

Request for Decision

Raft Lake Subdivision, Sudbury

Presented To:	Planning Committee
Presented:	Monday, Jan 11, 2021
Report Date	Monday, Dec 14, 2020
Type:	Routine Management Reports
File Number:	780-6/96003

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 9502 SES, Lot 2, Concession 3, Township of Broder, File # 780-6/96003, in the report entitled "Raft Lake Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the meeting on January 11, 2021, as follows:

1. By deleting Condition #16 and replacing it with the following:

"16. The owner shall prepare and submit a storm-water management report that has been prepared by a professionally qualified engineer all to the satisfaction of the General Manager of Growth and Infrastructure. The storm-water management report must address the following requirements:

i. For the subject area draining north-west towards South Lane Road under the existing conditions a minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 5 year design storm. Any resulting post-development runoff in excess of this permissible discharge rate must be controlled and detained within this area of plan of subdivision;

ii. The overland flow system within this part of 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 in this area must be limited to the existing predevelopment runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Dec 14, 20

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Dec 14, 20

Recommended by the Division

Kris Longston
Manager of Community and Strategic Planning
Digitally Signed Dec 14, 20

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Dec 17, 20

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Dec 17, 20

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Dec 18, 20

- iii. "Enhanced" level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- iv. For the subject area draining south-east towards the Little Raft Lake and Raft Lake under the existing conditions, an "enhanced" level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- v. For all drainage areas, the drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;
- vi. 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;
- vii. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties;
- viii. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,
- ix. The drainage generated within the separate drainage areas shall not cross the watershed boundaries for minor and major storm events.

2. By adding the following words at the end of Condition #17:

"A lot grading agreement, if required, shall be registered on title to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement."

3. By deleting Condition #22 and replacing it with the following:

"22. That this draft approval shall lapse on March 14, 2024."

4. By adding the following words at the end of Condition #25:

"The geotechnical engineer will be required to address Ontario Regulation 406/19: On-Site and Excess Soil Management when the regulation comes into force."

5. By deleting Condition #27 and replacing it with the following:

"27. The owner shall provide to the City, as part of the submission of servicing plans a Sediment and Erosion 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 and Development 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."

6. By deleting Condition #37 and replacing it with the following:

"37. Within three years prior to the registration of the subdivision plan or a portion thereof, the owner shall retain a qualified professional to undertake an Ecological Site Assessment to determine if the Eastern Whip-poor-will, which is protected by the Endangered Species Act, occurs on the subject lands. If the Assessment reveals the presence of the Eastern Whip-poor-will and its habitat, the owner shall, to the satisfaction of the Director of Planning Services, demonstrate that all requirements set out by the Ministry of

the Environment, Conservation and Parks under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands.”

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 of the Raft Lake draft approved plan of subdivision in the community of Sudbury for a period of three years until March 14, 2024. The Planning Services Division has reviewed the request to extend the draft approval and have no objections to the requested extension for a period of three 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.

Building Services has requested that Condition #25 be updated to reflect the development having regard for Ontario Regulation 406/19 with respect to on-site and excess soil management. Conservation Sudbury has requested that Condition #27 be updated to reflect current standard condition verbiage relating to the requirement for the owner to prepare an Erosion and Sediment Control Plan to the satisfaction of the Nickel District Conservation Authority (NDCA). The City’s Drainage Section has requested that the existing condition addressing storm-water management be updated to reflect current standard draft approval condition practices in terms of the infrastructure that will be required to facilitate the development of the Raft Lake subdivision. Environmental Initiatives has requested that Condition #37 be amended to specifically require that an Ecological Site Assessment be completed prior to registration of the draft plan or a portion thereof in order to determine if the Eastern Whip-poor-will, an endangered species, is present and occurring on the subject lands. If the presence of the Eastern Whip-poor-will is detected, the owner would be required to satisfy the City that all requirements set out by the Ministry of the Environment, Conservation and Parks under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands. Other housekeeping changes where necessary are included and outlined in the Resolution section of this report.

The Planning Services Division is recommending approval of the application to extend the draft approved plan of subdivision for a period of three years until March 14, 2024. 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 approved, staff estimates approximately \$187,000 in taxation revenue, based on the assumption of 28 single detached dwelling units at an estimated assessed value of \$500,000 per dwelling unit at the 2020 property tax rates.

In addition, this development would result in total development charges of approximately \$510,000 based on the assumption of 28 single detached dwelling units and based on the rates in effect as of this report.

Date: December 7, 2020

Staff Report

Applicant:

Alom Corporation

Location:

Part of Parcel 9502 SES, Lot 2, Concession 3, Township of Broder (Raft Lake Subdivision)

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on March 14, 1997. The draft approval was most recently extended by the City's Planning Committee on September 10, 2018, through Resolution PL2018-159, which was ratified by Council on November 20, 2018.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until March 14, 2024.

Background:

The City received a written request via email and letter mail from Alom Corporation on November 2, 2020, to extend the draft approval on a plan of subdivision for a period of three years on those lands described as Part of Parcel 9502 SES, Lot 2, Concession 3, Township of Broder. The draft approved plan of subdivision was initially approved by Council for a total of 28 single-detached dwelling lots to south of South Lane Road and to the north of Raft Lake and Little Raft Lake in the community of Sudbury. At the time of writing this report, there have been no phases completed or lots registered within the draft approved plan of subdivision. The lands are intended to be accessed via South Lane Road, which is situated to the north of the subject lands.

The draft approval is set to expire again on March 14, 2021. Staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to March 14, 2024.

Departmental & Agency Circulation:

Active Transportation, Fire Services, Leisure Services, Operations, Roads, Traffic & Innovation and Transit Services have each advised that they have no concerns from their respective areas of interest.

Building Services has requested that the geotechnical requirements set out in Condition #25 be updated to reflect the development having regard for [Ontario Regulation 406/19](#) with respect to on-site and excess soil management. The owner will be required to address on-site and excess soil management as per above noted O.Reg. 406/19 when it comes into full force and effect.

- To be added to the geotechnical requirements of Condition #25: "The geotechnical engineer will be required to address On-site and Excess Soil Management when *O. Reg. 406/19* comes into force.

Date: December 7, 2020

Canada Post has not requested any changes to the draft approval conditions. Canada Post did however note in an emailed letter their requirements and expectations for providing mail service to the subdivision. The above noted letter is attached to this report for the owner's information and for reference purposes.

Conservation Sudbury has requested that Condition #27 be updated to reflect the current standards relating to the requirement for the owner to prepare an Erosion and Sediment Control Plan to the satisfaction of the Nickel District Conservation Authority (NDCA). Conservation Sudbury is also requesting that three conditions be added which would properly address the placement of fill, alteration of grades and construction activities on the portion of the subject lands that are regulated under [Ontario Regulation 156/06](#). Conservation Sudbury also advises if the owner should discover a regulated natural hazard as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes. Conservation Sudbury also generally notes that any works occurring within a regulated area will require a permit pursuant to Section 28 of the [Conservation Authorities Act](#).

Development Engineering has noted that no phases of the Raft Lake Subdivision have been registered since the initial draft approval was granted on March 14, 1997. Development Engineering further advises that no submissions relating to the registration of part, or the whole, of the draft approved plan of subdivision have been received for review.

The City's Drainage Section has requested that Condition #16 be deleted and replaced with one comprehensive and modernized condition addressing the requirement for a storm-water management report and associated plans. The comprehensive condition will act to provide clarity in the draft approval document in terms of what is required from a storm-water management perspective. It is noted that existing Condition #36 addresses arrangements for the provision of any required storm-water management facilities and the dedication of land associated with said facilities.

Environmental Initiatives has requested that Condition #37 be amended to specifically require that an Ecological Site Assessment be completed prior to registration of the draft plan or a portion thereof in order to determine if the Eastern Whip-poor-will, an endangered species, is present and occurring on the subject lands. If the presence of the Eastern Whip-poor-will is detected, the owner would be required to satisfy the City that all requirements set out by the Ministry of the Environment, Conservation and Parks under the [Endangered Species Act](#) have been satisfied prior to any site alteration or development taking place on the subject lands. Environmental Initiatives further advises and cautions that the owner is solely responsible for ensuring that activities relating to vegetation removal, site alteration and development undertaken on the subject lands do not result in a contravention of the Endangered Species Act. The owner is further advised to consult with the Province's Ministry of the Environment, Conservation and Parks (MECP).

Planning Considerations:

[Planning Act](#)

Section 51 of the Planning Act has established two land use planning principles with respect to the initial approval of a draft plan of subdivision and how extensions to an existing draft approved plan of subdivision can be addressed.

First, Section 51(32) allows for a municipality to provide a lapsing date on a draft approved plan of subdivision of not less than three years and the draft approval is considered to have lapsed at the end of the specified time period.

Date: December 7, 2020

In practice, where a draft plan of subdivision has lapsed there is nothing preventing a landowner from filing another draft plan of subdivision application for consideration. The re-application is treated as a new application and all requirements under Section 51 are applicable (e.g. a public hearing would be required). Section 51(33) allows for a municipality to extend draft approval beyond the initial period for a time specified by the municipality.

Lapsing conditions are imposed by a municipality to ensure that once they are approved, development will proceed in an expeditious manner. The municipality is most typically concerned that development takes place within the current policy and regulatory framework and especially where scarce services or capacity to service development have been committed to the draft approved plan of subdivision. Three years is generally considered to be sufficient time to clear conditions of draft approval and proceed to registering a plan of subdivision. Section 51(33) allows for some flexibility whereby some additional time can be afforded to a landowner where they are actively pursuing the clearing of draft approval conditions.

Second, Section 51(44) on the other hand allows for a municipality to withdraw draft approval of a plan of subdivision at its discretion or to change the conditions of a draft approval at any time before the registration of a plan of subdivision.

Appeal rights in both cases noted above are found in Section 51, should a landowner or interested party wish to appeal a refusal to extend a lapsing date, a change of conditions or the complete withdrawal entirely of a draft approval by a municipality.

[2020 Provincial Policy Statement](#)

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the PPS. Settlement areas, employment areas, housing and housing supply, provision of public spaces, sewage and water capacities, transportation, natural heritage areas, natural hazards and human-made hazards are some examples of areas of provincial interest that a draft approved plan of subdivision may impact and should be considered when an initial approval is granted as well as when an extension to an existing draft approval is granted. The PPS is updated from time-to-time by the Province, and any draft approval extension should be considered within the context of the in-force PPS at the time an extension request is made.

[Official Plan](#)

Section 19.4.2 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.

Staff notes that this particular draft plan approval was originally approved by Council on March 14, 1997, and at the time of writing this report, there have been no phases or lots registered within the Raft Lake Subdivision. Staff advises therefore that all 28 lots that were originally draft approved by Council on March 14, 1997, remain as such at this time within the draft approved Raft Lake Subdivision.

The owner did note in their draft approval extension request that they remain committed to fully developing the subdivision and are optimistic that market conditions will allow them to soon proceed with the development of the Raft Lake Subdivision.

Date: December 7, 2020

Planning Analysis:

With respect to the City's Official Plan, staff advises that Phase 2 of the City's Official Plan review is, in part, examining issues related to water and waste-water capacities and demands. Section 19.4.2 in particular has been identified as being a policy requiring an update to address these capacities and demand issues. Staff through this process will consider the embedding of criteria into this section to strengthen the policy position and clarification around what constitutes reasonable effort on behalf of a landowner when they seek to extend a draft approved plan of subdivision. Internal procedures and application requirements for extension requests are also under review and a stronger "landowner onus" approach will be applied to extension requests in the future once said procedures are established. It is on the above noted basis that staff is supportive of the current draft approval extension request. The owner is cautioned that future draft approval extensions may be subject to review under strengthened criteria embedded in the Official Plan through the City's Phase 2 Official Plan Review.

Draft Approval Conditions

Condition #22 should be deleted entirely and replaced with a sentence referring to March 14, 2024, as the revised date on which the subject draft plan of subdivision approval shall lapse.

Building Services has requested that Condition #25 be updated to reference the development having regard for [Ontario Regulation 406/19](#) with respect to on-site and excess soil management.

Conservation Sudbury has requested that Condition #27 be updated to reflect current standard condition verbiage relating to the requirement for the owner to prepare an Erosion and Sediment Control Plan to the satisfaction of the Nickel District Conservation Authority (NDCA). Conservation Sudbury is also requesting that three conditions be added which would properly address the placement of fill, alteration of grades and construction activities on the portion of the subject lands that are regulated under [Ontario Regulation 156/06](#). Staff has reviewed the three additional conditions pertaining to the placement of fill, alteration of grades and construction activities on the portion of the subject lands that are regulated and would recommend that they more appropriately be addressed through the subdivision registration process.

The City's Drainage Section has requested that Condition #16 be deleted and updated as a modernized and comprehensive drainage condition addressing storm-water management infrastructure needs for the Raft Lake Subdivision. This requested change is reflected in the Resolution section of this report through the deletion of Condition #16 in favour of the above noted modernized draft approval condition.

No other administrative and housekeeping changes to the draft approval documents are required at this time. No other changes beyond those described in this report to the draft approval documents have been requested either by the owner or by circulated agencies and departments.

The existing draft approval conditions are attached to this report along with a copy of the draft approved plan of subdivision for reference purposes.

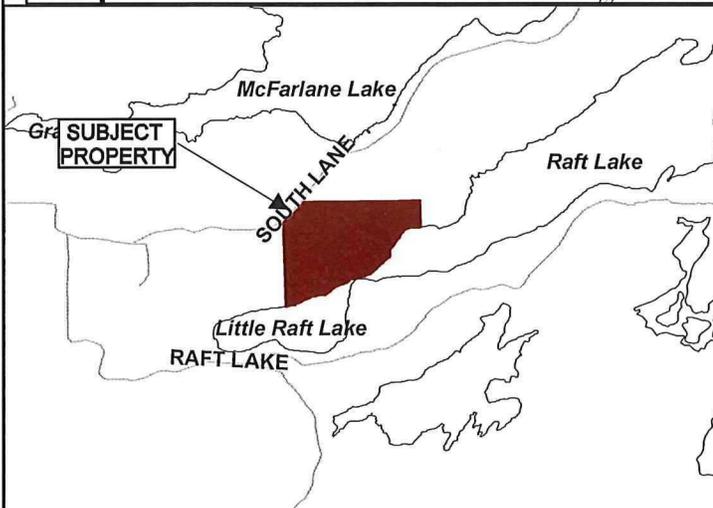
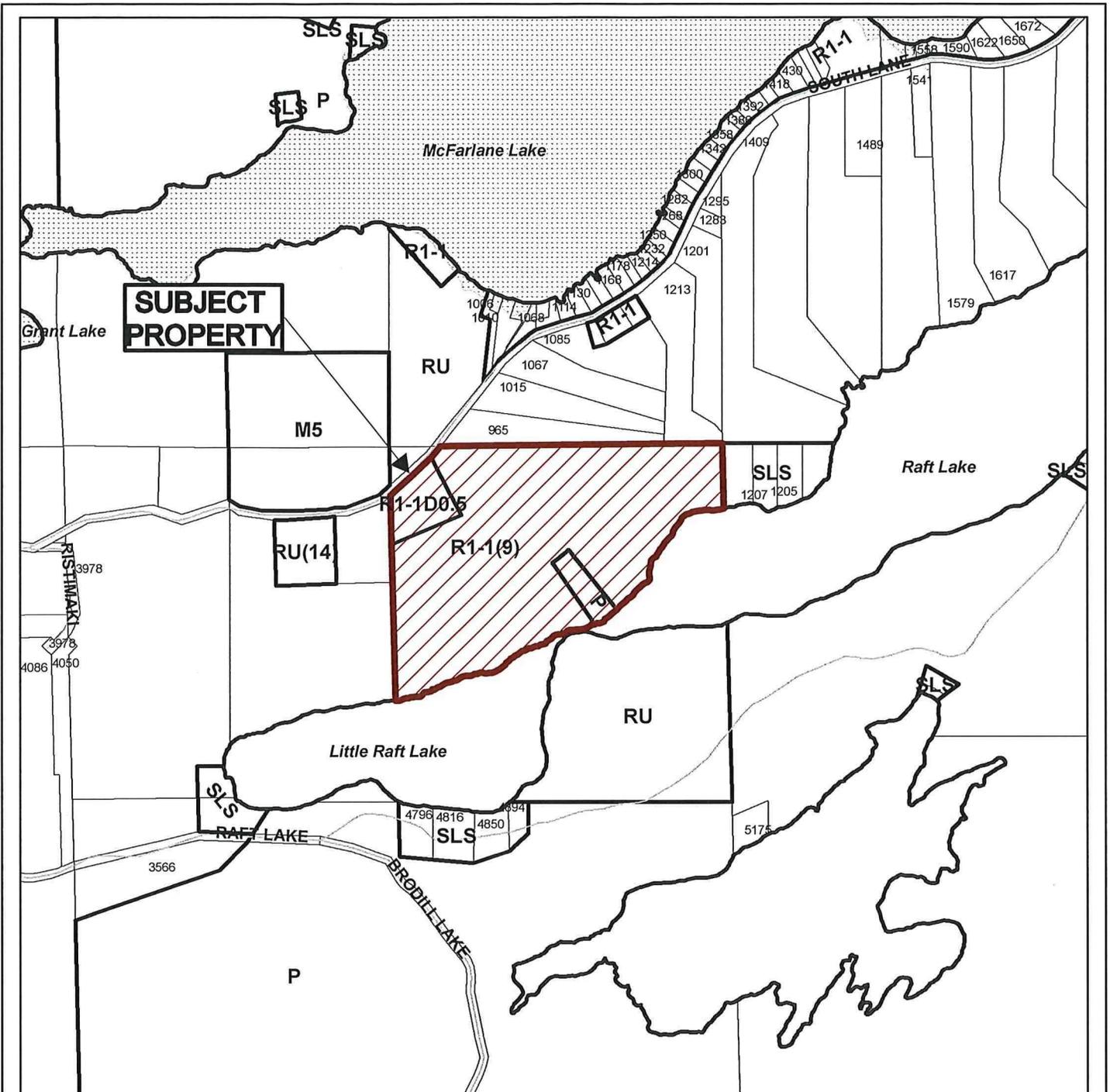
Processing Fees

The owner has provided the applicable processing fee in the amount of \$1,804.50. This amount was calculated as per [By-law 2020-26](#) being the Miscellaneous User Fees for Certain Services By-law that was in effect at the time the request to extend the draft approval was made by the owner.

Date: December 7, 2020

Summary:

The Planning Services Division have reviewed the request to extend the subject draft approval and have no objections to the requested extension for a period of three 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 of the subdivision. Appropriate changes where identified and explained within this report have been included in the Resolution section of this report and would now form part of the draft plan approval if approved by Council. The owner is also cautioned that future draft approval extensions may be subject to review under strengthened criteria embedded in the Official Plan through the City's Phase 2 Official Plan Review. The Planning Services Division therefore recommends that the application to extend the draft approval for the Raft Lake Subdivision for a period of three years until March 14, 2024, be approved as outlined in the Resolution section of this report.



**Growth and Development
Department**



Subject Property being part of PIN 73477-0216,
part of Pcl 9502 SES, Lot 2, Concession 3,
Township of Broder, South Lane Road ,
Sudbury, City of Greater Sudbury

Sketch 1
NTS

751-6/02-6 & 780-6/96003

Date: 2012 01 26

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 9502 S.E.S., Lot 2, Concession 3, Township of Broder, City of Sudbury, as shown on a plan prepared by Peter M. Bull, O.L.S., dated February 19th, 1996 and as revised June 5th, 1996.
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 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.
4. 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.
5. That the subdivision agreement be registered by the Municipality 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. 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.
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 2 years after registration.
9. Deleted.
10. That 5% of the land included in the subdivision be deeded to the City of Greater Sudbury for municipal park purposes in accordance with Section 51.1(1) of The Planning Act.
11. That Lots 11, 13, 14 and 15 be consolidated with Lot 12 into one lot on the final plan to the satisfaction of the Director of Planning Services. Should the Planning Services Division be advised by the Sudbury and District Health Unit that these lots are suitable for development on subsurface sewage disposal systems then the consolidation of these lands shall not be required.

12. That a Notice of Agreement be placed on title to all lots having water frontage whereby the owner shall agree that a natural vegetation buffer be maintained along the water's edge, to be measured horizontally 30 metres back from the normal high water mark. The existing vegetation and natural soil mantle within this buffer strip will be maintained in a natural state, except where traversed by access paths or walkways, or to accommodate a sewage disposal system in accordance with the requirements of a Certificate of Approval for a subsurface sewage disposal system.
13. That a Notice of Agreement be placed on title to all lots whereby the owner shall agree:
 - i) that any sewage system proposal made at the time of application for a Certificate of Approval be designed by a consulting engineer to the satisfaction of the Sudbury and District Health Unit.
 - ii) that they shall not demand municipal sewer and water services as specified by the General Manager of Growth and Infrastructure.
14. That all roadway design and final construction be established to the satisfaction of the General Manager of Growth and Infrastructure.
15. Deleted.
16. The owner shall be responsible to have a stormwater management report prepared to assess how the quality and quantity of stormwater will be managed for the subdivision development, in addition to the flows generated from upstream lands. The report shall establish how the quantity of stormwater generated within the subdivision will be controlled to pre-development levels for the 1:5, 1:100 and regional storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The quality of the stormwater must meet an "enhanced" level of protection as defined by the Ontario Ministry of the Environment.
17. That prior to signing of the final plan the developer shall submit a detailed Lot Grading Plan and subsequently enter into a Lot Grading Agreement which shall be registered on title of the property, to the satisfaction of the General Manager of Growth and Infrastructure. The detailed lot grading plan is to be 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 construction plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners as well as any required setbacks or buffer zones. 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.

18. That the subdivision agreement provide for improvements to South Lane Road adjacent to the proposed subdivision, including surface improvement, widening and street lighting to the satisfaction of the General Manager of Growth and Infrastructure. The developer will be responsible for 50% of the improvement cost to a maximum of \$50,000.00. The execution of the road work shall be determined by the General Manager of Growth and Infrastructure. Cost recovery shall be on a per lot basis at the time of lot transfer.
19.
 - i) Where it is the intent to provide potable water from an adjoining waterbody, the developer is to provide a report prepared by a professional engineer, licensed in the province of Ontario and experienced in drinking water systems, detailing the required treatment to provide potable water from a surface water source. The developer is required to establish a Potable Water Agreement for each property capable of using surface water as a potable water source referencing the recommendations put forth in the report to the satisfaction of the General Manager of Growth and Infrastructure.
 - ii) Where it is the intent to provide potable water from a well, the developer shall prove to the satisfaction of the General Manager of Growth and Infrastructure that an adequate quantity of potable water is available, and if water can only be made potable by treatment, an agreement with the City must be placed on title to clear this condition. Wells are to meet the requirements of Ministry of Environment Procedure D5-5 as a minimum as well as the following:
 - a. Prior to the signing of the final plan the owner is required to provide a deposit for corrective measures should groundwater supplies of adjacent properties be affected as a result of this subdivision. The deposit is to be calculated by the owner's engineer to the satisfaction of the General Manager of Growth and Infrastructure.
20. 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.
21. That prior to the signing of the final plan the City is to be advised by the owner that all provisions of the Environmental Assessment Act have been complied with.
22. That this draft approval shall lapse on March 14, 2021.
23. That prior to the signing of the final plan the Planning Services Division is to be advised by the Director of Legal Services/City Solicitor that Conditions 2., 3., 5., 6., 7., 8., 10., 11., 12, 13., 14., 15., 16., 17., 18., 19., 20., 24., 25. and 26. have been complied with to her/his satisfaction.

24. The revised draft plan shall be amended to show both cul-de-sacs with a 20 metre radius right-of-way.
25. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Growth and Infrastructure, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for the following items: storm and sanitary sewers, storm water management facilities, watermains, 20 -year design standard for roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable), and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor.
26. Prior to the signing of the final plan the owner shall undertake to provide a source of water on the subject lands for fire protection purposes to the satisfaction of the Fire Chief, Fire Division/Emergency Services Department.
27. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority.
28. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
29. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.
30. 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.
31. 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.
32. 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.

33. 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; and,
 - vi. Structural stability of exposed rock faces.

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.

34. Should the developer's schedule require to commence blasting and rock removal prior to the final subdivision plan 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.
35. As part of the submission of servicing plans, the owner shall have slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading 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.
36. The owner 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. The owner shall provide lands for said facilities as required by the City.
37. That prior to the signing of the final plan, the owners/applicants shall contact the Ministry of Natural Resources and Forestry (MNR), Sudbury District Office, and satisfy all requirements set out by the MNR under the Endangered Species Act. In addition, the owners/applicants shall, to the satisfaction of the Director of Planning Services, demonstrate that all requirements set out by the MNR under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands.
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.

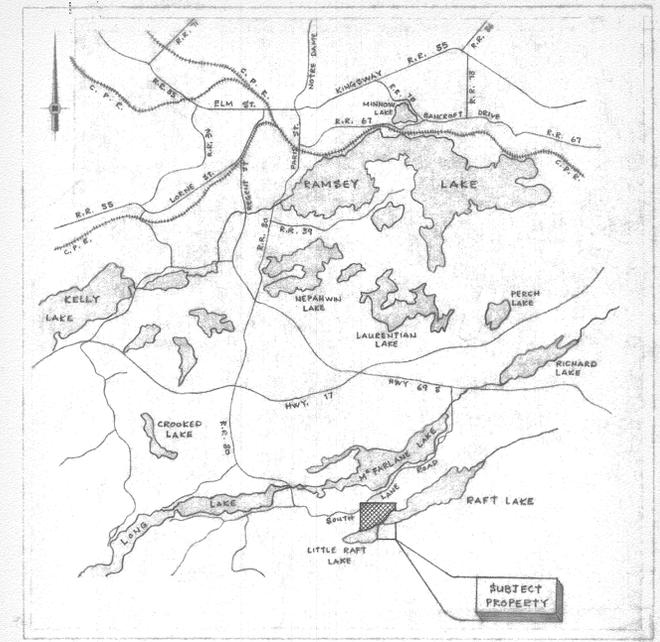
39. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
 - i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,
 - 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.
40. 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.
41. That the owner will provide an environmental impact study to determine whether the proposed development will have negative impacts on the water quality and aquatic ecology of Little Raft Lake. The report will identify whether the negative impacts can be mitigated and, if so, will recommend measures that should be followed to achieve the desired impact mitigation. The environmental study must include, but not be limited to, a lakeshore capacity assessment following provincial guidance.



DRAFT PLAN

OF PROPOSED SUBDIVISION ON
 PARCEL 9502 S.E.S.
 PART OF LOT 2, CONCESSION 3
 TOWNSHIP OF BRODER
 CITY OF SUDBURY
 REGIONAL MUNICIPALITY OF SUDBURY
 DISTRICT OF SUDBURY

CONTOUR INTERVAL = 2 m



KEY PLAN

Subject to the conditions, if any set forth
 in our letter dated March 14th, 1997
 this draft plan is approved under section
 51 of The Planning Act, R.S.O. 1990 this
14th day of March, 1997
D.P. LaPlante
 By-law # B3-140

RECEIVED
 JUNO 7 1996
 Planning and Development Department

ADDITIONAL INFORMATION

- AS REQUIRED BY SECTION 51 (17) OF THE 1994 PLANNING ACT
- a) AS SHOWN ON PLAN
- b) AS SHOWN ON PLAN
- c) AS SHOWN ON PLAN
- d) LOW DENSITY RESIDENTIAL ESTATE LOTS AREA = 1.0 HECTARES MINIMUM. AREA = 2.0 HECTARES MINIMUM WHERE FRONTING ON EXISTING PUBLIC ROADS.
- e) ESTABLISHED LOW DENSITY R-1 USES AND CROWN LAND TO THE NORTH, SOUTH WEST AND EAST. ESTABLISHED M-5 COMMERCIAL TO THE NORTH WEST.
- f) AS SHOWN ON PLAN
- g) AS SHOWN ON PLAN
- h) PRIVATE WATER SUPPLY
- i) SHALLOW TEST HOLES INDICATE THAT THERE IS AT LEAST A 450 mm TO 600 mm DEPTH OF SILTY SAND TILL OVERLYING BEDROCK OR BOULDERS.
- j) AS SHOWN ON PLAN
- k) GARBAGE COLLECTION, FIRE PROTECTION, POLICE, ETC
- l) AS SHOWN ON PLAN

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE MANNER IN WHICH THE LANDS SHOWN ON THIS PLAN ARE PROPOSED TO BE SUBDIVIDED AND REQUEST THE APPROVAL OF THE REGIONAL MUNICIPALITY OF SUDBURY.
 Feb 19/96 *[Signature]*
 DATE OWNER

SURVEYOR'S CERTIFICATE

I HEREBY 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.
 February 15, 1996 *[Signature]*
 DATE ONTARIO LAND SURVEYOR

DATE	REV. No.	DESCRIPTION	BY
JUNE 5, 1996	1	ROAD ALLOWANCES ADJUSTED	K.M.S.
RAFT LAKE SUBDIVISION			
SOUTH LANE ROAD			
Scale: AS SHOWN	Approved By: J.C.N.	Job No. 95200	Drawn By: K.M.S.
Date: JAN 1996			Revised:
DRAFT PLAN OF SUBDIVISION			
SPRIET ASSOCIATES		SUBBURY LONDON	
ENGINEERS ARCHITECTS		Drawing Number	

SITE PLAN
 SCALE 1 : 2000

November 10, 2020

Alex Singbush
Manager of Development Approvals
City of Greater Sudbury

Reference: File # 780-6/96003—Raft Lake Subdivision

Dear Mr. Singbush,

Thank you for contacting Canada Post regarding plans for a new subdivision in the City of Greater Sudbury.

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. Given the number and the layout of the lots in the subdivision, we have determined that 2 CMB(s) will be installed on 1 site(s). I recommend that the site be installed at the location below:
 - a. **Side of lot 4**

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,



Ray Theriault
Delivery Services Officer | Delivery Planning

PO BOX 8037 Ottawa T CSC
Ottawa, ON, K1G 3H6



Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)