

Request for Decision

Willow Ridge Estates Subdivision, Sudbury

Presented To:	Planning Committee
Presented:	Monday, Mar 22, 2021
Report Date	Monday, Feb 22, 2021
Type:	Routine Management Reports
File Number:	780-6/02006

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 described as Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder, File # 780-6/02006, in the report entitled "Willow Ridge Estates Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021 as follows:

1. In Conditions #4, 7, 9, 28, and 39 by replacing 'City of Greater Sudbury' with 'City'.

2. In Conditions #7, 12, 39, 41, 42, 43, and 45 by replacing 'developer', 'applicant' or 'owner/applicant' with 'owner'.

3. By deleting Condition #10 and replacing it with the following:

"10. 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. In addition, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, water mains, roads to a 20-year design life, the mass filling of land, 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 and the Nickel District Conservation Authority. 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 engineer will be required to address On-site and Excess Soil Management as required by O. Reg. 406/19. A soils caution agreement, if required, shall be registered on

Signed By

Report Prepared By

Wendy Kaufman
Senior Planner
Digitally Signed Feb 22, 21

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Feb 22, 21

Recommended by the Division

Stephen Monet
Manager of Environmental Planning Initiatives
Digitally Signed Feb 23, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Mar 7, 21

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Mar 8, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 8, 21

title, to the satisfaction of the Chief Building Official and City Solicitor.”

4. By deleting Condition #14, 22, and 23 in their entirety and adding new Condition #48:

“48. A stormwater 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;
- “Enhanced” level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- Stormwater management must follow the recommendations of the Junction Creek Subwatershed Study for the areas of the development located within Junction Creek subwatershed;
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater 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 stormwater management subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.”

5. By deleting Condition #24 and 25 in their entirety.

6. By deleting Condition #31 and replacing it with the following:

“31. That this draft approval shall lapse on April 23, 2023.”

7. In Condition #34, by replacing the word ‘Siltation’ with ‘Sediment and Erosion’.

8. In Condition #41, by replacing “Ministry of Natural Resources and Forestry” with “Ministry of Environment, Conservation and Parks”.

9. By adding new Condition #49:

“49. That the owner obtain approval from the Nickel District Conservation Authority for the placement of fill, the alteration of existing grades or any construction activity at this location under the Authority’s

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 156/06) prior to undertaking the proposed works. Following the completion of these works, the Owner shall agree to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications as approved by the Nickel District Conservation Authority and the City. The owner shall agree to carry out or cause to be carried out the recommendations and measures contained within the plans and reports approved by the Nickel District Conservation Authority and the City.”

10. By adding the following note to the conditions of draft approval:

“1. Please be advised that the Nickel District Conservation Authority regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although the Nickel District Conservation Authority makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.

Relationship to the Strategic Plan / Health Impact Assessment

The application to extend this 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 for the subject lands (File #780-6/02006) in the community of Sudbury for a period of two years until April 23, 2023. The Planning Services Division is recommending approval of the application.

The Planning Services Division has reviewed the request to extend the draft approval and has no objections to the requested extension for a period of two 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 the rezoning is approved, staff estimates approximately \$321,000 in taxation revenue in the supplemental tax year only, based on the assumption of 48 single detached dwelling units at an estimated assessed value of \$500,000 per dwelling unit at the 2020 property tax rates.

This additional taxation revenue will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

In addition, this development would result in total development charges of approximately \$875,000 based on the assumption of 48 single detached dwelling units based on the rates in effect as of this report.

Also, this development falls within the South End Sewer Rock Tunnel project area and would be subject to Section 391 Charges relating to this growth related infrastructure. The Section 391 Charge totals \$91,824 based on current rates.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. Roads, water/wastewater linear pipes, etc).

Date: February 22, 2021

Staff Report

Applicant:

Dalron Construction Ltd.

Location:

Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on April 23, 2003, and subsequently approved Council on August 21, 2003 to include seven additional lots for a total of 48 single-detached lots. The draft approval was most recently extended by Council on April 24, 2018, and is set to expire again on April 23, 2021.

Proposal:

The owner is requesting that the draft approval for the above noted lands be extended for a period of two years until April 23, 2023.

Background:

The City received a request from Dalron Construction Ltd. on January 5, 2021 to extend draft approval on a plan of subdivision for a period of two years on those lands described as Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder.

The plan of subdivision was draft approved initially on April 23, 2003, and subsequently approved by Council on August 21, 2003 to include seven additional lots for a total of 48 single-detached lots. None of the lots had been registered at the time of writing this report. The most recent set of draft plan conditions are attached to this report, which include that the plan lapses on April 23, 2021.

The lands are to be accessed via Louisa Drive. The lands within the plan of subdivision are designated Living Area 1 in the Official Plan. The lands are currently zoned 'R1-5', Low Density Residential One.

The draft approval is set to expire on April 23, 2021. Following the owner's request, staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to April 23, 2023.

Owners are advised to contact the Planning Services Division a minimum of four months prior to the lapsing date in order to facilitate the processing time associated with draft plan of subdivision approval extension requests. Applicants must reapply for subdivision approval if a draft plan approval has lapsed as there is no other avenue for relief.

Departmental & Agency Circulation:

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

Date: February 22, 2021

Planning Considerations:

[Official Plan](#)

Section 20.4.2 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 draft approval. At the time of an extension request, Council is to review the draft plan conditions and may make appropriate modifications.

The owner has advised that the challenge with the development of Willow Ridge has been deficient fire flow. They made a request to the City for an updated water pressure analysis, and it has now been confirmed that there is sufficient supply and pressure at this location for development purposes.

Staff is satisfied that the owner is making reasonable efforts towards developing the subdivision.

[Draft Approval Conditions](#)

Condition #31 should be deleted entirely and replaced with a sentence referring to April 23, 2023, as the revised date on which the subject draft plan of subdivision approval shall lapse.

Conservation Sudbury has requested to be added as a review party for Condition #10, so as to be able to review the geotechnical report for the portion of development that includes the wetland, updating the title of a report in Condition #34 from "Siltation Plan" to "Sediment and Erosion Control Plan", and by requesting an additional condition and a note related to their regulatory role with respect to a wetland on the easterly portion of the property.

Development Engineering has commented on design drawings received from the developer in May of 2004 and identified deficient fire flow in the area. Since that time, upgrades to the water infrastructure have been completed and a recent review of the water supply model shows that there is now sufficient supply and pressure at this location for development purposes. As such, they request that Conditions 24 and 25 be deleted as there is no longer a need for a water booster station.

Infrastructure and Capital Planning Services, Drainage Section, has requested updated stormwater management conditions requiring the owner to design and construct stormwater management works and to dedicate the lands for stormwater management to the City.

Environmental Planning Initiatives has advised Condition #41 should be modified by replacing "Ministry of Natural Resources and Forestry" with "Ministry of the Environment, Conservation and Parks".

Housekeeping changes are recommended to ensure consistency in terminology when referring to the City and the owner. Reference to regulatory requirements related to soils management is recommended to be added to Condition #34.

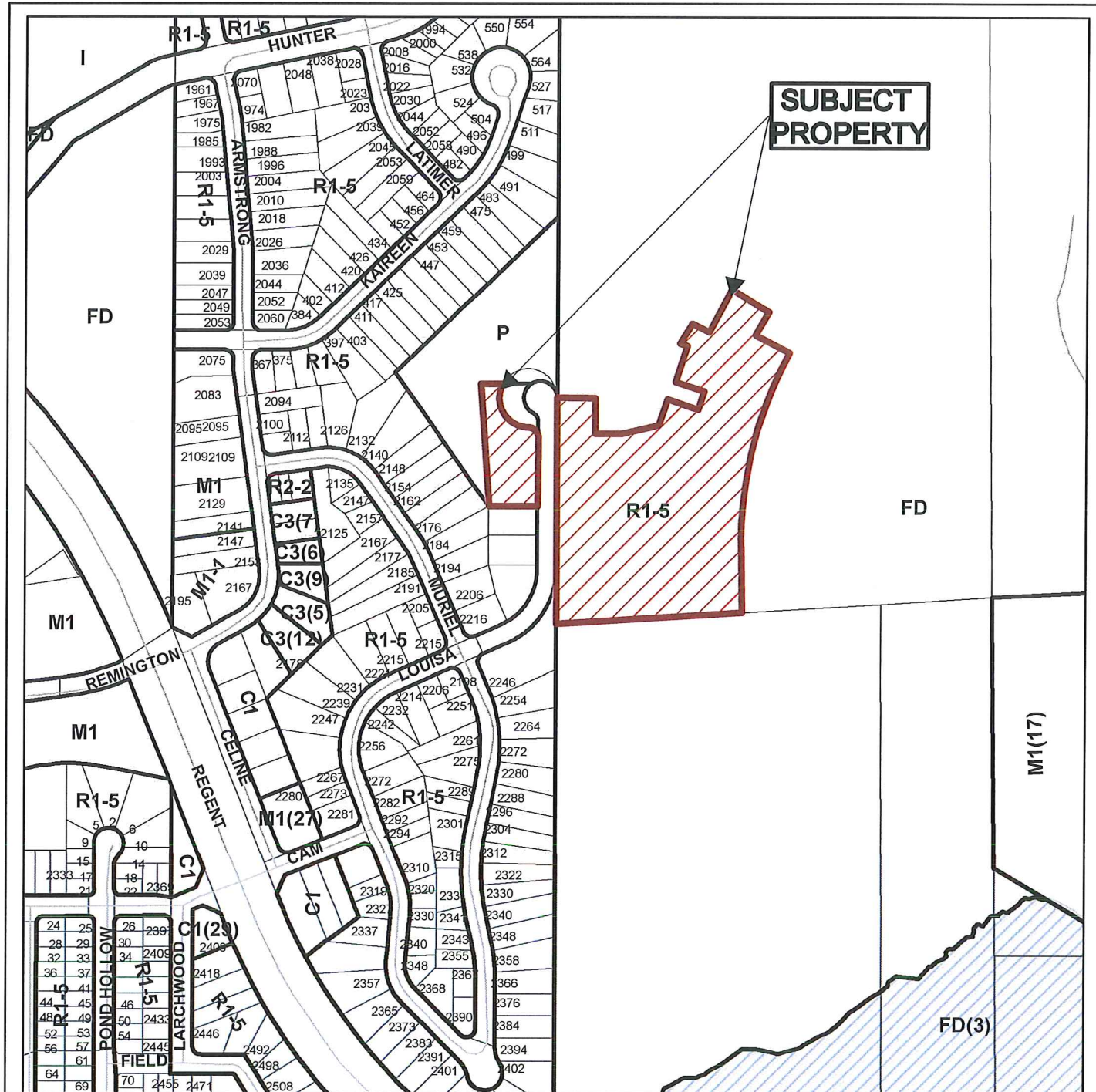
No other changes to the draft approval documents have been requested either by the owner or by circulated agencies and departments. The draft conditions are attached to this report along with the draft approved plan of subdivision for reference purposes.

The applicant has paid the applicable processing fee in the amount of \$1568.33. This amount is calculated as per By-law 2017-24 being the Miscellaneous Use Fees By-law.

Date: February 22, 2021

Summary:

The Planning Services Division has reviewed the request to extend the subject draft approval and has no objections to the requested extension. 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 section 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 the draft approval for the subject lands for a period of two years until April 23, 2023, be approved as outlined in the Resolution section of this report.



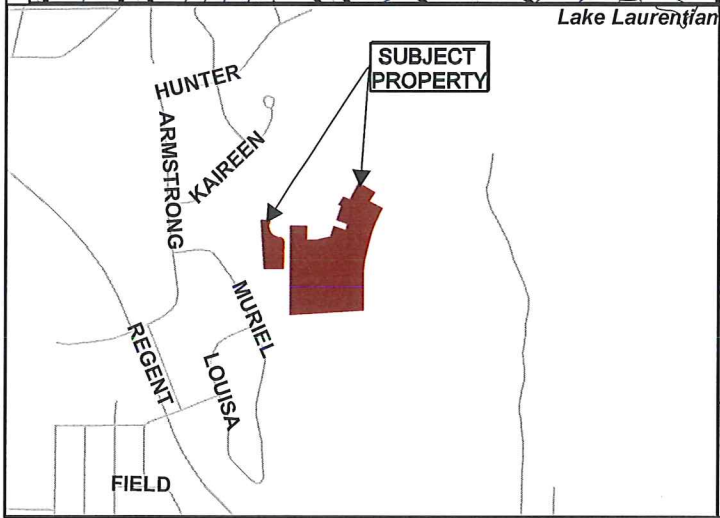
**SUBJECT
PROPERTY**

R1-5

FD

M1(17)

FD(3)



**SUBJECT
PROPERTY**

Growth and Development Department



Subject Property being Pcl 51436 SES,
Block A, Plan M-403, part of Pcl. 47429 SES,
Parts 1 & 2, Plan 53R-10852,
Lots 3 & 4, Concession 6,
Township of Broder, Louisa Drive,
Sudbury, City of Greater Sudbury

Sketch 1
NTS

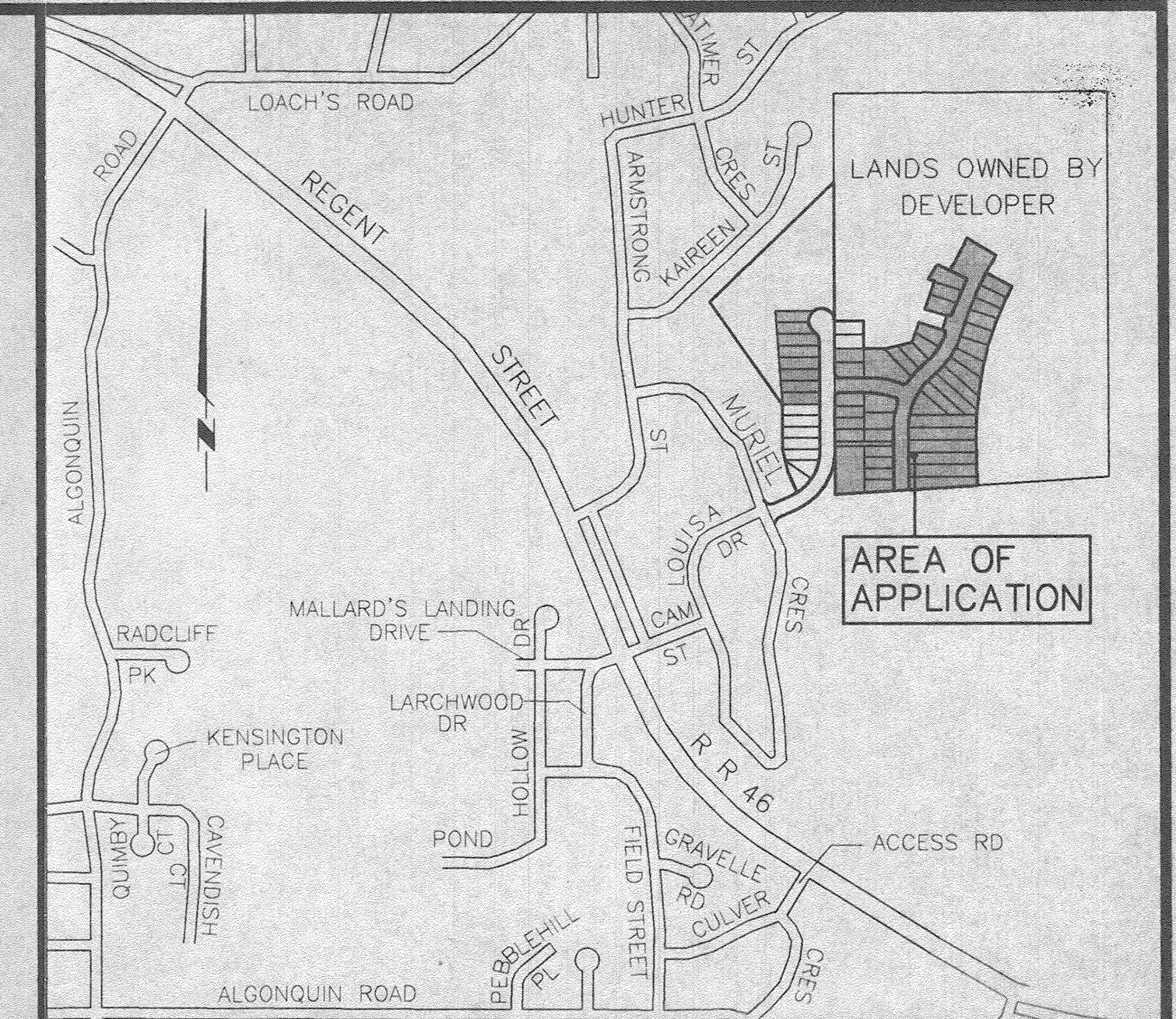
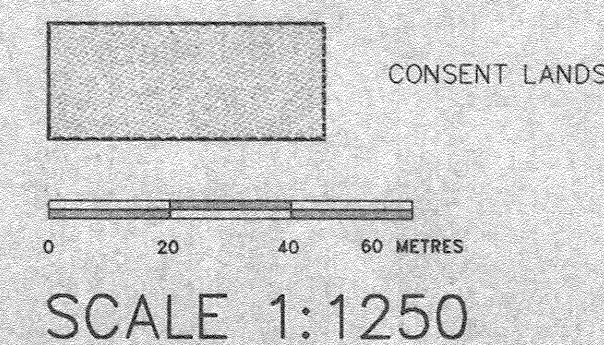
751-6/02-15 & 780-6/02006
Date: 2012 03 15

WILLOW RIDGE ESTATES



DRAFT PLAN OF SUBDIVISION OF
 PART OF PARCEL 47429 S.E.S. AND
 PART OF BLOCK 'A' PLAN M-403
 BEING PART OF LOT 3 & 4, CONCESSION 6
 TOWNSHIP OF BRODER, CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

NOTE:
 SMOKE EASEMENT No. 127334 OVER PART 1,
 53R-10852 IN FAVOUR OF INCO



KEY PLAN

SCALE 1:10 000

OWNER

1085903 ONTARIO LTD.
 C/O B & J HOLDINGS LIMITED
 P.O. BOX 913, STATION B
 SUDBURY, ONTARIO
 P3E 4S4

REVISED DRAFT PLAN

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE MANNER IN WHICH THE LAND SHOWN ON THIS PLAN IS PROPOSED TO BE SUBDIVIDED AND REQUEST THE APPROVAL OF THE CITY OF GREATER SUDBURY.

DATE: GERRY CECARELLI, C.A.

ONTARIO LAND SURVEYOR

ADRIAN BORTOLUSSI
 146 ELM STREET
 SUDBURY, ONTARIO
 P3C 1T7

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

July 16/03
 DATE

A. BORTOLUSSI O.L.S.

ADDITIONAL INFORMATION

AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT

- A) AS SHOWN
- B) AS SHOWN
- C) AS SHOWN
- D) ALL LOTS - R1 - SINGLE FAMILY RESIDENTIAL
 ALL FUTURE LOTS - SINGLE FAMILY RESIDENTIAL
 BLOCK 49 - PUBLIC WALKWAY AND SERVICES CORRIDOR
- E) NORTH
 SOUTH - VACANT LANDS
 EAST - VACANT LANDS
 WEST - VACANT LANDS
 - LOW DENSITY RESIDENTIAL
- F) AS SHOWN
- G) AS SHOWN
- H) EXISTING MUNICIPAL SUPPLY
- I) LIGHT OVERBURDEN & ROCK OUTCROPS
- J) AS SHOWN
- K) POLICE, FIRE, AMBULANCE ETC.
- L) AS SHOWN

AREA OF APPLICATION = 5.62 ha.

PREPARED BY

DENNIS CONSULTANTS
 436 WESTMOUNT AVENUE
 SUDBURY, ONTARIO
 P3A 5Z8

IN CO-OPERATION WITH

ADRIAN BORTOLUSSI, O.L.S.
 146 ELM STREET
 SUDBURY, ONTARIO
 P3C 1T7

RECEIVED

JUL 17 2003

PLANNING SERVICES

ISSUED

JUL 16 2003

DENNIS CONSULTANTS
 A DIVISION OF
 R.V. ANDERSON ASSOCIATES LIMITED

REVISED ROAD PATTERN, LOT FABRIC & ADDED LOTS 41-48 - 2003-07-14
 REVISED ROAD PATTERN AND LOT FABRIC - 2003-03-06

**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 Part of Parcel 47429 SES, and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder as shown on a plan of subdivision prepared by A. Bortolussi, O.L.S. dated July 16, 2003.
2. That the street(s) shall be named to the satisfaction of the City.
3. 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 City and held in trust by the City 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 at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the City against the land to which it applies, prior to any encumbrances.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. The applicant will be required to enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
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 land included in the plan of subdivision be deeded to the City of Greater Sudbury for parks purposes in accordance with Section 51.1 (1) of the Planning Act.
10. 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 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. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. 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. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor

11. The owner should be advised that, at the time of construction of this development, he will be required to carry out all the works as per current City Standards and Specifications. At the present time the City requires a right-of-way radius of 17.5 m and a paved radius of 13.5 m for all cul-de-sacs within this development and the corner radius of all intersecting streets is to be 9.0 m.
12. 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, 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. The detailed lot grading plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. A lot grading agreement shall be registered on title, if required, to the satisfaction of the 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.
13. 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 at locations required by the General Manager of Growth & Infrastructure. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth & Infrastructure.
14. The applicant will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes. The maximum allowable runs for rear lot swales are not to exceed 150 metres without a storm inlet. All legal and survey costs shall be borne by the owner/applicant.
15. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
16. A watermain loop shall be constructed from the proposed Street 'A' to the existing municipal system on Muriel Crescent, to the satisfaction of the General Manager of Growth & Infrastructure.
17. Deleted
18. A temporary turning circle is required at the southerly terminal of street "A". Said cul-de-sac shall be shown on the draft plan or on the abutting southerly property if agreement can be reached with the owner.

19. That the owner will be required to install a 1.5 metre wide concrete sidewalk on one side of all of the streets in the subdivision.
20. The road connection along the unopened portion of Louisa Drive from Muriel Crescent to the development will be performed using urban standards for residential streets.
21. Deleted.
22. The owner shall retain a consulting civil engineering firm with a valid certificate of authorization to prepare a storm water management report for the development. Said report shall investigate the drainage boundaries and areas of the proposed subdivision in conjunction with the City drainage boundary area plans for the Louisa/Muriel and Oriole/Hunter sub-drainage basins to establish appropriate drainage outlets for the development. Said report shall review the capacity of existing storm sewer pipe and channel systems for the 1 in 5 storm and make recommendations to ensure there will be no adverse effects in existing neighbourhoods as a result of the Regional storm.
23. The City's Algonquin Road Watershed Management Study determined that off-site improvement works are required as a result of this development, the owner will be required to cost share in the implementation of said works
24. Prior to the signing of the final plan for any phase of this development, the Planning Services Division is to be advised by the General Manager of Growth & Infrastructure a booster station is in place which can provide adequate domestic water supply, or alternatively, the subdivision agreement contains a provision whereby the owner has agreed to construct this facility within a certain time frame acceptable to the General Manager of Growth & Infrastructure.
25. Prior to the completion and submission of servicing plans, the owner shall provide evidence to the General Manager of Growth & Infrastructure that land for the required water booster station has been secured by the owner in a location satisfactory to the City of Greater Sudbury.
26. That the subdivision agreement contains provisions whereby the owner agrees to construct a 350 mm diameter watermain through the Willow Ridge Estates Subdivision, to the satisfaction of the General Manager of Growth & Infrastructure.
27. Street B shall be revised to form a maximum of two residential lots to the satisfaction of the Director of Planning Services, which may be used as a temporary road access for the lots fronting onto Street A until such time as an alternate access is constructed linking Street A to the municipal road system, to the satisfaction of the General Manager of Growth & Infrastructure.

28. That the subdivision agreement contain provisions whereby the temporary road in Condition 27 may be stopped up and closed by the City of Greater Sudbury when an alternative access becomes available and an updated traffic impact analysis indicates that the closure would be desirable, and whereby the owner agrees to remove the temporary street to the satisfaction of the General Manager of Growth & Infrastructure.
29. That the final plan shall provide a 6.0 m right of way to the City centred on the boundary between Lots 1 and 2 and Lots 9 and 10. A walkway 1.5 m in width shall be constructed and a 1.8 m wide easement shall be provided for sanitary sewer, storm sewer, water and utilities within the right of way to the satisfaction of the General Manager of Growth & Infrastructure.
30. 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 georeferenced.
31. That this draft approval shall lapse on April 23, 2021.
32. 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, #9, #14, #16, #26, #28, #29 and #40 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 Growth & Infrastructure that Conditions #11, #17, #18 and #22 have been complied with to his satisfaction.
34. 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 & 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.
35. 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, 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.

36. That the final plan be revised as required to provide for the future municipal roadway, as shown abutting the easterly side of the plan, in a location and configuration to the satisfaction of the Director of Planning Services.
37. The owner 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.
38. The owner 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 and/or sewage lift stations to service this subdivision will be borne totally by the owner.
39. 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.
 - a. 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:
 - Pre-blast survey of surface structures and infrastructure within affected area;
 - Trial blast activities;
 - Procedures during blasting;
 - Procedures for addressing blasting damage complaints;
 - Blast notification mechanism to adjoining residences; and,
 - 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.

40. That the owner agree in the subdivision agreement:
- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) That 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 of any home sales.
 - b) Agrees to:
 - i) Install a concrete pad 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 the 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.
41. The owners/applicants shall, to the satisfaction of the Director of Planning Services, demonstrate that all requirements set out by the Ontario Ministry of Natural Resources and Forestry under the Endangered Species Act have been met prior to any site alteration or construction taking place on the subject lands.
42. The owner/applicant 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.
43. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner/applicant.
44. 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.

45. That the owner/applicant 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 Services.
46. 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.
47. 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.