

Request for Decision

Sunrise Ridge Subdivision, Sudbury

Presented To:	Planning Committee
Presented:	Monday, Jan 11, 2021
Report Date	Monday, Dec 14, 2020
Type:	Referred and Deferred Matters
File Number:	780-6/04007

Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a draft plan of subdivision on those lands described as PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim, File # 780-6/04007, as outlined in the report entitled "Sunrise Ridge Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on December 14, 2020, as follows:

1. By adding the following words at the end of Conditions #13 & #14: "The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement."
2. By adding the following words at the end of Condition #14: "The geotechnical engineer will be required to address Ontario Regulation 406/19: On-Site and Excess Soil Management when the regulation comes into force."
3. By deleting Condition #30 and replacing it with the following: "30. That this draft approval shall lapse on October 29, 2023.";
4. By deleting Conditions #35 and #37 entirely;
5. By adding a new Condition #35 as follows: "35. That the owner agrees to financially contribute to the cost associated with the overflow channel from the existing stormwater management pond on Block 39, Plan 53M-1374 to the northerly limit of Block 39, and to decommission the outlet on the westerly side of the stormwater management in the amount of \$511,236 (\$511,236/66 lots = \$7,746/lot) as per design cost estimates to be recovered on a per-lot charge on the remainder of the lots to be developed at the time of registration of future subdivision phases. Per the Junction Creek Sub-watershed Study and Stormwater Master Plan the option to outlet the pond to the north was not favorable for overall watershed flooding issues. The study recommends the purchase of homes on Mountain Street below the existing pond outlet, which has taken place, and these funds will be used toward

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

Stephen Monet
Manager of Environmental Planning Initiatives
Digitally Signed Dec 14, 20

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Dec 14, 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 14, 20

that effort and the construction of a community park in the area of those homes.”

6. By deleting Condition #39 entirely;

7. By adding a new Condition #43 as follows: “43. The owner shall provide to Conservation Sudbury a soils report authored by a qualified professional attesting to the suitability of the soils for the proposed construction of Lots 82, 83, 84, 85, 86, 122 and 123 and the extension of Fieldstone Drive as shown on the Sunrise Ridge Subdivision plan prepared by D.S. Dorland Ltd. This report must be to the satisfaction of Conservation Sudbury.”

8. By adding a new Condition #44 as follows: The development shall 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 owner/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 the 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 owner/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.

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 Sunrise Ridge draft approved plan of subdivision in the community of Sudbury for a period of three years until October 29, 2023. 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 standard draft approval conditions, with respect to blasting and rock removal be included in the draft approval conditions. Building Services is also requesting that Condition #14 be updated to reflect the development having regard for Ontario Regulation 406/19, with respect to on-site and excess soil management. Conservation Sudbury notes that occasionally there are unidentified hazards located throughout watersheds. In the case of the Sunrise Ridge draft approved plan of subdivision, there are small wetlands located on the lands. As a result of the wetlands being present, Conservation Sudbury is recommending that a Soils Report prepared by a qualified professional addressing the suitability of soils for the proposed development be prepared and submitted for review. Conservation Sudbury also notes that any works occurring within a regulated area under Ontario Regulation 156/06 will require a permit pursuant to Section 28 of the Conservation Authorities Act.

The City's Drainage Section notes that the owner should be required to financially contribute to the costs associated with the overflow channel from the existing stormwater management pond on Block 39, Plan 53M-1374 to the northerly limit of Block 39, and to decommission an existing outlet through a per-lot charge on the remainder of the lots to be developed at the time of registration of future subdivision phases. Environmental Planning Initiatives has advised that the owner, prior to vegetation removal or other site alteration on the subject lands, is to consult with the Ministry of the Environment, Conservation and Parks to ensure that all requirements set out by the Province of Ontario under the Endangered Species Act have been satisfied. Other housekeeping changes 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 October 29, 2023. 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 \$442,000 in taxation revenue, based on the assumption of 66 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 \$1,200,000 based on the assumption of 66 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).

Date: November 16, 2020

Staff Report

Applicant:

Saldan Developments Ltd.

Location:

PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim (Sunrise Ridge Subdivision, Sudbury)

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on October 28, 2004. The draft approval was most recently extended by the City's Planning Committee on November 20, 2017 through Resolution PL2017-185, which was ratified by Council on December 12, 2017. There has been one administrative extension issued by the Director of Planning Services having the effect of establishing a new lapsing date of January 29, 2021, in order to allow for agencies and departments to complete their review of the current extension request.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until October 29, 2023.

Background:

The City received a written request via email from Saldan Developments Ltd. on October 6, 2020, to extend the draft approval on a plan of subdivision for a period of three years on those lands described as PIN 02132-1366, Part of Lot 4, Concession 4, Township of McKim. The draft approved plan of subdivision was initially approved by Council for a total of 152 single-detached dwelling lots to the east of Mont Adam Street in the community of Sudbury. At the time of writing this report, there are 66 remaining and unregistered lots in the draft approved plan of subdivision. The lands are to be accessed via Sunrise Ridge Drive and the future extensions of North Field Crescent, Fieldstone Drive and Kingsview Drive.

The draft approval is set to expire again on January 29, 2021, following a three month administrative extension that was issued by the Director of Planning Services in order to afford sufficient time for the proper review of the extension request. Staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to October 29, 2023.

Departmental & Agency Circulation:

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

Building Services has requested that Condition #24 be updated to reflect current standard draft approval conditions with respect to blasting and rock removal. Building Services is also requesting that Condition #14 be updated to reflect the development having regard for [Ontario Regulation 406/19](#) with respect to on-site and excess soil management.

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 reference purposes.

Date: November 16, 2020

Conservation Sudbury notes that occasionally previously unidentified hazards are located throughout a watershed and that in the case of the Sunrise Ridge draft approved plan of subdivision there are small wetlands on the lands. As a result of the wetlands being present, Conservation Sudbury is recommending that a Soils Report prepared by a qualified professional addressing the suitability of soils for the proposed development of Lots 82 to 86 and 122 and 123 be prepared and submitted for review. Conservation Sudbury also notes that any works occurring within a regulated area under [Ontario Regulation 156/06](#) will require a permit pursuant to Section 28 of the [Conservation Authorities Act](#).

Development Engineering has noted that the last phase of the Sunrise Ridge Subdivision was registered in October 2014 and since this time no submissions have been made by the owner with respect to the next phase. Development Engineering otherwise advises that all current draft approval conditions are suitable and that they have no concerns with the requested extension at this time.

The City's Drainage Section notes that the owner should be required to financially contribute to the costs associated with the overflow channel from the existing stormwater management pond on Block 39, Plan 53M-1374 to the northerly limit of Block 39, and to decommission the outlet on the westerly side of the stormwater management in the amount of \$511,236 (\$511,236/66 lots = \$7,746/lot) as per design cost estimates to be recovered on a per-lot charge on the remainder of the lots to be developed at the time of registration of future subdivision phases. Per the Junction Creek Sub-watershed Study and Stormwater Master Plan the option to outlet the pond to the north was not favorable for overall watershed flooding issues. It should be noted that the Sub-watershed Study recommends the purchase of homes on Mountain Street below the existing pond outlet, which has taken place, and that these funds will be used toward that effort and the construction of a community park in the area of those homes.

Environmental Initiatives notes there are no significant environmental concerns arising from the development proposal that are not already addressed by the draft approval conditions. Condition #39 is not required and should be removed. 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](#).

Roads, Traffic and Transportation have noted that there are on-going concerns from nearby residents with respect to speeding in the subdivision. It is recommended that traffic calming measures be incorporated into the design of the remaining phases of the development to reduce operating speeds.

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 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 October 28, 2004, and at the time of writing this report there are 66 remaining lots within the draft approved Sunrise Ridge Subdivision. To date, there have been 86 urban residential lots created within the Sunrise Ridge Subdivision. The most recent phase of the subdivision was registered on October 29, 2014, when Plan 53M-1418 was registered. This most recent phase included 11 urban residential dwelling lots having frontage on North Field Crescent and Kingsview Drive.

Date: November 16, 2020

The owner did note in their draft approval extension request that they remain committed to fully developing the subdivision and are currently working on a design for the next phase of the Sunrise Ridge Subdivision.

Draft Approval Conditions

Condition #30 should be deleted entirely and replaced with a sentence referring to October 29, 2023, as the revised date on which the subject draft plan of subdivision approval shall lapse.

Building Services has requested that Condition #14 be updated to reference the development having regard for [Ontario Regulation 406/19](#) with respect to on-site and excess soil management. Standard conditions related to blasting and the removal of rock are also proposed to be added to the draft approval via new Conditions #44 to #48.

Conservation Sudbury has requested a new Condition #43 addressing the presence of wetlands on the subject lands and the requirement that a soils report addressing soils suitability on the lands be prepared and submitted for review and approval prior to any future phases of the Sunrise Ridge Subdivision proceeding to registration.

The City's Drainage Section has requested that Conditions #35 and #37 be deleted and consolidated into a new and comprehensive drainage conditions addressing stormwater management infrastructure needs for future phases of the Sunrise Ridge Subdivision. This requested change is reflected in the Resolution section of this report through the deletion of both Conditions #35 and #37 in favour of a newly worded Condition #35.

While requiring no changes to the existing conditions, Roads, Traffic and Transportation have noted that there are ongoing concerns from nearby residents with respect to speeding in the subdivision. It is anticipated that the normal phase design and registration process can be utilized in order to incorporate traffic calming measures into the remaining phases of the development with the goal being to reduce operating speeds.

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.

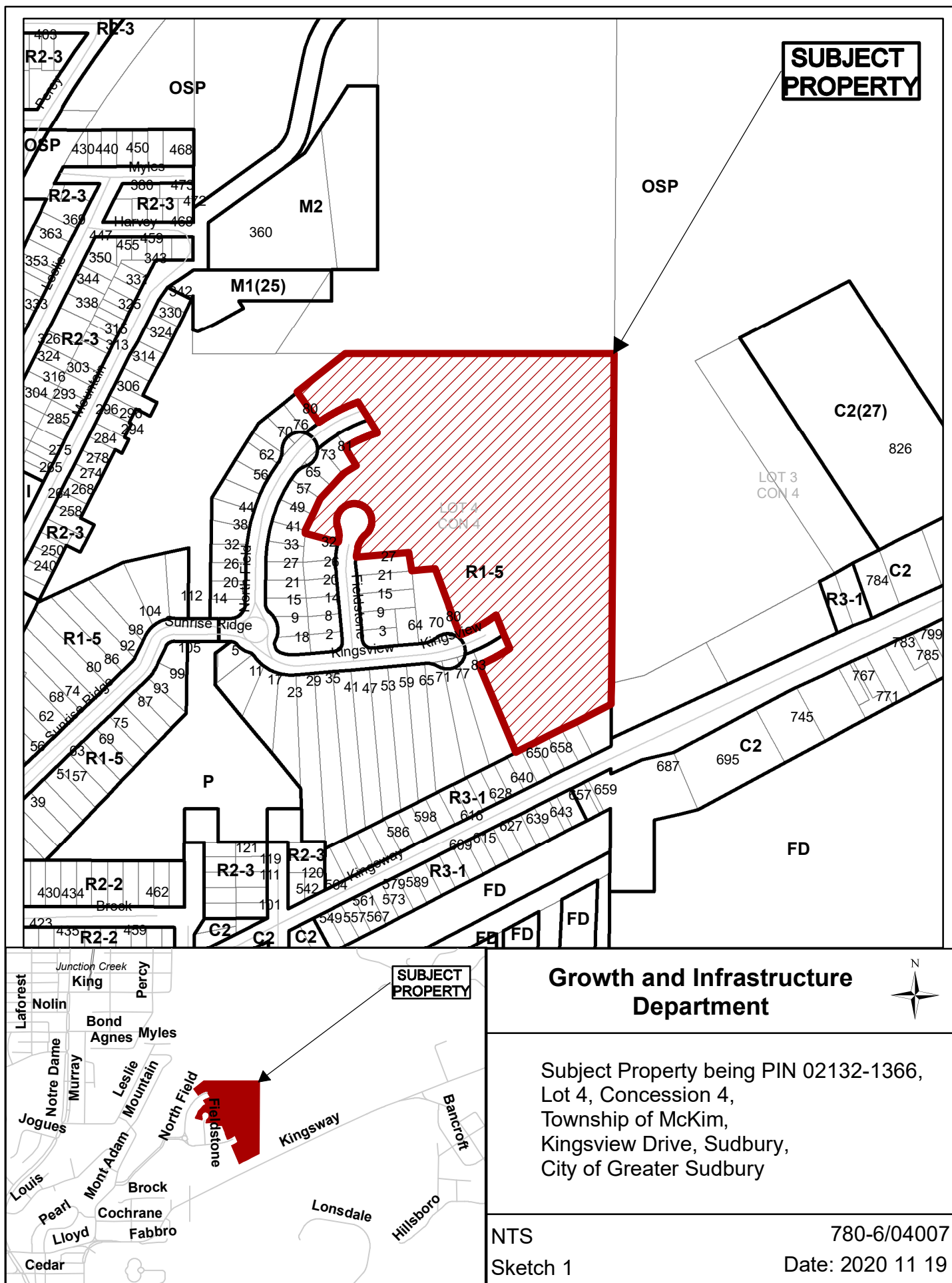
The existing draft approval conditions are attached to this report along with a copy of the draft approved plan of subdivision for reference purposes.

Processing Fees

The owner has provided the applicable processing fee in the amount of \$2,813.75. 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.

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 were 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 Planning Services Division therefore recommends that the application to extend the draft approval for the Sunrise Ridge Subdivision for a period of three years until October 29, 2023, be approved as outlined in the Resolution section of this report.



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

1. That this draft approval applies to the draft plan of subdivision of P.I.N. 02123-1085, P.I.N. 02132-0264 & P.I.N. 02132-1104 and Part of Lot 19, Plan M-7B in Lot 4, Concession 4, Township of McKim as shown on a plan of subdivision prepared by D.S. Dorland, O.L.S., dated April 28th, 2004.
2. That the streets 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 an Ontario Land Surveyor that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-law 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 and systems, storm sewers, stormwater management facilities and drainage, and the installation of services.
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 cash in lieu of, and/or lands representing 5% of the lands included in the plan of subdivision be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 of The Planning Act.

10. 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.
11. The construction of roads shall satisfy the standard requirements of the City of Greater Sudbury with the exception of permitting road construction on Sunrise Ridge Drive and South View Crescent at 9% maximum grade. Each 9% section shall have a maximum length of approximately 50 metres.
12. A corner radius for all intersecting streets of 9.0 m shall be provided and rock removed from all site triangles to the satisfaction of the General Manager of Growth and Infrastructure.
13. The owner shall provide a detailed lot grading plan for all proposed lots as described in comments from the Growth and Infrastructure Item # 2 in the staff report of October 8, 2004, to the satisfaction of the General Manager of Growth and Infrastructure. A lot grading agreement, if required, shall be registered on title, to the satisfaction of the Director of Planning Services and the City Solicitor.
14. Prior to the submission of servicing plans the owner shall, to the satisfaction of the General Manager of Growth and Infrastructure and the Chief Building Official, provide a soils and ground water report prepared by a geotechnical engineer licensed in the Province of Ontario, as described in comments from the Growth and Infrastructure Department Item # 3 in the staff report of October 8, 2004, to the satisfaction of the General Manager of Growth and Infrastructure. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor.
15. 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 servicing plans as described in comments from the Growth and Infrastructure Item # 4 in the staff report of October 8, 2004, to the satisfaction of the General Manager of Growth and Infrastructure.
16. Prior to the submission of servicing plans, the owner shall have a storm water management report, and plan, prepared by a consulting engineer with a valid certificate of authorization as described in comments from the Growth and Infrastructure Item # 5 in the staff report of October 8, 2004, to the satisfaction of the General Manager of Growth and Infrastructure. All storm water management facilities shall be approved, constructed, and lands for said facilities dedicated to the City, prior to the initial acceptance of roads and sewers.

17. The proposed roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
18. The owner shall provide a water booster station to supply sufficient water pressure, and a dual watermain connection from the booster station through the proposed street titled Sunrise Ridge Drive so as to provide a continuous watermain loop system to the satisfaction of the General Manager of Growth and Infrastructure.
19. The owner shall undertake to design and locate permanent safety fencing on the subdivision grading plan in locations, and as necessary, to the satisfaction of the General Manager of Growth and Infrastructure and the Director of Legal Services/City Solicitor. Temporary site safety fencing shall be in place during construction of the subdivision, as necessary, at rock faces and at steep slopes in accordance with provincial safety standards and requirements.
20. The proposed street titled Sunrise Ridge Drive shall be constructed as a divided urban collector roadway complete with a centre median boulevard and sidewalk along the north side. The proposed street titled North View Crescent shall be constructed to urban collector standards and designed to accommodate a future easterly connection to the Kingsway.
21. A 1.5 metre wide concrete sidewalk shall be constructed on the proposed streets titled Sunrise Ridge Drive and North View Crescent.
22. A 23 metre wide road allowance will be established for the proposed street titled Sunrise Ridge Drive to provide for two six (6) metre wide roadways, and a three (3) metre wide boulevard, to the satisfaction of the General Manager of Growth and Infrastructure.
23. No exposed rock cuts will be allowed within the subdivision, and all exposed rock will be removed from the road allowances to the satisfaction of the General Manager of Growth and Infrastructure.
24. The owner shall undertake to retain a geotechnical engineer licensed in the Province of Ontario to inspect the New Sudbury Rock Tunnel and prepare a report on the potential effect of blasting rock on said tunnel, as described in comments from the Growth and Infrastructure Department Item # 17 in the staff report of October 8, 2004, to the satisfaction of the General Manager of Growth and Infrastructure.

25. The owner shall be required to have a clause in all purchase and sale agreements for Lots 5, 6, 7, 8, 28, 29 and 30 and a notice on title for said lots that the New Sudbury Sanitary Rock Tunnel traverses underneath the subject lot to the satisfaction of the Director of Legal Services/City Solicitor.
26. The owner shall undertake to conduct pre-blasting surveys on all residences and infrastructure at the boundary of the subdivision adjoining the Kingsway, Brock Street, Mountain Street, Kitchener Street and the un-open portion of Argyle Avenue, and provide copies of the said survey to the City, all to the satisfaction of the General Manager of Growth and Infrastructure.
27. The owner shall, to the satisfaction of the General Manager of Growth and Infrastructure, provide a report from a consulting engineer with a valid certificate of authorization that stormwater management, provision of water and sanitary sewer service, lot grading and drainage and the protection of in place housing and infrastructure from blasting can be accomplished as one (1) continuous phase, or for each of the proposed four (4) phases.
28. Prior to the submission of servicing plans for any phase of the subdivision the owner shall provide required soil, stormwater, water, sanitary sewer and lot grading master planning reports, and plans, to the General Manager of Growth and Infrastructure.
29. Prior to the signing of the final plan the owner shall satisfy Canada Post with respect to mail delivery facilities for the subdivision.
30. That this draft approval shall lapse on January 29, 2021.
31. Deleted.
32. Draft approval does not guarantee an allocation of water or sanitary sewer capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Growth and Infrastructure that sufficient water and sanitary sewer capacity exists to service the development.
33. 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, 9 and 25 have been satisfied.

34. The owner shall transfer title on an 11 metre wide block immediately to the north of Lot 9, Plan 53M-1374, extending from North Field Crescent to the storm water management pond block, to the City for drainage purposes and the owner shall engineer and construct an overflow channel from Northfield Crescent to the storm water pond to the satisfaction of the General Manager of Growth and Infrastructure on the said block.
35. The owner shall provide the City with a 50 percent contribution towards the costs on the future construction of a flood barrier wall at the storm water pond site in Block 39, Plan 53M-1342 to the satisfaction of the General Manager of Growth and Infrastructure.
36. That prior to the registration of any phase of the plan after the registration of Plan 53M-1374, the City of Greater Sudbury shall be satisfied with the design and construction of the storm water management pond in Block 39, Plan 53M-1342, and shall have assumed the storm water management pond located in Block 39, Plan 53M-1342, all to the satisfaction of the General Manager of Growth and Infrastructure.
37. That the owner agree to construct and or financially contribute 100 percent of the construction of an overflow channel from the existing storm water management pond on Block 39, Plan 53M-1374, to the northerly limit of Block 39, and to decommission the outlet on the westerly side of the storm water management pond, all to the satisfaction of the General Manager of Growth and Infrastructure.
38. That prior to the registration of more than eleven lots after April 30, 2012, the owner shall have prepared a report assessing the feasibility of redirecting storm water flows from the remaining unregistered portion of the draft plan to the north or east, such that they no longer drain to the storm water management pond on Block 39, Plan 53M-1342, and said report shall be to the satisfaction of the General Manager of Growth and Infrastructure.
39. That prior to the signing of the final plan, the owners/applicants shall contact the Ministry of Natural Resources and Forestry (MNRF), Sudbury District Office, and satisfy all requirements set out by the MNRF 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 MNRF under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands.

40. 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.
41. 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.
42. 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.

Additional Notes: for information purposes only.

1. The staff report of October 8th, 2004 noted in the above conditions of approval may be referenced on the City of Greater Sudbury's website at www.planningsudbury.com.

October 23, 2020

Alex Singbush
Manager of Development
City of Greater Sudbury

Reference: File # 780-6/04007—Sunrise Ridge 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 5 CMB(s) will be installed on 2 site(s). These sites are listed below.
3. a-2 boxes on side of lot 56 or 87
4. b-3 boxes on side of lot 124

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



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)