

**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 approval applies to the draft plan of subdivision of Parcel 16001, S.E.S., Part of Lot 7, Concession 2, Township of Hanmer, City of Sudbury, as shown on a plan prepared by Adrian Bortolussi, O.L.S., dated February 21, 2006.
2. That the street(s) 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 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 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.
8. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services 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.
9. That cash in lieu of land or lands representing 5% of residential land included in the plan of subdivision be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 (1) of the Planning Act, R.S.O.
10. Deleted.

11. 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 and the Nickel District Conservation Authority. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor.
12. The owner shall provide a detailed lot grading plan prepared by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around 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 the Director of Planning Services and City Solicitor.
13. There is insufficient depth in the existing watercourse to provide for the necessary subdivision storm outlet. As a result, the owner has to support the Hope Municipal Drain Petition and project to achieve the required water course deepening to obtain a sufficient drainage outlet. Within the Hope Municipal Drain Report, the owner will be assessed outlet and benefit costs by K. Smart Associates Limited, the appointed municipal drain engineers. The owner is required to provide storm water management for the site to restrict flows to pre-development levels and to deal with storm water quality concerns. As a result, the owner will be required to pay a cost share assessment of the development of a communal storm water management facility associated with the Hope Municipal Drain and delineate the new flood plain as a result of this work and submit this information to the Nickel District Conservation Authority.
14. The owner will pay the drainage assessment allocated to the subdivision of lands for drainage outlet benefits, and storm water management in accordance with the Hope Municipal Drain project.
15. The owner will be required to dedicate easements to the City of Greater Sudbury for municipal services where required.
16. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers, and related appurtenances.

17. The owner agrees to provide the required soils report, storm water, water, sanitary sewer and lot grading master planning reports and plans to the General Manager of Growth and Infrastructure prior to the submission of servicing plans provide all reports to the Nickel District conservation Authority as well.
18. 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.
19. Streetlights for the subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
20. Development of lots 19, 20, 21, 22, 23, 24, 25, 26, and 27 located in a designated flood plain, are suspended pending the engineers report from K. Smart and Associates Limited, regarding the relocation of the Hope Municipal Drain as proposed. Any realignment of the drain will be at the owners expense. All works on the Municipal Drain must be to the complete satisfaction of the General Manager of Growth and Infrastructure. All works on the Municipal Drain must be to the complete satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority.
21. The development of the following lots; 3, 4, 5, 6, 7, 36, 37, 38, 39, 40 ,52, 53, 54, 55, 56, 57, 58, 29, 30, 31, 32, and 33 can proceed once the Hope Municipal Drain is in place to the complete satisfaction of the Nickel District Conservation Authority
22. The owner will be required to provide underground cable telephone and hydro utilities.
23. The owner will be required to construct the road connection opposite Jean D'Arc extending from M.R. 80 to Street A to an urban collector standard complete with a sidewalk along the south side.

24. That the owner will be required to upgrade the traffic signals at the intersection of M.R. 80 and Jean D'Arc at their expense and if development of the property precedes the installation of traffic signals, the owner will be required to install the traffic signals at their expense, all to the satisfaction of the General Manager of Growth and Infrastructure.
25. The owner will be required to dedicate a 0.3 metre reserve along the entire frontage of M.R. 80 with the exception of the 20 metre right of way opposite Jean D'Arc.
26. The owner will be required to dedicate a 3.0 metre strip of land along the frontage of M.R. 80 to the City of Greater Sudbury, if and when required.
27. That this draft approval shall lapse on January 14, 2021.
28. That prior to the signing of the final plan the Planning and Development Department is to be advised by the City Solicitor that Conditions #2, #3, #5, #6, #7, #9, #11, #12, #15 and #37, have been complied with to his satisfaction.
29. 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.
30. 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.
31. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Utilities or Hydro One, Bell Canada, Union Gas, East Link Cable 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.
32. 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.

33. The owner shall complete to the satisfaction of the City of Greater Sudbury and Canada Post:
- a) That the owner agrees to include on all offers of purchase and sale a statement that advises the prospective purchaser that the home/business mail delivery will be from a designated Centralized Mail Box and that the developers/owners be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales
 - b) The owner further agrees to:
 - i) Work with Canada Post to determine and provide suitable Centralized Mail Box location, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;
 - ii) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of the Community Mail Boxes;
 - iii) Identify the pads above on the engineering drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision; and,
 - iv) Determine the location of the all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.
34. 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.

35. 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.
36. That the subdivision agreement contains 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.
37. 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 of the development charges related to development.