



## Planning Committee Resolutions

Moved By

No.

PL2018-158

Seconded By

Date

Monday, September 10, 2018

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of Parcels 2433 & 9496, Parts 1 to 3, Plan 53R-15429 and Parts 1 & 3, Plan 53R-16637, Lot 3, Concession 5, Township of Blezard, File # 780-7/98002, as outlined in the report entitled "Consbec Inc." from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of September 10, 2018, upon payment of Council's processing fee in the amount \$1,308.00 as follows:

1. By deleting the number "12.80 metres" and replacing it with "13.5 metres" in Condition #10.

2. By adding the following words at the end of Condition #11a):

"A Drinking Water Treatment System must be designed by a mechanical engineer to Ontario Building Code Division B, Part 7, 7.2.10.17(1); CAN/CSA-B483.1 and a Potable Water Agreement registered on title to the satisfaction of the Chief Building Official."

3. By deleting the word "Development" and replacing it with "Infrastructure" in Condition #13.

4. By adding the following words at the end of Condition #14: "A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and City Solicitor. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement."

5. By deleting the words "Infrastructure Services" and replacing it with "Growth and Infrastructure" in Condition #16.

6. By deleting the words "Planning and Development Department" and replacing it with "Planning Services Division" in Condition #18 and by adding the words "and a Record of Site Condition is to be provided prior to any building permits being issued." at the end of Condition #18.

7. By deleting the words "Growth and Development Department" and replacing it with "Planning Services Division", as well as deleting the words "Infrastructure Services" and replacing it with "Growth and Infrastructure" both in Condition #19.

8. By deleting the words "Growth and Development Department" and replacing it with "Planning Services Division", as well as deleting the numbers "13", "14", "17" and "18" in Condition #20.

9. By deleting Condition #21 and replacing it with the following:

"21. That this draft approval shall lapse on June 16, 2021."

10. By deleting the words "Director of Roads and Transportation" and replacing it with "General Manager of Growth and Infrastructure" in Condition #23.

11. By adding the following new Condition #31:

"31. Prior to the submission of servicing plans, the owner/applicant shall, to the satisfaction of the Director of Planning Services, provide an updated Geotechnical Report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermain, 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. Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes."

12. By adding the following new Condition #32:

"32. 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. By adding the following new Condition #33:

"33. The owner will be required to provide permanent silt and erosion control drainage works to the subdivision's storm water outlet to the satisfaction of the General Manager of Growth and Infrastructure."

14. By adding the following new Condition #34:

"34. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner."

15. By adding the following new Condition #35:

"35. 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."

16. By adding the following new Condition #36:

"36. That the owner/applicant 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 Services."

17. By adding the following new Condition #37:

"37. That the draft plan be amended in order to delete the bulb located at Lots 4 and 5 and that a 20 metre right-of-way be provided in this location to the satisfaction of the General Manager of Growth and Infrastructure."

18. By adding the following new Condition #38:

"38. The owner will 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 footings and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official. Also, a Soils Caution Agreement, if required shall be registered on title to the satisfaction of the Chief Building Official."

19. By adding the following new Condition #39:

"39. 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."

20. By adding the following new Condition #40:

"40. That the owner shall provide an environmental impact study (EIS) to the City that determines whether the proposed development will have negative impacts on the water quality and aquatic ecology of Whitson Lake. The EIS will identify whether the negative impacts can be mitigated and, if so, will recommend measures that should be followed to achieve the desired impact mitigation. The EIS must include, but not be limited to, a lakeshore capacity assessment following provincial guidance. The EIS must be to the satisfaction of the Director of Planning Services and must be prepared by a qualified professional."

→ AND THAT Council direct staff to prepare a report to the Planning Committee respecting Section 20.4.2 of the Official Plan regarding the extension of draft plan approvals and the demonstration of reasonable efforts by the subdivider to satisfy the conditions of draft approval.

CARRIED  
Monday, September 10, 2018  
  
Councillor McIntosh, Chair  
*Committee Resolutions are not ratified  
until approved by Council*