

**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.