

**CITY OF GREATER SUDBURY 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 PIN 73502-0800, Lot 6, Concession 5, Township of Blezard, south of Main Street and East of Pilon Street, Val Caron, as shown on a plan of subdivision prepared by J. L. Richards, and dated February 4, 2011.
2. Deleted.
3. That the plan of subdivision be revised to include a southerly extension of Pilon Street to the southerly limits of the plan in the vicinity of Lot 33 and that the adjacent lotting pattern be revised to the satisfaction of the Director of Planning Services. The requirement for the future connection to the south will depend on finalizing plans related to a proposed pond immediately south of the subdivision. Prior to the registration of the plan should it be determined by the City that a road connection to the south is not required, the affected lands may be developed as part of the residential lotting pattern to the satisfaction of the General Manager of Infrastructure and the Director of Planning 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, installation of services and drainage.

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. 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.
12. That this draft approval shall lapse on December 5, 2019.
13. The City and the owner acknowledge that the required 5 % parkland dedication shall be fulfilled as part of an agreement between the City and the owner to transfer lands abutting the plan to the south, for the purposes of a storm drainage pond and parkland. The transfer of the lands to the City for the storm drainage pond and parkland shall be completed prior to the final approval of the plan.
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 recommended construction procedures for storm and sanitary sewers, watermains, roads to a 20 year design life, the mass filling of lands, 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.
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 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.
16. The owner will be required to make a cash contribution to the area-wide stormwater management pond to be built at the south limit of the subdivision. The amount of this contribution will be to the satisfaction of the General Manager of Infrastructure Services.

17. The owner will be required to erect a chain link or opaque fence along the south lot line of Lots 24 to 35, bounding the location of the stormwater management pond. This must be completed prior to registration of the subdivision to the satisfaction of the Director of Planning Services.
18. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
19. The owner agrees to provide the required soils 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.
20. The sanitary sewer services for Lots 23 to 26 may be connected to the existing 150mm main on Pilon Street, the remainder must outlet to the existing system at Main Street. Otherwise, the existing 150mm diameter main on Pilon Street must be upgraded to the City's minimum standard of 200mm diameter.
21. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
22. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc., at the cost of the owner.
23. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
24. 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 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.
25. 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 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.

26. The owner will be required to provide permanent silt and erosion control drainage works to the subdivision's storm water outlet to the satisfaction of the Director of Planning Services.
27. Deleted.
28. 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.
29. That the owner agrees to include on all offers of purchase and sale:
 - a) a statement that advises the prospective purchaser:
 - i) That the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii) That the developers/owners be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales.
 - b) The owner further agrees to:
 - i) Work with Canada Post to determine and provide suitable Centralized Mail Box location, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - ii) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of the Community Mail Boxes.
 - iii) Identify the pads above on the engineering 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.
 - iv) Determine the location of the all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.

30. That the owner provide a contribution towards a future sidewalk along Main Street across the entire frontage of the property.
31. That traffic calming measures be included on Pilon Street to discourage "cut through" traffic to the satisfaction of the General Manager of Infrastructure Services.
32. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City of Solicitor that conditions 4, 5, 7, 8, 9, 10, 13, and 29 have been complied with to his satisfaction.
33. That prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Infrastructure Services that conditions 3, 11, 16, 30 and 31 have been complied with to his satisfaction.
34. 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."
35. 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.