

Request for Decision

Corsi Hill Subdivision, Sudbury

Presented To:	Planning Committee
Presented:	Monday, Jan 11, 2021
Report Date	Friday, Dec 11, 2020
Type:	Routine Management Reports
File Number:	780-6/16002

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 known as PIN 73588-0987, Part 1, Plan 53R-14036 Except Pt. 1, Plan 53R-17900 & Plan 53M 1356, Lot 8, Concession 2, Township of McKim, File 780-6/16002, as outlined in the report entitled "Corsi Hill Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 11, 2021, as follows:

a) By replacing the reference to 'Director of Planning' or 'Director of Planning Services of the City of Greater Sudbury' with 'Director of Planning Services' in Condition #2 and #30.

b) By replacing the reference to the 'General Manager of Infrastructure' or the 'General Manager of Infrastructure Services' or the 'General Manager of Public Works' with the 'General Manager of Growth and Infrastructure' in Condition #3, #20, and #24.

c) By replacing the reference to the 'Municipality' or 'City of Greater Sudbury' with the 'City' in Condition #4, #5, #6, #7, and #9.

d) By replacing Condition #11 with the following:

"11. That this draft approval shall lapse on January 15, 2024."

e) By replacing Condition #13 with the following:

"13. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers,

Signed By

Report Prepared By

Wendy Kaufman
Senior Planner
Digitally Signed Dec 11, 20

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Dec 11, 20

Recommended by the Division

Kris Longston
Manager of Community and Strategic Planning
Digitally Signed Dec 11, 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 14, 20

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Dec 18, 20

stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services and the Nickel District Conservation Authority. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor.”

f) By replacing Condition #15 with the following:

“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 building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the overland flow path. A lot grading agreement, if required, shall be registered on title, to the satisfaction of the Director of Planning Services and the City Solicitor, and the Nickel District Conservation Authority.”

g) By replacing Condition #16 with the following:

“16. 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 5 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 5 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.
- 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.
- 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 works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.”

h) By replacing the reference to ‘developers’ or ‘developers/owners’ with ‘owner’ in Conditions #14, 19, #29(a), (b) and (e), and #30(a)(ii).

i) By adding Note #1 following the Conditions of Draft Approval, for the owner’s information: “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 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 File # 780-6/16002, Corsi Hill, for a period of three years to January 15, 2024. The Planning Services Division is recommending approval of the application.

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. 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 \$60,000 in taxation revenue, based on the assumption of 9 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 \$164,000 based on the assumption of 9 single detached dwelling units and based on the rates in effect as of this report.

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).

Title: J. Corsi Developments Inc.

Date: December 7, 2020

Staff Report

Applicant:

J. Corsi Developments Inc.

Location:

PIN 73588-0987, Part 1, Plan 53R-14036, Except Part 1, 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim

Application:

To extend the draft approval of the nine-lot 2017 Corsi Hill subdivision plan. The subdivision is scheduled to lapse on April 15, 2021 and this is the first time an extension has been requested.

Proposal:

The owner is requesting that the draft approval for the above noted plan of subdivision be extended for a period of three years until January 15, 2024.

Background

J. Corsi Developments Inc. is the owner of the draft approved plan of subdivision on lands located at the north end of Corsi Hill in Sudbury. The City received a request from J. Corsi Developments Inc. on October 8, 2020 to extend the draft approval for a period of three years on those lands described as PIN 73588-0987, Part 1, Plan 53R-14036, Except Part 1, 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim. The draft approved plan of subdivision includes a total of 9 lots for single detached dwellings and two (2) blocks for open space use (Block 11 is to be transferred to the City).

The lands within the plan of subdivision are designated Parks & Open Space and are identified as a Comprehensive Planned Unit Development area. The lands are currently zoned 'OSP', Open Space Private.

The original concurrent rezoning application lapsed, File 751-6/16-21. A subsequent rezoning application, File 751-6/20-10, has recently been conditionally approved on the basis of the owner providing a survey that identifies the lands to be developed for single residential and open space purposes. Lots 1 to 9 are to be zoned 'R1-5(S)', Low Density Residential One Special with a site-specific provision requiring the lands to be subject to site plan control, Block 11 is to be zoned 'OSC', Opens Space Conservation, and Block 10 is to retain the current zoning.

The subdivision was revised in 2019 to reduce the parkland block to be dedicated to the City (Block 11), on the basis that the proposal would continue to preserve the natural landscape and would still exceed the City's minimum parkland dedication requirements. The most recent conditions of approval and the approved draft plan are attached.

A three-month extension was provided in order to accommodate the review of the proposed extension of draft plan approval. Staff has circulated the request to relevant agencies and departments for comment and is now bringing forward this report to extend the draft approval to January 15, 2024.

Title: J. Corsi Developments Inc.

Date: December 7, 2020

Departmental & Agency Circulation

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

Planning Considerations:

[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 the draft approval. At the time of an extension request Council will review draft plan conditions and may make appropriate modifications.

Over 2019 and 2020 the owner has worked to redraft the subdivision and rezone the lands. Staff are satisfied that the owner is making reasonable efforts towards developing the subdivision.

Draft Approval Conditions

Condition #11 should be deleted entirely and replaced with a sentence referring to January 15, 2024, as the revised date on which the subject draft plan approval shall lapse.

Conservation Sudbury has requested updating Condition #13 and #15 to clarify that certain required reports are subject to their review and approval, updating the title of a report in Condition #25, and requesting a Note be added at the end of the Conditions of Draft Approval to advise that there may be hazard(s) on-site that are identified during site development.

Infrastructure and Capital Planning Services has requested that Condition #16 regarding storm water management facilities be replaced with an updated condition requiring a storm water management report and associated plans to be prepared in accordance with specific criteria.

Housekeeping changes are recommended to ensure consistency in terminology when referring to the Director of Planning Services, the City, the owner, and the General Manager of Growth and Infrastructure.

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 sketches of the draft approved plan of subdivision for reference purposes.

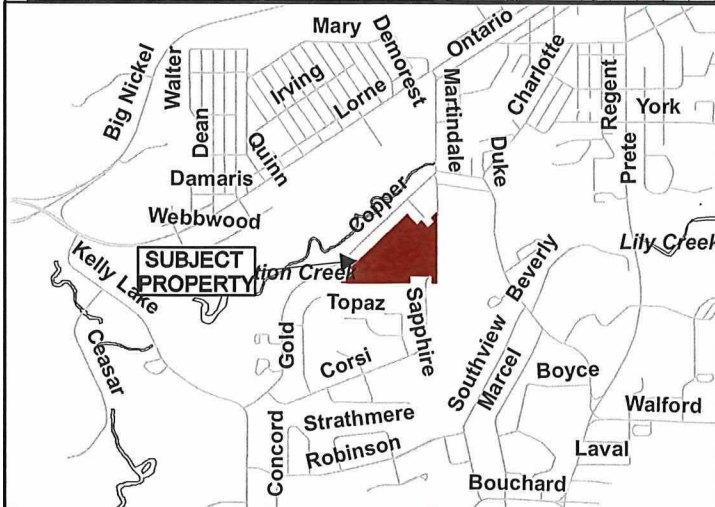
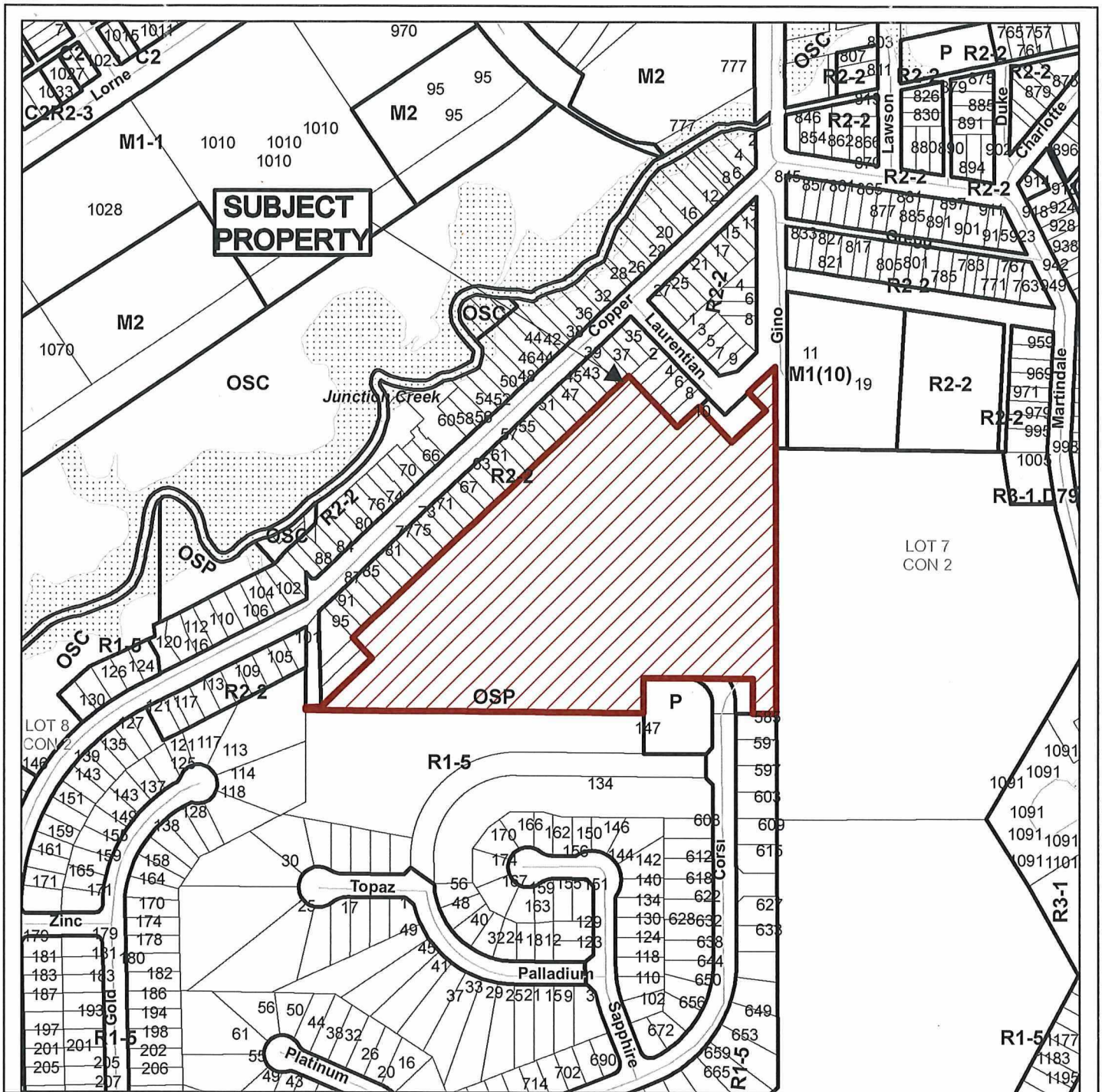
Title: J. Corsi Developments Inc.

Date: December 7, 2020

Summary

The Planning Services Division has 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 have been included in the Resolution portion 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 draft approval for the Corsi Hill subdivision for a period of three years until January 15, 2024, be approved as outlined in the Resolution section of this report.



Growth and Development Department

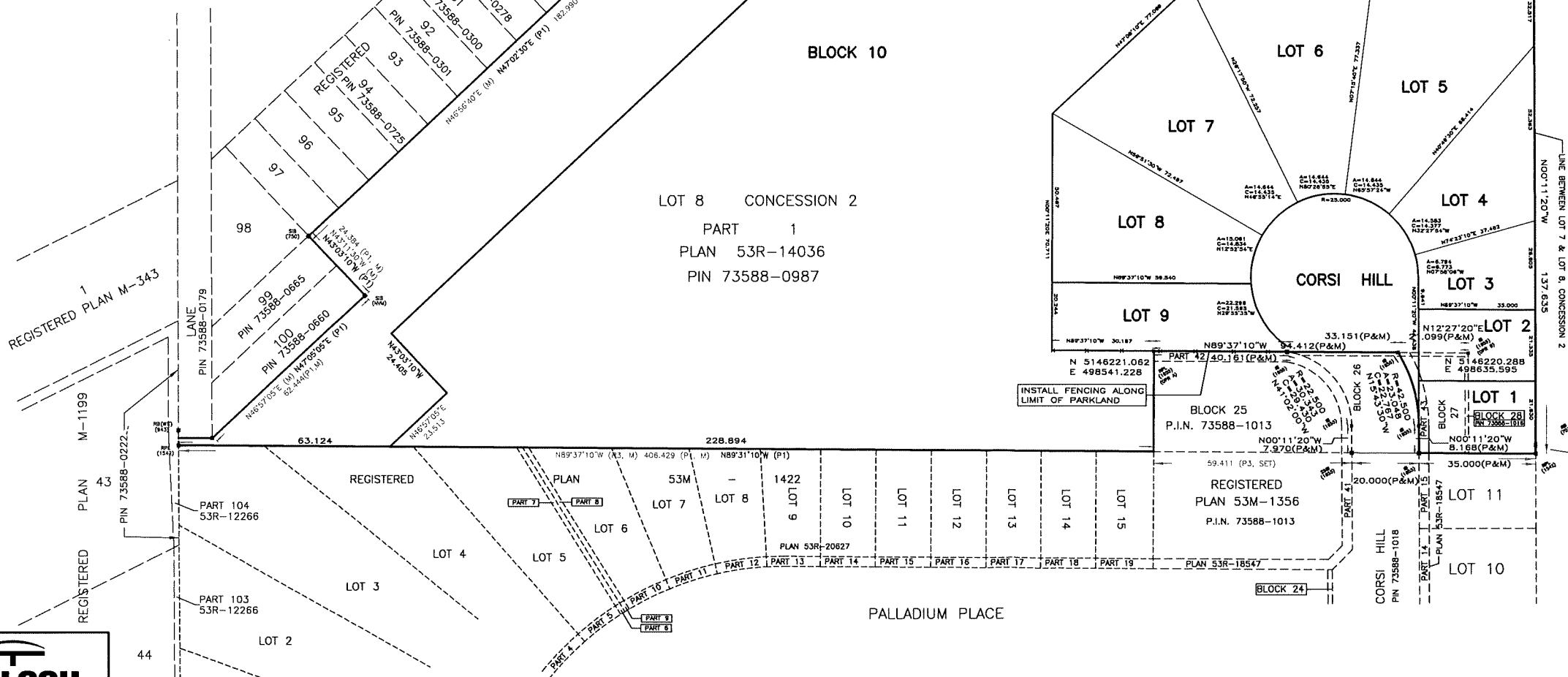
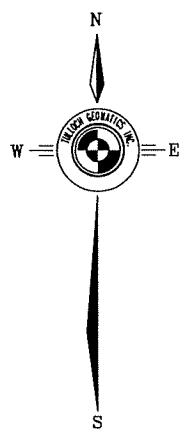
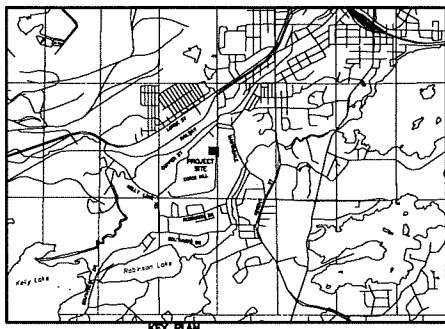


Subject Property being PIN 73588-0987,
Part 1, Plan 53R-14036, Except Pt. 1,
Plan 53R-17900 & Plan 53M-1356
Lot 8, Con 2, Twp of McKim,
Corsi Hill, Sudbury, CGS

NTS
Sketch 1

751-6/16-21 & 780-6/16002
Date: 2017 01 12

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 8, CONCESSION 2
AND
BLOCKS 27 & 28
REGISTERED PLAN 53M-1356
GEOGRAPHIC TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TERRY DEL BOSCO, O.L.S.
JUNE 3, 2019



OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	N 5146221.062	E 498541.228
ORP B	N 5146220.288	E 498635.595
001643124	N 5146330.992	E 501986.975
001643110	N 5144937.191	E 497553.203

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.99956045.

PART 4
PLAN 53R-14036

BLOCK B
REGISTERED PLAN M-99

ADDITIONAL INFORMATION

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

- A) AS SHOWN
B) AS SHOWN
C) AS SHOWN
D) NORTH: EXISTING R1 & VACANT LAND
E) SOUTH: EXISTING R1 AND PARKLAND
F) WEST: EXISTING R1 & VACANT LAND
G) EAST: VACANT LAND
H) AS SHOWN
I) AS SHOWN
J) EXISTING MUNICIPAL SUPPLY
K) SANDY SOILS, HEAVILY COVERED WITH MOSTLY
CONIFEROUS TREES AND SOME OPEN AREAS
L) AS SHOWN
M) SANITARY SEWER, MUNICIPAL WATER, POLICE, FIRE,
AMBULANCE ETC.
N) NONE

AREA OF LOTS 1 TO 9: 1.75±HECTARES
AREA OF BLOCK 10: 4.13±HECTARES
AREA OF BLOCK 11: 1.42±HECTARES
AREA OF APPLICATION = 7.30 ± HECTARES

LEGEND

- DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
RB DENOTES ROCK BAR
RPL DENOTES ROCK PLUG
M DENOTES MEASURED
S DENOTES SET
NVM DENOTES NO VISIBLE MARKINGS
WT DENOTES WITNESS MONUMENT
PROP DENOTES PROPORTIONED
PIN DENOTES PROPERTY IDENTIFIER NUMBER
1655 DENOTES TERRY DEL BOSCO, O.L.S.
107 DENOTES R. T. LAKE, O.L.S.
943 DENOTES D.W. ENDLEMAN, O.L.S.
1542 DENOTES J. A. COLE, O.L.S.
16 DENOTES REGISTERED PLAN 53M-1356
1 DENOTES NOT TO SCALE

ONTARIO LAND SURVEYOR

TERRY DEL BOSCO, O.L.S.
TULLOCH GEOMATICS
1942 REGENT STREET, UNIT L
SUDBURY, ONTARIO
P3E 5Y5

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.

DATE _____ TERRY DEL BOSCO, O.L.S.

OWNER

J. CORSI DEVELOPMENTS INC
1360 KELLY LAKE ROAD
SUDBURY, ONTARIO
P3E 5P4

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 _____ JOHN CORSI, PRESIDENT
J. CORSI DEVELOPMENTS INC
I HAVE THE AUTHORITY TO BIND THE CORPORATION



1942 REGENT STREET SUDBURY, ONTARIO
UNIT L P3E 5Y5 705-671-2295
FILE 192511 DRAFT PLAN JUNE 3, 2019

NOTE: DISTANCES SHOWN HEREON ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCALE 1 : 750



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

1. That this draft approval applies to the draft plan of subdivision of PIN 73588-0987, Part 1, Plan 53R-14036, Except Part 1, Plan 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim, as shown on a plan of subdivision prepared by Tulloch Geomatics Inc. and dated June 3, 2019.
2. 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.
3. 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.
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, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
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. That this draft approval shall lapse on April 15, 2021.
12. 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.
13. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor.

14. That the developer prepare a sediment control plan for the construction phase of the project to the satisfaction of the Nickel District Conservation Authority and the 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 building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the overland flow path. A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and the City Solicitor.
16. Prior to the submission of servicing plans, the owner shall have a Stormwater Management Report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed Subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the Stormwater Management Report.
17. 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.
18. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
19. That the developer 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 Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

20. 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 Public Works. Suitable provisions shall be incorporated in the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.
21. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
22. The owner provides 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 born totally by the owner.
23. The owner provides 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 born totally by the owner.
24. Draft approval does not guarantee an allocation for water or sewer capacity. Prior to the signing of the construction drawings for each phase, the Director of Planning Services is to be advised by the General Manager of Infrastructure Services that sufficient sewage treatment capacity and water capacity exist to service the development.
25. 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 and 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.
26. The owner agrees to provide the required geotechnical 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.

27. The proposed subdivision roadways are to be built to urban standards, including curb and gutter, storm sewers, maximum 8% road grades and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
28. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Canada Post, Greater Sudbury Hydro Inc. or Hydro One, Bell, Union Gas, and Eastlink (as applicable). This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
29. The property will require a subdivision agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:
 - a) 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.
 - 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:
 - 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
 - vi) 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.
30. The owner shall complete to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post:
- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) That the 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 on any home sales.
 - b) The owner further agrees to:
 - i) Install concrete pads 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 subdivision. Provide curb depressions at the community mailbox site location(s). These are to be 2 meters 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.
31. Block 11 shall be transferred to the City for the purposes of stormwater management and open space conservation.
32. That the owner shall make a \$600.00 cash contribution to the City, to the satisfaction of the Director of Planning Services, to plant tree and shrub seedlings, as required by policy 9.4.2 of the City's Official Plan, to replace plantings previously made on the subject lands by the City's Regreening Program in 1983 and 1987.

33. That in accordance with Section 59(4) of the Development Charges Act, a notice 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.