

3. Vale Canada Ltd. - Applications for rezoning and subdivision approval in order to create a plan of subdivision with 22 lots and 2 blocks for public purposes, with the remainder of the lands to be rezoned "OSC", Open Space Conservation and "R1-5", Low Density Residential One, O'Neil Drive, Garson

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application:

Report dated November 20, 2017 from the General Manager of Growth and Infrastructure regarding Vale Canada Ltd. - Applications for rezoning and subdivision approval in order to create a plan of subdivision with 22 lots and 2 blocks for public purposes, with the remainder of the lands to be rezoned "OSC", Open Space Conservation and "R1-5", Low Density Residential One, O'Neil Drive, Garson.

Kristi Arnold, agent for the applicant, was present.

Mauro Manzon, Senior Planner, outlined the report.

Ward Councillor Jakubo asked staff to elaborate on how conditions 23, 24 and 25 address the concern in the area of drainage.

Robert Webb, Supervisor of Development Engineering, stated that condition 23 is the condition that details the requirement for a detailed lot grading plan for the subdivision which ties into the condition that requires the stormwater management. The detailed lot grading plan would show how each individual lot and the roadway interconnect for lot grading and how the drainage on each lot would function and how it would function as a whole taking the water from each lot and putting it into a stormwater management facility that they would have to construct on site. Condition 24 is the requirement for easements if there are swales that are required. This condition states that easements need to be provided over the swales to the City which ties with the lot grading plan and determine the easement based on that. Condition 25 states that the swales required for lot grading purposes are not left for each individual builder of a lot, they need to be in place in a final product when they register the subdivision.

Ward Councillor Jakubo stated that the conditions are in place to make sure that this new development has proper drainage and that it does not negatively impact the existing development as far as drainage. He asked, who bares the responsibility of these conditions moving forward; if the applicant is supposed to meet them, are we providing various stages of inspection throughout the process to make sure things are going according to plan?

Robert Webb, Supervisor of Development Engineering, stated that the conditions in conjunction with conditions 18 regarding stormwater management report and plan, condition 19 regarding the responsibility of design for any stormwater management facility and condition 20 interconnect for lot grading and stormwater management. All

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of the conditions in place are so the subdivision will not have any negative impact on the surrounding properties. It will be designed for the water to go into their own stormwater management facility and enter the creek there. It will not be designed to drain onto neighbouring properties. He further stated that during construction there is a design engineer that has to provide full-time supervision to ensure that work is being done as per the approved drawings. City officials do occasional inspections to see portions of the construction. At the end they must provide an acceptance package that everything that was constructed meets the original design.

Ms. Arnold stated that they have reviewed the staff report and the conditions attached to the development and they are in agreement with it. She further stated that they have met with Leisure Services and there has been an area blocked off for fly balls from the neighbouring baseball field. They intend to meet with Leisure Services prior to finalization in order ensure the proper area, but at the moment this addresses the concern. She stated they could look into the connectivity of the path to the park further.

Ward Councillor Jakubo asked if Ms. Arnold could elaborate on the open house that was held at St. Augustin school.

Ms. Arnold stated that there was an open house attended by approximately 20 neighbours and it was overall quite positive. There were some concerns regarding the existing drainage conditions in the area. Their engineer determined that there is water coming off of the adjacent school site south of the property. There is a berm that has been built for ATVs that is acting as a dam to contain the water around lot 1 and into the neighbouring property. Their engineer anticipates that with proper lot grading and infrastructure, conditions will improve as they will be taking that water through storm systems and into the stormwater management pond to the north.

Kirk Visockas, concerned area resident, stated that he grew up on O'Neil Drive West and has been there since 1981. He has used the greenspace many times. Vale has owned the property since the 1900's. He stated it is sad to see the greenspace being taken over by a subdivision that he does not think they necessarily need in the area. They have two (2) Dalron subdivisions in the area that are not yet completed. There are many lots still for sale and many homes not completed. He would like to know what is happening with these other subdivisions and why they are taking on this new project before the others are finished. He is also concerned about construction traffic using the existing entrance near his property to access the subject property. After speaking with Mr. Manzon, it was confirmed that Dalron construction does intend to use this path during construction. If he ever decides to sell his home this will negatively impact the value of his house. Since the daycare is currently next to the school, there was no traffic study done. So another concern is the increase of traffic between the daycare, the school and the possible new subdivision. At peak times there is a large volume of traffic and speed limits are not being followed or necessarily enforced. The homeruns leaving the baseballs field are a safety concern for adults and children, which should be revisited as well. He does not think he can

stop the plan but he asks that Dalron and Ms. Arnold take into consideration the neighbourhood's concerns.

Jodi Steeves, concerned area resident, stated she is the home in the drainage ditch. She further stated that there are large drainage issues in the area. They have implemented a culvert at their own cost due to the ongoing flooding issues. It is upsetting to see the greenspace going as it is one of the main reason residents in the area have bought their homes. They love the property and she believes there are many other areas which they can develop. They are all very close neighbours, she has lived here 24 years and it is very hard to see this happen and have her home impacted. The first home to be built is right on her lot line and if the drainage issue isn't fixed that house will be in four (4) feet of water in the spring. They often joke that they have lakefront homes for 2 months out of the year, but kidding aside it is a serious concern that needs to be taken care of.

Brenda Miller, concerned area resident, stated that there was no traffic study done and it is a large concern as the roads are below standards. There is a high volume of traffic in the area, no sidewalks and it is a concern especially given the fact that there is a school and daycare on O'Neil. There are often vehicles travelling well over the posted speed limit. There are less houses on Parkview than what is planned for this development. The proposed development is located on a hill and the hill is comprised mostly of silt and clay, and the children often use it as a green space. They have built their own bike paths and sliding hill. She does not believe that this is benefiting the current situation. There is a 30 metre buffer and she does not believe that it will not stop the silt and runoff into Junction Creek. Brook trout have been introduced to Junction Creek, which will be destroyed by the drainage from the hill causing it to overflow. Environmentalists were sent on three (3) separate occasions for Whippoorwills and she can attest that she has heard them many times. Perhaps they are not nesting in June but if the environmentalists would come in August in the evening they would hear them. The blasting and construction will impact the environment as there are turtles, bears, raccoons and other animals residing in the area. The children of the area will be impacted as they will lose easy and safe access to the green space.

Michael Kirby, concerned area resident, stated he owns the property adjacent to this development. He does not want individuals trespassing on his property and asked for a fence, not less than six (6) feet high to be erected and maintained by Dalron at their expense on the entire west side of the property before any of the development begins. A number of people on Parkview have been concerned about trespassers on his property. He has tried to address the trespassing issue by putting up a gate between 1000 and 1010 O'Neil Drive West to limit access to his property. Further, the increased traffic is not acceptable. He has spoken to individuals in the fire department and they have advised him that in front of the school at three (3) in the afternoon and eight (8) in the morning, a fire truck cannot travel down O'Neil Drive West. There is a water storage pond behind the proposed development and he

asks that Dalron and their representatives be responsible for managing the Beavers in that area.

Devin Steeves, concerned area resident, stated that when he attended the open house he feels he was inadequately given answers which were not given by professionals as they should have been, but rather sales representatives from Dalron. The "lake" on the side of their home gets so big that he is able to put a canoe in it in the spring. The engineering technician they had sent looked at the culvert he had installed at his own cost after many attempts to contact the City after their home flooded. He stated the flaws in the design and asked why not contact the owners in the area before these draft plans are done as they don't address any of the water conditions. They have three (3) swales that run in their backyard that take all of the water from the school. The water is not going to run uphill to make it to the proposed development's storm drain. He is a contractor and understands the process. He stated that having elevation drawings that do not take into account previous space or land does not make sense. The drawings were out by almost a metre in their backyard and a metre goes a long way when dealing with a large amount of water. The plan is below standards and he is extremely upset due to the issues of drainage on their property and does not believe the drainage proposals will ever work.

Mauro Manzoni, Senior Planner, stated that EMS was consulted in regards to this development and they had no concerns. He further stated that when looking at traffic studies it looks at volumes and egress, not the conditions of the road.

Robert Webb, Supervisor of Development Engineering, stated that the developer will need to deal with the drainage that comes onto their site from the school which needs to be dealt with as well as the water coming from the property itself.

Mauro Manzoni, Senior Planner, stated that the application was submitted on February 16, 2017.

Eric Taylor, Manager of Development Approvals, stated that prior to the plan of subdivision being submitted there was a pre-consultation application which was dealt with in 2016. The lands are zoned Future Development (FD) but there hasn't been a draft plan or registered plan before as these were lands that Vale has owned for many years.

Jason Ferrigan, Director of Planning Services, stated that the Official Plan designates the land as living area one (1). This is an area of land which Council has determined that they would like to see the majority of residential growth and development in the community. The site is zoned FD and they did not take the step through By-law 2010-100Z to rezone the property given its ownership and constraints on the northerly portion of the property. This is the first application that they are aware of on this property. He further stated that if they asked what the

property is zoned through the Planning Department they would advise Future Development.

Ms. Arnold stated after consultation with the engineers the development will not impact the residents in the area in a negative manner as far as drainage they hope to actually improve the issue. As far as traffic, they did not do a traffic study for this particular portion. They were looking at a site east on O'Neil and did a traffic analysis there and it did take into consideration and comment on Parkview. The study determined that all of the roads can handle the 22 lots that this development would be adding.

Jason Ferrigan, Director of Planning Services, stated that when they receive Draft Plan approval applications they look at them in their entirety. The City's approach when considering applications like these is to make decisions on the total subdivision. If the City is inclined to approve the application they add the conditions that the developer must satisfy before they proceed with registration. Given the growth rates in our community it can take a number of years for subdivisions to be realized. The subdivisions come back to the Planning Committee for review at the end of every three (3) years to ensure that the subdivisions and the approval still meet modern Planning requirements. It is not uncommon to have Draft Plan Subdivisions waiting for the market conditions to reach a point where it becomes viable for the developer to proceed. They have been using this approach in Sudbury since the late 1970s.

Robert Webb, Supervisor of Development Engineering, stated that the Stormwater Management details would have to be provided for the entirety of the development.

Ms. Arnold stated that they had studies done prior to submitting the application. They had the first Whippoorwill study done in 2016, they also looked at the turtle habitat at this time. The Ministry of Natural Resources (MNR) reviewed the study and requested additional information and additional studies. As a result, they conducted a bat study and a further turtle investigation. After discussions with the MNR they confirmed that they were satisfied with the multiple studies conducted throughout the year. In total, it took a minimum of a year for all of the studies to be conducted. She further stated that they have not fully designed the neighbourhood yet but some construction traffic will go through the previously mentioned lot initially. However, it won't take very long to service the neighbourhood due to the soil in the area. When the homes are constructed, they will be using Parkview Drive.

Robert Webb, Supervisor of Development Engineering, stated that as it is a private access road on their land the developers do not have to build a road to City standards.

Ward Councillor Jakubo asked for clarification on the purpose of the Stormwater Management pond. We have heard that the runoff from the development will go into

junction creek from the comments and from staff. This was not his understanding of the storm management pond.

Robert Webb, Supervisor of Development Engineering, stated that he did not mean to infer that the lot grading from the site would be dumped into Junction Creek. One of the draft conditions does state that the stormwater management facilities be constructed to provide for both quality and quantity control for the subdivision water.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the matter.

The following resolution was presented:

Resolution regarding Rezoning Application:

PL2017-177 Sizer/Lapierre: THAT the City of Greater Sudbury approves the application by Vale Canada Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from "FD", Future Development to "R1-5", Low Density Residential One, "P", Park and "OSC", Open Space Conservation on lands described as Part of PINs 73495-0581 & 73495-1307, Parts 1 to 6, Plan 53R-20738 in Lots 6 & 7, Concession 2, Township of Garson, as outlined in the report entitled "Vale Canada Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of December 11, 2017 subject to the following conditions:

1. That the owner provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law.
2. That the lands comprising the draft plan of subdivision be rezoned as follows:
 - i) Lots 1 to 22 be zoned as "R1-5", Low Density Residential One;
 - ii) Block 23 be zoned as "OSC", Open Space Conservation; and,
 - iii) Block 24 be zoned as "P", Park;
3. That the remainder of the lands be rezoned as follows:
 - i) The northerly remainder identified as All of Parts 1, 4 & 5 and Part of Parts 2, 3 & 6, Plan 53R-20738 be zoned as "OSC", Open Space Conservation;

ii) The southerly remainder identified as Part of Part 6, Plan 53R-20738 be zoned as "R1-5", Low Density Residential One.

4. Conditional approval shall lapse on December 12, 2019 unless condition #1 above has been met or an extension has been granted by Council.

YEAS: Councillors Landry-Altmann, McIntosh, Sizer, Jakubo and Lapierre

CARRIED

Rules of Procedure

With concurrence of the Committee, reading of the resolution was waived.

The following alternate resolution was presented:

Resolution regarding the Draft Plan of Subdivision:

PL2017-178 Lapierre/Sizer: THAT the City of Greater Sudbury's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than fourteen (14) days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act, and subject to the following conditions:

1. That this draft approval applies to the draft plan of subdivision of Part of PINs 73495-0581 & 73495-1307 in Lots 6 & 7, Concession 2, Township of Garson as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., and dated February 27, 2017.

2. 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.

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 Growth and Infrastructure.

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 three (3) years from date of draft plan approval.
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. That 5% of the land included in the plan of subdivision be dedicated to the City for parks purposes to the satisfaction of the City Solicitor in accordance with Section 51.1 (1) of the Planning Act.
14. 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 a 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;

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.

15. A soils report prepared by a qualified geotechnical professional shall be submitted for review to the satisfaction of the Chief Building Official, documenting construction parameters for residential structures such as soil bearing capacity, frost cover for foundations, and groundwater table characteristics effecting sub-soil foundation drainage and sump pump design.

16. 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) 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 metres 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.

17. 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.

18. Prior to the submission of servicing plans, the owner/applicant 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, 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 removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes. 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 shall be registered on title, if required, to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.

19. Prior to the submission of servicing plans, the owner/applicant 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 within 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, 1:100 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). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the Stormwater Management Report.

20. The owner/applicant shall be responsible for the design of any required Stormwater Management Facility as part of the servicing plans for the subdivision and the owner shall dedicate the lands for the stormwater management facility as a condition of this development.

21. The owner/applicant 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.

22. Prior to initial acceptance of all storm sewers or sanitary works, camera inspections will be required on any newly constructed works.

23. The owner/applicant will provide a utilities servicing plan, designed by a consulting engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the lots being created, to the satisfaction of the General Manager of Growth and Infrastructure. The utilities servicing plan, as 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 to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase. The owner/applicant shall be responsible for all costs associated with the installation of said services.

24. The owner/applicant shall provide a detailed lot grading and drainage plan prepared, signed, sealed, and dated by a professional civil engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, to the satisfaction of the General Manager of Growth and Infrastructure 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. A lot grading agreement shall be registered on title, if required, to the satisfaction of Director of Planning Services

and City Solicitor. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.

25. The owner shall provide such drainage easements as may be required for drainage purposes on the lots to be created. All legal and survey costs shall be borne by the owner/applicant.

26. The owner shall provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure to the satisfaction of the Director of Planning Services.

27. As part of the submission of servicing plans, the owner/applicant shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the plans at locations required by the General Manager of Growth and Infrastructure. Suitable provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.

28. The owner/applicant shall provide, 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 construction. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. 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.

29. The owner will be required to provide permanent silt and erosion control drainage works to the subdivision's stormwater outlet to the satisfaction of the General Manager of Growth and Infrastructure.

30. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, new asphalt binder course, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.

31. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 metres.

32. The owner shall provide a 1.8-metre wide asphalt pedestrian walkway on Block 24 to Lorne Brady Park to the satisfaction of the General Manager of Growth and Infrastructure Services.

33. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

34. The owner/applicant is to 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/applicant is to provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction.

36. That the Subdivision Agreement contain provisions whereby the owner agrees to replace approximately 90 metres of 200mm diameter sanitary sewer and 200 metres of 300mm diameter trunk sanitary sewer from MH 10-007 to O'Neil Drive Lift Station to the satisfaction of the General Manager of Growth and Infrastructure.

37. The owner/applicant shall 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.

38. 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.

YEAS: Councillors Landry-Altmann, McIntosh, Sizer, Jakubo and Lapierre

CARRIED

Public comment has been received and considered and had no effect on Planning Committee's decision as the application represented good planning.