

**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 Parcel 1323 S.E.S. in Lot 6, Concession II, Township of Harmer, Town of Valley East, as shown on a plan prepared by D.S. Dorland, O.L.S. and dated October 27<sup>th</sup>, 1992, as amended by a revised plan prepared by D.S. Dorland, O.L.S. and dated October 1, 2004.
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 residential land and 2% of the commercial land included in the subdivision 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 the owner may be required to undertake a traffic impact study to the satisfaction of the Director of Planning Services in order to determine the road improvements made necessary by the proposed subdivision.

11. That the subdivision agreement contain provisions whereby the owner agrees to undertake such road improvements as may be identified by the Traffic Impact Study.
12. Deleted.
13. Deleted.
14. That prior to the signing of the final plan the owner shall reverse all corner lots fronting onto collector roads so that these lots will front the local street.
15. That prior to the signing of the final plan the Planning Services Division is to be advised by the Nickel District Conservation Authority that the flood plain matters relating to the subdivision have been resolved.
16. 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 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.
17. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and Conservation Sudbury (Nickel District Conservation Authority).
18. That the subdivider satisfy Canada Post with respect to their requirement prior to the signing of the final plan.
19. That prior to the signing of the final plan the Planning Services Division is to be advised by the Solicitor that Conditions #2, #5, #6, #7, #8, #9, #11, #13 and #18 have been complied with to his satisfaction.
20. That this draft approval shall lapse on December 12, 2019.
21. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the 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.
22. The owner shall be required to amend the subject draft plan to dedicate to the City an eight (8) metre wide municipal servicing block between Urbandale Street and Heritage Drive in lieu of lots 19 and 32.

23. That in the subdivision agreement the owner acknowledges the completion of the Paquette Whitson Municipal Drain engineer's report dated February 8, 2012 by K. Smart Associates Ltd. Said report provides for the construction of outlet drainage channel improvements and stormwater pond quantity and quality control facilities to service the subject subdivision lands within the Dominion Park Subdivision.
24. That in the subdivision agreement the owner agrees to pay the assessments set out in the engineer's report for the subject subdivision for stormwater conveyance channel improvements, stormwater quantity control and stormwater quality control, at the time of registration of each subdivision phase, in the amount of \$2,500 per lot until December 31, 2014 and thereafter with interest accruing at the rate of 4.5 percent per annum.
25. The major storm over flow system shall be designed and directed down City roads and City drainage blocks to outlet to the Paquette Whitson Municipal Drain.
26. The owner shall be required to provide a master engineering servicing plan for the provision of water, sanitary sewer and storm drainage utilities for the subject draft plan lands and the developers additional lands east and north of the subject draft plan. The development of the lands to the east and north depend on service outlets through the subject draft plan lands.
27. 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, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
28. Deleted.

29. Deleted.
30. Deleted.
31. That the subdivision agreement contain provisions whereby the owner agrees to the following to the satisfaction of the General Manger of Public Works:
- (i) That Phases 8 and 9 as shown on the Dominion Parc Phasing Plan dated January 24, 2005, as prepared by D.S. Dorland, O.L.S., will be the next phase following Phases 6 and 7 to incorporate the connection of Heritage Drive to Jeanne D'Arc Street.
  - (ii) To enter into an agreement with the City for the future construction of Jeanne D'Arc Street easterly from Heritage Drive to the existing cul de sac west of Chateau Crescent.
  - (iii) To install traffic signals at the intersection of Jeanne D'Arc Street and Municipal Road 80 when traffic volumes warrant or when the full Jeanne D'Arc connection is built, whichever comes first.
32. 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.
33. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Infrastructure Services.
34. 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 and show the stormwater overland flow path.

35. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Inc. at the cost of the owner.
36. All streets will be constructed to an urban standard, including the required curbs and gutters, and sidewalks.
37. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
38. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Inc., Canada Post, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.