conditions and may make appropriate modifications.

To date the applicant has discussed design details with CGS staff. Staff are satisfied that the owner is making reasonable efforts towards developing the subdivision.

Section 10.7 of the Official Plan indicates that a supporting noise study may be required to ensure compatibility between existing and proposed uses. Conditions of the 2016 draft approval require that the owner provide a detailed noise study for the subdivision to determine the impact of the future Maley Drive. Recently, noise studies have been prepared to support the Maley Drive extension project and which conceptually address land use compatibility issues. Should the subdivision proceed to registration in the next three years these studies should satisfy the noise related conditions of draft plan approval. In the future, the noise studies should be updated to reflect changes that may occur over time.

### Draft Approval Conditions

Condition #11 should be deleted entirely and replaced with a sentence referring to November 29, 2022, as the revised date on which the subject draft plan approval shall lapse.

Infrastructure and Capital Planning Services has requested that Condition #13 regarding storm water management facilities be replaced with an updated condition requiring a storm water management report and associated plans to be prepared in accordance with specific criteria. The report would address the design and location for storm water management works, and follow the recommendations of the Junction Creek Subwatershed Study. Condition #32 requiring the transfer of Block 28 to the City for purposes of a storm water management pond is requested to be deleted in favour of identifying lands to be dedicated through the storm water management report. Conservation Sudbury has requested additional wording be added to Condition #13 requiring the design of the storm water management works to be to their satisfaction.

Building Services has requested wording be added Condition #14 to enable the registration of a soils caution agreement on title, if required.

Condition #15 should be updated to enable the registration of a lot grading agreement on title if required.

A new Condition #33 should be added to require a notice of agreement to be registered on title regarding development charges.

Housekeeping changes are recommended to ensure consistency in terminology when referring to the Director of Planning Services, the City, the owner, the General Manager of Growth and Infrastructure, the Ministry of the Environment, Conservation and Parks, and Conservation Sudbury.

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

**Title: Dalron Construction Ltd.**

**Date: October 28, 2019**

sketches of the draft approved plan of subdivision for reference purposes.

### Processing Fees

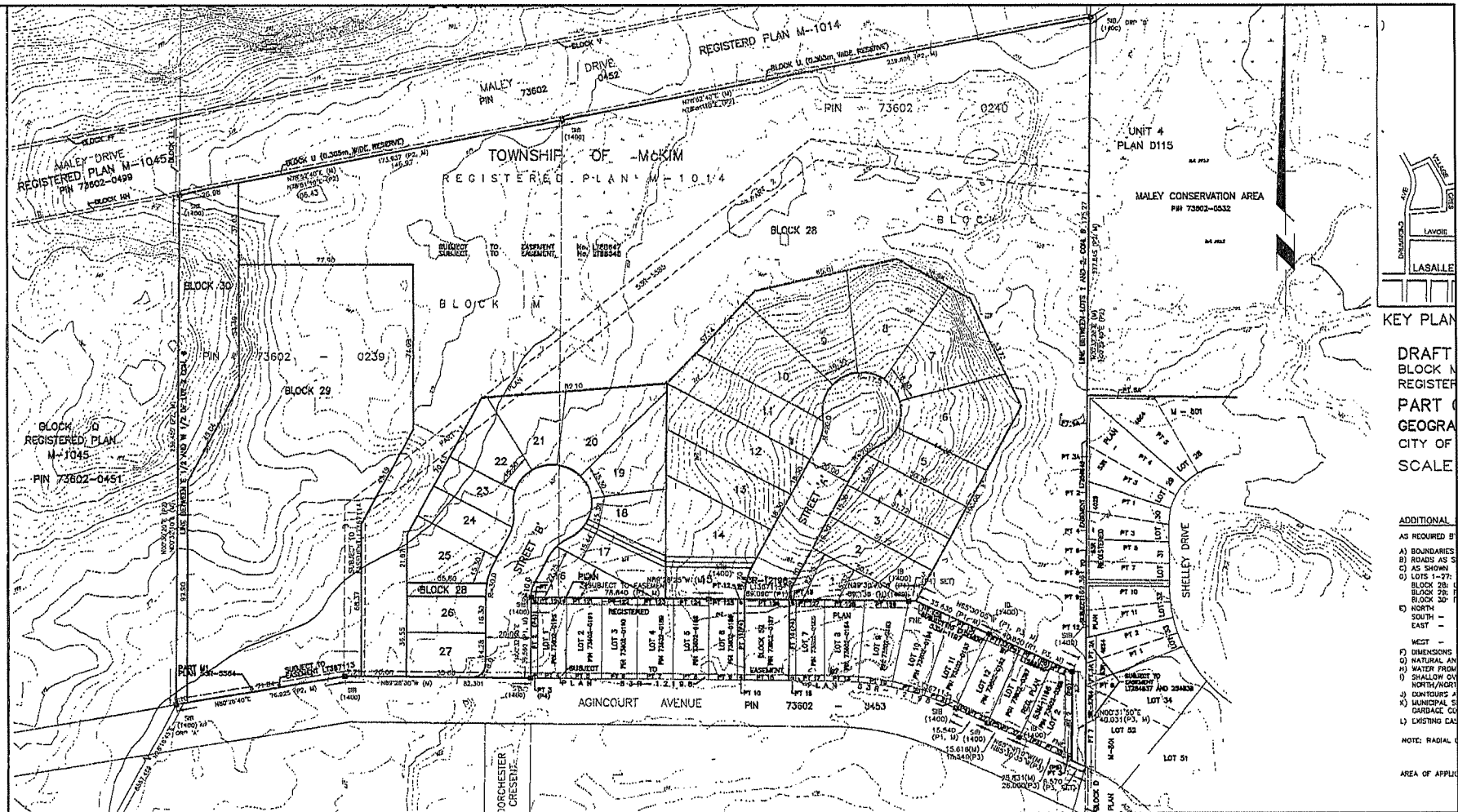
The owner is required to pay the applicable processing fee for a three year extension in the amount of \$2034.50. It is recommended that the draft approval extension be granted upon receipt of the processing fee from the owner. This amount was calculated as per [By-law 2017-222](#) being the Miscellaneous User Fees By-law that was in effect at the time the request was made.

### **Summary**

The Planning Services Division has 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 portion of this report and will now form part of the draft plan approval if approved by Council.

The Planning Services Division therefore recommends that the application to extend draft approval for the Agincourt Avenue subdivision for a period of three years until November 29, 2022, be approved as outlined in the Resolution section of this report.





**SUBJECT PROPERTY**



Montrose  
Klandra  
Dearbourne  
Agincourt  
Attlee  
Shelley  
Dorchester  
Lillian  
Rinfret  
Holland  
Woodbine  
Barry Downe  
Governors  
Curlook

Subject Property being PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Con 6, Twp. of McKim, North of Agincourt, Sudbury, City of Greater Sudbury

## Growth and Development Department



NTS  
Sketch 1

751-6/16-11 & 780-6/16001  
Date: 2016 09 20

**CITY 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 draft approval applies to the draft plan of subdivision of PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim as shown on a plan of subdivision prepared by Tulloch Geomatics Inc. and dated March 2016.
2. 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.
3. 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 Infrastructure Services.
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 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.
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 three (3) years after registration.
11. That this draft approval shall lapse on February 29, 2020.
12. 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.
13. The owner agrees to enter into a design, construction and cost sharing agreement for a future communal downstream stormwater management pond in the location of stormwater management Block 28. This pond will be designed to serve the overall draft plan subwatershed area and shall include the major and minor storm drainage from the Royal Oaks/Nickeldale Subdivision which is to be conveyed north along the future extension of Montrose Avenue to the existing north watercourse flowing to the Maley Reservoir area.
14. 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, stormwater management facilities, watermain, 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.
15. 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 and show the overland flow path.

16. The owner agrees to provide the required soils report, traffic 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.
17. The proposed subdivision roadways are to be built to urban standards, including curb and gutter, storm sewers, maximum 8% road grades and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
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 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.
19. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
20. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
21. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Canada Post, Greater Sudbury Hydro Inc. or Hydro One, Bell, Union Gas, and Eastlink (as applicable). This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
22. 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.
23. 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 to service this subdivision will be borne totally by the owner.
24. 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 Infrastructure Services that sufficient sewage treatment capacity and water capacity exist to service the development.
25. 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 Conservation Sudbury.

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.

26. That prior to the signing of the final plan for any phase of the development and prior to any pre-servicing taking place on the site, an acoustical report shall be prepared by a qualified engineer to determine the noise levels on the site, and what noise attenuation features would be required in the construction of homes to reduce noise levels in accordance with Ministry of the Environment guidelines, to the satisfaction of the Director of Planning Services.
27. That if the acoustical report determines that noise attenuation features are required within the subdivision, suitable provisions be included in the subdivision agreement to ensure these measures are undertaken.
28. That the owner complete a watermain loop from the existing 200 mm diameter watermain along Agincourt Avenue to the proposed watermain along future Montrose Avenue.
29. The property will 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 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 his 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.
  - 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.
30. 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.
31. That prior to the signing of the final plan, the Planning Services Division is to be advised by the Nickel District Conservation Authority that a storm water management plan has been submitted for their review.
32. Block 28 shall be transferred to the City for the purposes of stormwater management and open space conservation.