

COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:

1. That this approval applies to the draft plan prepared by Charles Jireada, Ontario Land Surveyor, dated July 24th, 1979 which shows a total of 85 lots and five blocks (Blocks 86 to 90 inclusive), as shown on the attached revised draft plan. The approved plan is further amended by adding an additional 7 lots, shown as lots 20 to 26 on a final plan of survey, prepared by Terry Del Bosco, O.L.S. and dated September 14, 2005.
2. 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.
3. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
4. That the road allowances included in this draft plan shall be dedicated as public highways.
5. That Block C as outlined on the draft plan shall be dedicated for easement purposes to the municipality.
6. That the streets shall be named to the satisfaction of the municipality.
7. That any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust by the municipality.
8. That the owner conveys up to 5% of the land included in the draft plan to the City of Greater Sudbury for park purposes under Section 33(5)(a) of the Planning Act. This shall include Block A.
9. Deleted
10. That the owner agrees via the subdivision agreement with the City of Greater Sudbury in wording acceptable to the Ministry of Natural Resources to the following:
 - (i) that prior to the initiation of any grading or construction on the site, the owner shall prepare a detailed engineering and drainage report to the satisfaction of the District Manager of the Ministry of Natural Resources which will describe the means whereby storm water will be conducted from the site and the means whereby erosion and siltation and their effects will be minimized on the site, both during and after the construction period;

- (ii) to implement the recommendations of the report undertaken in condition 10(i) to the satisfaction of the District Manager of the Ministry of Natural Resources.
 - (iii) to include the provision whereby all prospective purchasers are notified in all offer to purchase and sale agreements that any private dwellings and ancillary structures must be flood proofed to an elevation of 795 feet.
11. Deleted
 12. Deleted
 13. That prior to the signing of the final plan, we are to be advised by the General Manager of Public Works that there is an adequate communal water supply to service this proposed development.
 14. That the subdivision agreement between the owner and the municipality be registered against the lands to which it applies.
 15. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that conditions 2, 3, 5, 6, 7, 8 and 14 have been satisfied.
 16. That before the Minister's final approval is given we are to be advised in writing by the Ministry of Natural Resources how Condition 10 has been satisfied.
 17. Deleted
 18. That this draft approval shall lapse on November 20, 2012.