

Request for Decision

Dalron Construction Ltd. - Application to extend a draft approved plan of subdivision approval, Parcel 49532 SES, Lots 163-165, Plan M-423, Lot 2, Concession 2, Township of McKim (Twin Lakes Subdivision, Sudbury)

Presented To:	Planning Committee
Presented:	Monday, Jun 22, 2020
Report Date	Friday, May 08, 2020
Type:	Routine Management Reports
File Number:	780-6/03001

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 Parcel 49532 SES, Lots 163-165, Plan M-423, Lot 2, Concession 2, Township of McKim, File #780-6/03001, as outlined in the report entitled "Dalron Construction Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 22, 2020, upon payment of the processing fee in the amount of \$910.58 as follows:

1.By deleting "50.(1)" in Condition #8 and replacing it with "50.1(1)";

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

"10. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. The report should also include design information and recommend construction procedures for storm and sanitary sewers, storm-water management facilities, water-mains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. In addition, included in this report must be details regarding remove of substandard soils, if any, and placement of engineered fill, if required, for the construction of new residential dwellings. 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 also be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor.";

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed May 8, 20

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed May 8, 20

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed May 11, 20

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Jun 4, 20

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Jun 5, 20

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jun 8, 20

3. By deleting Condition #11 and replacing it with the following:

“11. The owner shall provide, to the satisfaction of the General Manager of Growth and Infrastructure, the Director of Planning Services and the Nickel District Conservation Authority, a detailed Lot Grading and Drainage Plan prepared, signed, sealed, and dated by a professional civil engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. A lot grading agreement shall be registered on title, if required, to the satisfaction of Director of Planning Services and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.”;

4. By deleting Condition #12 and replacing it with the following:

“12. As part of the submission of servicing plans, the owner/applicant shall have rear yard slope treatments designed by a geotechnical engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, incorporated into the plans at locations required by the General Manager of Growth and Infrastructure. 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.”;

5. By deleting Conditions #13, #14, #39 and #40 and #41;

6. By deleting Condition #20 entirely and replacing it with the following:

“20. That this draft approval shall lapse on March 24, 2021.”;

7. By deleting Condition #26 and replacing it with the following:

“26. The owner/applicant shall provide Utilities Servicing Plans, designed by a consulting engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots, to the satisfaction of the Director of Planning Services. The utilities servicing plan, at a minimum, shall show the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Eastlink and Canada Post. This plan must be provided prior to construction of any individual phase. The owner/applicant shall be responsible for all costs associated with the installation of said services.”

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

“27. The owner is to provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure Services. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner”;

9. By deleting Condition #28 and replacing it with the following:

“28. The owner/applicant is to provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure Services. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner/applicant.”;

10. By deleting Condition #29 and replacing it with the following:

“29. The owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan. The Siltation Control Plan must show the location and types of sediment and erosion control measures to be

implemented. The siltation controls 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 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. 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. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority.”

11. By adding a new Condition #44 as follows:

“44. 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.”;

12. By adding a new Condition #45 as follows:

“45. A storm-water management report and associated plans must be submitted by the owner’s consulting engineer for approval by the City to the satisfaction of the General Manager of Growth and Infrastructure. The report must address the following requirements:

- a) 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 two year design storm. The permissible minor storm discharge from the subject development must be limited to 20% below the existing pre-development site runoff resulting from a two 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;
- b) 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 20% below the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;
- c) “Enhanced” level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- d) Storm-water management must follow the recommendations of the Ramsey Lake Sub-watershed Study;
- e) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;
- f) 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;
- g) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties;
- h) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted; and,

i) The owner shall be responsible for the design and construction of any required storm-water management works as part of the servicing plans for the subdivision and the owner shall dedicate the lands for storm-water management works as a condition of this development.”;

13. By adding a new Condition #45 as follows:

“45. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner/applicant.”; and,

14. By adding a new Condition #46 as follows:

“46. The owner shall provide Master Servicing Plans to the satisfaction of the General Manager of Growth and Infrastructure for both the sanitary and storm sewer as well as water-mains as they pertain to the new subdivision layout. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development.”

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 Twin Lakes draft approved plan of subdivision (File # 780-6/03001) in the community of Sudbury for a period of one year until March 24, 2021. 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 one year. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval. Development Engineering and the City’s Drainage Section have both requested that several conditions be updated to reflect current standard draft approval condition practices in terms of the infrastructure that will be required to facilitate development of the Twin Lakes subdivision. Building Services requested that standard draft approval condition wording as it relates to geotechnical requirements be updated. Environmental Initiatives notes there are no significant environmental concerns that are not already addressed in the draft approval conditions. Further to this, the owner has now been advised that prior to vegetation removal or other site alteration on the subject lands they are 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.

The Planning Services Division is recommending approval of the application to extend the draft approved plan of subdivision. 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 \$470,000 in taxation revenue, based on the assumption of 72 single family dwelling units at an estimated assessed value of \$500,000 per dwelling unit at the 2019 property tax rates.

In addition, this development would result in total development charges of approximately \$1.28 million based on the assumption of 72 single family dwelling units 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: April 15, 2020

STAFF REPORT

Applicant:

Dalron Construction Ltd.

Location:

Parcel 49532 SES, Lots 163-165, Plan M-423, Lot 2, Concession 2, Township of McKim (Twin Lakes Subdivision, Sudbury)

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on March 24, 2004. The draft approval was most recently extended by Council on May 30, 2017, until March 24, 2020, for a plan of subdivision on those lands described as Parcel 49532 SES, Lots 163-165, Plan M-423, Lot 2, Concession 2, Township of McKim (ie. Twin Lakes Subdivision). Two administrative extensions have been issued by the Director of Planning Services having the effect of establishing a new lapsing date of September 24, 2020, in order to allow for agencies and departments to complete their review of the request. The most recent administrative extension was granted in order to also afford staff the opportunity to schedule the item to a meeting of Planning Committee that is appropriate given the emerging and changing best practices for scheduling meetings due to the Covid-19 global pandemic.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of one year until March 24, 2021.

Background:

The City received a written request from Dalron Construction Ltd. on January 7, 2020, to extend the draft approval on a plan of subdivision for a period of one year on those lands described as Parcel 49532 SES, Lots 163-165, Plan M-423, Lot 2, Concession 2, Township of McKim. The draft approved plan of subdivision was initially approved by Council for a total of 72 urban residential lots to the north of South Bay Road and to the south of Bethel Lake in the community of Sudbury. The lots are to be accessed from Lakewood Drive and South Bay Road. Staff notes that no phases of the draft approved plan of subdivision have been registered since the initial draft approval granted by Council on March 24, 2004.

The draft approval is set to expire again on September 24, 2020 following two administrative extensions. Staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to March 24, 2021.

Departmental & Agency Circulation:

Active Transportation, Nickel District Conservation Authority, Operations, Roads, Traffic and Transportation, and Transit Services have each advised that they have no concerns from their respective areas of interest.

Building Services has no objections the draft approval extension request. It is however being recommended that Condition #10, which addresses geotechnical requirements be amended to add that a soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor.

Date: April 15, 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 reference purposes.

Development Engineering notes that no construction drawings have been received with respect to the draft approved plan of subdivision since May 2013. Conditions #10, #11 and #29 should be amended to provide clarification on the required geotechnical report, lot grading plan and siltation control plan. Conditions #12, #26, #27 and #28 require updating to reflect current and standard draft approval conditions. It is also recommended conditions be added or updated which address the design and provision of lands for storm-water management purposes, standard street-lighting requirements and a condition that a Master Servicing Plan be provided addressing sanitary sewer, storm sewer and water-mains as they pertain to the overall intended final subdivision layout.

The City's Drainage Section has requested that Conditions #13, #14, #39 and #40 be deleted and replaced with one comprehensive conditions 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.

Environmental Initiatives notes there are no significant environmental concerns that are not already addressed in the draft approval conditions. Condition #41 is recommended to be removed and the owner is advised that prior to vegetation removal or other site alteration on the subject lands they are 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.

Water-Wastewater has no objections but have noted that Policy S5F-LUP under the [City's Source Water Protection Plan](#) places restrictions on the creation of new lots that would rely on private septic systems and/or storage tanks. The draft approved plan of subdivision would however involve the creation of new lots however each of the new lots will be fully serviced.

Planning Considerations:

[Official Plan](#)

Section 20.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort to proceed in meeting the conditions of draft approval. At the time of an extension request, Council is to review the draft plan conditions and may make appropriate modifications.

Staff notes that this particular draft plan approval was originally approved by Council on March 24, 2004, and since that time none of the 72 lots have been registered.

The owner did not provide an update in regards to their progress on clearing draft approval conditions in their letter dated January 7, 2020.

Date: April 15, 2020

Draft Approval Conditions

Condition #20 should be deleted entirely and replaced with a sentence referring to March 24, 2021, as the revised date on which the subject draft plan of subdivision approval shall lapse.

Development Engineering and the City's Drainage Section have both requested that several conditions be updated to reflect current standard draft approval condition practices in terms of the infrastructure that will be required to facilitate development of the Twin Lakes subdivision. Building Services requested that standard draft approval condition wording as it relates to geotechnical requirements be updated. Environmental Initiatives notes there are no significant environmental concerns that are not already addressed in the draft approval conditions. It is also noted that the owner is hereby advised that prior to vegetation removal or other site alteration on the subject lands they are 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. The affected conditions relating to the above are included in the Resolution section of this report.

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.

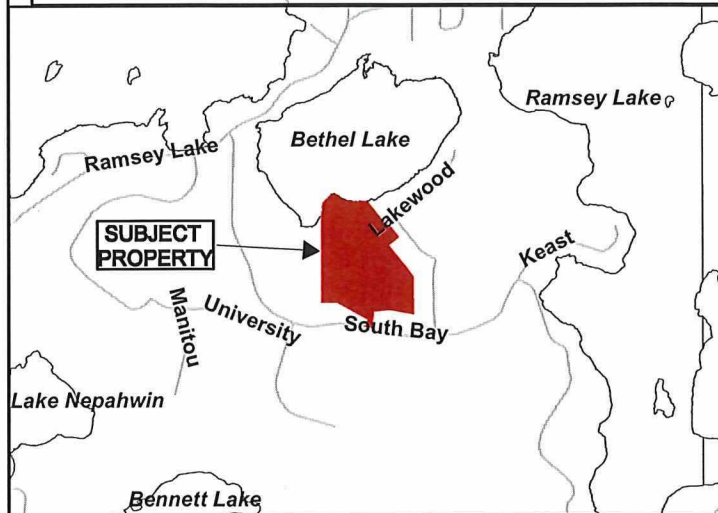
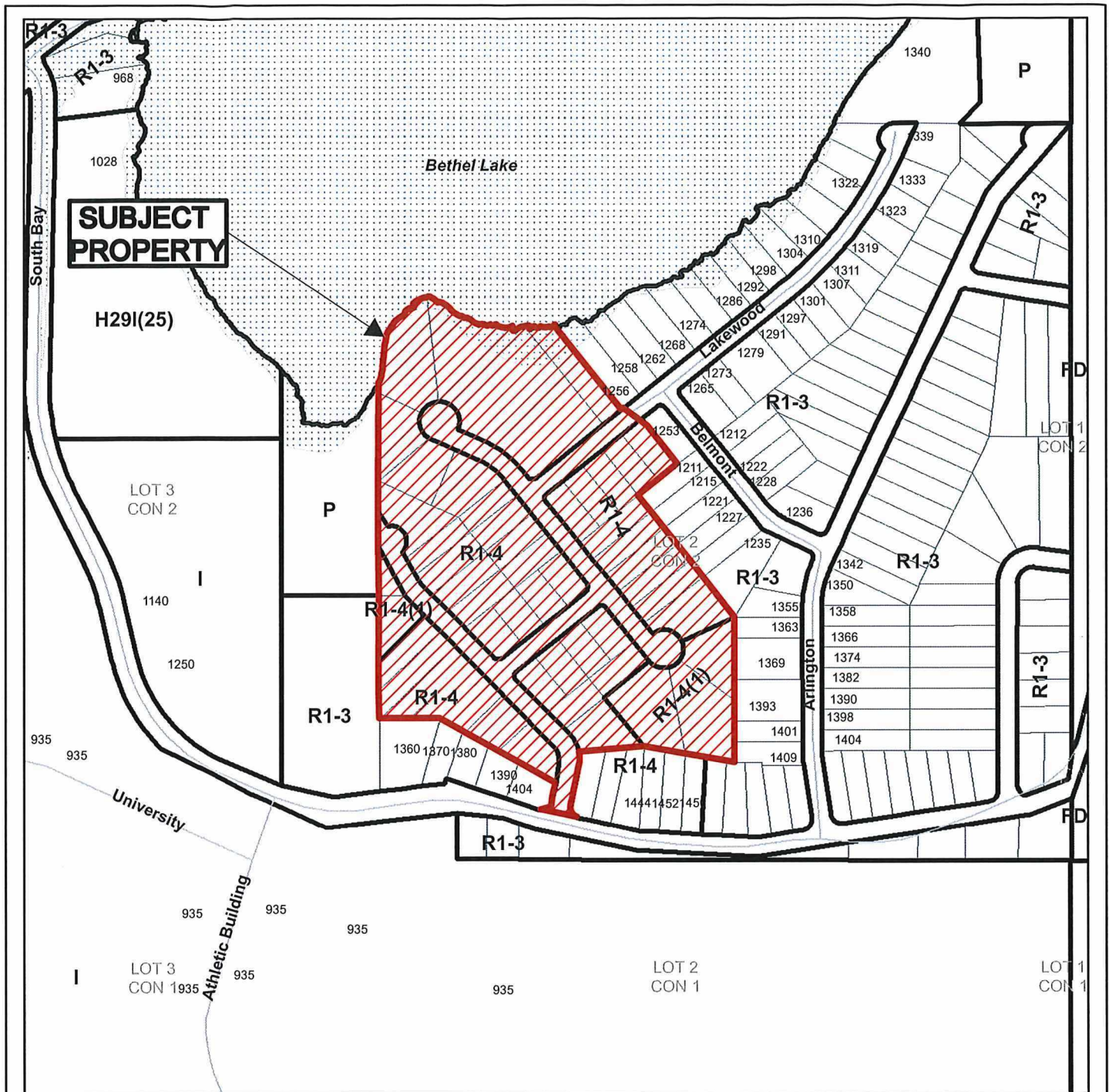
The draft approval conditions are attached to this report along with a sketch of the draft approved plan of subdivision dated March 29, 2004, for reference purposes.

Processing Fees

The owner is required to pay the applicable processing fee in the amount of \$910.58. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the owner. 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 was made.

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 one year. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes where identified have been included in the Resolution section of this report and will now form part of the draft plan approval if approved by Council. The Planning Services Division therefore recommends that the application to extend the draft approval for the Twin Lakes Subdivision for a period of one year until March 24, 2021, be approved as outlined in the Resolution section of this report.



Growth and Development Department



Subject Property being PINs 73592-0402, -0404, -0405, -0406, -0407, -0079, -0201, -0055, part of PINs 73592-0403 & -0345, -0408, Pcl. 49532 SES, Lots 71 - 91, 159 - 190, Plan M-423, Lot 2, Con. 2, Twp. of McKim, South Bay Road, City of Greater Sudbury

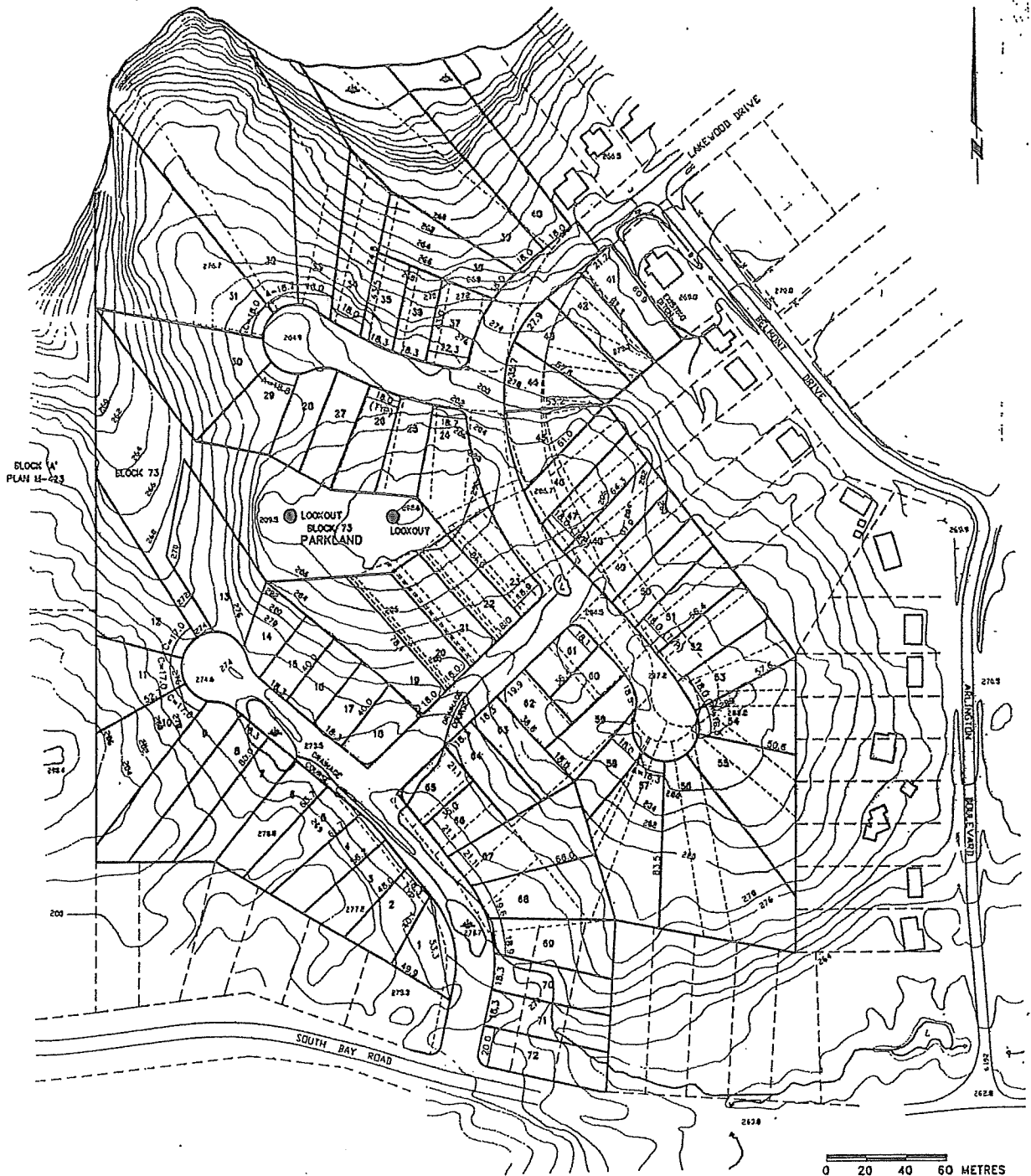
Sketch 1
NTS

751-6/03-01 & 780-6/03001

Date: 2013 10 28

BETHEL

LAKE



DALRON HOMES

TWIN LAKES SUBDIVISION

REVISED LAYOUT

2003-04-30
2003-05-05
2003-05-27
2004-02-20



DENNIS CONSULTANTS
CIVIL ENGINEERS
a division of R.V. Anderson Associates Limited

Issued Mar. 29/04

PARKLAND DATA

BLOCK 'A' = 179 ha.
BLOCK 73 = 0.95 ha.

TOTAL PARKLAND DEDICATION = 2.74 ha.
OR 21% OF THE AREA OF APPLICATION

PREVIOUS PARKLAND DEDICATION = 1.03 ha.
OR 8% OF THE AREA OF APPLICATION

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 49532, Lots 163 to 165, Plan M-423, and Part of Lakewood Drive, all in Lot 2, Concession 2, McKim Township as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S., dated December 24th, 2002, as amended by Dennis Consultants on May 21st, 2003 and attached to the staff report dated May 21st, 2003, and as further amended by a plan issued by Dennis Consultants on March 29, 2004 under the title 'Twin Lakes Subdivision - Revised Layout'.
2. That the street(s) shall be named to the satisfaction of the City of Greater Sudbury.
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 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.
8. That 5% of the land, or alternatively 5% of the cash value of the land, included in the plan of subdivision be deeded or provided to the City of Greater Sudbury for parks purposes in accordance with Section 51.(1) of The Planning Act.
9. 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.

10. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
11. The owner shall provide a detailed lot grading plan for all the proposed lots as part of the submission of servicing plans as described in the staff report of April 15th, 2003. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.
12. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the plans at locations required by the General Manager of Growth and Infrastructure. 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.
13. 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.
14. The applicant will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes. The maximum allowable runs for rear lot swales are not to exceed 500 ft. without a storm inlet.
15. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
16. 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.

17. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning is to be advised by the General Manager of Growth and Infrastructure, that sufficient sewage treatment capacity and water capacity exists to service the development.
18. The developer will be required to construct a 300 mm watermain along Street "A" to Street "B", along Street "B" and then along Lakeview Drive to the easterly boundary of the subdivision.
19. The developer shall be required to provide a 1.6 m walkway and associated works on Block 73 to the satisfaction of the General Manager of Growth and Infrastructure.
20. That this draft approval shall lapse on June 24, 2020.
21. a) That prior to any drilling and blasting work being conducted on the subject property the owner shall investigate all private wells used for domestic water sources for all properties abutting the subject property; that during and following blasting these same wells be monitored by the owner of the subject property for any loss of quantity or quality of water; and, that the owner agree to the satisfaction of the General Manager of Growth and Infrastructure to rectify any situations where there is a loss in quantity and/or quality of water in an existing well.

b) That a peer review be undertaken of the above described study, by a qualified consultant, chosen by the municipality, at the cost of the owner.

c) The agreement in a) shall contain provisions for deposits for financial guarantees and suitable time limits for the resolution of water problems should they occur as a result of the subdivision development.
22. That in accordance with the phasing as shown on the Revised Draft Plan dated May 21, 2003 only Phase 1 shall be permitted prior to June, 2005.
23. That in accordance with the phasing as shown on the Revised Draft Plan dated May 21, 2003, Phase 4 shall not be permitted until such time as municipal sanitary sewer and water services have been extended to service the opened portion of Arlington Drive and Belmont Drive and Lakewood Drive west of Belmont Drive.
24. That prior to the signing of the final plan the Planning Services Division is to be advised by the City Solicitor that Conditions #3, #5, #6, #7, #11, #12, #14, #16, #21, #31 and #32 have been complied with to his satisfaction.
25. Deleted.

26. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Hydro services, Bell, Union Gas, Eastlink and Canada Post.. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
27. The owner provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
28. The owner provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.
29. 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.
30. The roadways connecting South Bay Road to Lakewood Drive be constructed to an urban residential standard with a sidewalk on one side. It is recommended that a sidewalk be constructed along one side of the most southerly cul-de-sac to connect with the walkway that is required on Block 73.
31. The owner shall to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post agree in the subdivision agreement to include in all offers of purchase and sale, a statement:
 - i. That advises the prospective purchaser that the home/business mail delivery will be from a designated Centralized Mail Box; and,
 - ii. That the owner be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales."
32. The owner further agrees in the subdivision agreement to:
 - a) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;

- b) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes;
 - c) Identify the pad above on the engineering servicing drawings. The pad is to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision; and,
 - d) 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.”
33. The owner shall provide a geotechnical report to the satisfaction of the Chief Building Official 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.
34. A blasting consultant shall be retained by the owner 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 their 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.
35. Prior to the commencement of any removal of rock by blasting the owner shall submit a geotechnical report to the satisfaction of the Chief Building Official which 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.”
36. 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.
37. Deleted.

38. Deleted.
39. The owner shall be responsible to have a storm-water management report prepared to assess how the quality and quantity of storm-water will be managed for the subdivision development, in addition to the flows generated from upstream lands. The report shall establish how the quantity of storm-water generated within the subdivision will be controlled to the new MOECC 20% reduction of pre-development flow for the 1:2, 1:100 and Regional Storm events. The owner shall be required to submit a comprehensive drainage plan of the subject lands and any upstream areas draining through the subdivision. The quality of the storm-water must meet an 85% TSS removal of the 50 micron particle size. The plan shall be submitted to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority.
40. The 100 year or Regional Storm flow path is to be engineered and delineated on the stormsewer drainage area plan and the subdivision grading plan. Major storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks.
41. That prior to the signing of the final plan, the owner shall contact the Ministry of Natural Resources and Forestry (MNRF), Sudbury District Office, and satisfy all requirements set out by MNRF under the Endangered Species Act. In addition, the owner shall to the satisfaction of the Director of Planning Services, demonstrate that all requirements set out by MNRF under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands.
42. 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.
43. 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.

NOTES:

1. In accordance with Planning Committee Recommendation #2003-95, which was ratified by Council on June 12, 2003, this draft approval shall not come into effect until Official Plan Amendment # 220 to the Official Plan for the Sudbury Planning Area comes into affect.

January 20, 2020

Connie Rossi
Secretary of Development Approvals
Planning Services
The City of Greater Sudbury

Reference: File 780-6/03001, Lakewood Dr.

Mme Rossi,

Thank you for contacting Canada Post regarding plans for a new subdivision at Twin Lakes—Lakewood Dr.

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 the CMB(s) will be installed on **1** site. This site is listed below and is identified on the site plan
 - a. **North – East of lot 65**
 - b. **North – East of lot 23**
3. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

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

Ray Theriault
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Ottawa, ON, K1G 3H6
613 325 4192
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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)

[Add subdivision plan showing proposed CMB sites as part of Appendix as applicable]