

Request for Decision

Main Street and Donald Street, Val Caron

Presented To:	Planning Committee
Presented:	Monday, Nov 09, 2020
Report Date	Friday, Oct 16, 2020
Type:	Routine Management Reports
File Number:	780-7/05003

Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft plan approval for a plan of subdivision on those lands described as All of Plan M-1103, together with Part of PIN 73502-0711, Lot 6, Concession 6, Township of Blezard, City of Greater Sudbury, File 780-7/05003, as outlined in the report entitled "Main Street and Donald Street, Val Caron", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 9, 2020, upon payment of City's processing fee in the amount of \$3,176.75 as follows:

a) By adding the following clause to Condition #12: "The geotechnical engineer will be required to address On-site and Excess Soil Management when the regulation comes into force."

b) By deleting Conditions #14, 15 and 16;

c) By deleting Condition #17 and replacing it with the following:

"The owner shall provide to the City, as part of the submission of servicing plans a Sediment and Erosion 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 Conservation Sudbury. 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."

d) By amending the lapsing date in Condition #31 to November 30, 2023;

e) By replacing the reference to Union Gas with Enbridge Gas in Condition #37;

f) By adding the following as Condition #42:

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed Oct 16, 20

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Oct 16, 20

Financial Implications

Steve Facey
Manager of Financial Planning & Budgeting
Digitally Signed Oct 22, 20

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Oct 23, 20

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Oct 28, 20

“The owner shall review the street configuration of the subdivision to reduce the amount of cul-de-sacs shown to improve traffic flow and to aid in winter control snow removal.”

g) By adding the following as Condition #43:

A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- 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 5 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 5 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.
- The underground storm sewer system within future right-of-way classified as collector, 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 10 year design storm.
- 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 the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater.
- “Enhanced” level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater management must follow the recommendations of the Whitson River Subwatershed Study.
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan.
- 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.
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties.
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.

h) By adding the following as Condition #44:

“The owner shall submit a stormwater management report to the satisfaction of Conservation Sudbury.”

Relationship to the Strategic Plan / Health Impact Assessment

The request to extend the approval for a draft plan of subdivision is an operational matter under the Planning

Act to which the City is responding.

Report Summary

The owner of the subject land has requested a three-year extension for the Valley Meadows draft plan of subdivision located in Val Caron, which was originally approved on November 30, 2005. The draft plan comprises 149 lots for single residential use. No phases have been registered to date. Staff are recommending a three-year extension.

Financial Implications

If approved, staff estimates approximately \$693,000 in taxation revenue, based on the assumption of 149 single detached dwelling units and based on an estimated assessed value of \$375,000 per dwelling units at the 2020 property tax rates.

In addition, this would result in total development charges of approximately \$2,720,000 based on the assumption of 149 single detached dwelling units and based on the rates in effect as of the date 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).

Title: Dalron Construction Limited

Date: October 8, 2020

STAFF REPORT

Background:

The owner of the subject land has requested a three-year extension for the above noted draft plan of subdivision, which was originally approved on November 30, 2005. There have been four (4) previous extensions since 2009. If approved, the new lapsing date will be November 30, 2023.

The draft plan comprises 149 lots for single residential use. The land are located entirely in a flood plain.

A copy of the most recent conditions of draft plan approval dated March 2018 are attached for review.

Departmental & Agency Comments:

Development Engineering

This draft plan has received multiple draft extensions. There have been no submissions for any phase of construction drawings.

We have no objection to the three year draft plan extension.

Infrastructure Capital Planning Services: Traffic

Add the following as a new condition:

“The owner shall review the street configuration of the subdivision to reduce the amount of cul-de-sacs shown to improve traffic flow and to aid in winter control snow removal.”

Infrastructure Capital Planning Services: Drainage

Delete Conditions #14, 15 and 16 and replace with the following new condition:

A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- 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 5 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 5 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.
- The underground storm sewer system within future right-of-way classified as collector, 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 10 year design storm.

- 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 the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater.
- "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater management must follow the recommendations of the Whitson River Subwatershed Study.
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan.
- 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.
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties.
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.

Building Services

To be added to Condition #12 and inserted prior to a soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor:

"The geotechnical engineer will be required to address On-site and Excess Soil Management when the regulation comes into force."

Conservation Sudbury

That Condition #17 be deleted and replaced with the following:

"The owner shall provide to the City, as part of the submission of servicing plans a Sediment and Erosion 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 Conservation Sudbury. 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."

Title: Dalron Construction Limited

Date: October 8, 2020

That the following be added as a new condition:

“The owner shall submit a stormwater management report to the satisfaction of Conservation Sudbury.”

Environmental Planning Initiatives

There are no significant environmental concerns arising from this application that are not already addressed by Council's conditions applying to the approval of the final plan for registration of the subject subdivision.

Canada Post

Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).

Given the number and the layout of the lots in the subdivision, we have determined that 10 CMB(s) will be installed on 3 site(s). Below are the recommended locations:

- a. Side of Lot 1, 3 CMBs
- b. Side of Lots 95/96, 3 CMBs
- c. Side of Lots 79/114, 4 CMBs

Greater Sudbury Transit

No concerns.

Summary:

Proposed amendments

There are several updates to the draft plan conditions as follows:

Drainage Section has updated the stormwater management condition for the proposed subdivision. Conditions 14, 15 and 16 are deleted and replaced with a new condition that provides more detail as to the stormwater requirements at the development stage.

Traffic and Transportation Section is requesting a review of the road layout with the intent of reducing the number of cul-de-sacs. This could potentially improve traffic flows and enhance connectivity and active transportation linkages. This approach is consistent with Official Plan policies and the Transportation Master Plan.

Canada Post has indicated the preferred locations for community mailboxes based on the current draft plan. Any future changes to the road layout shall be forwarded to Canada Post for review.

Official Plan

Section 20.4.2 of the Official Plan 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 November 30, 2005.

Title: Dalron Construction Limited

Date: October 8, 2020

Development Engineering advised that there have been no submissions since the draft plan was approved in 2005. However, it is acknowledged that the location within a flood plain remains a significant physical constraint to development.

[2020 Provincial Policy Statement \(PPS\)](#) and [2011 Growth Plan for Northern Ontario \(GPNO\)](#)

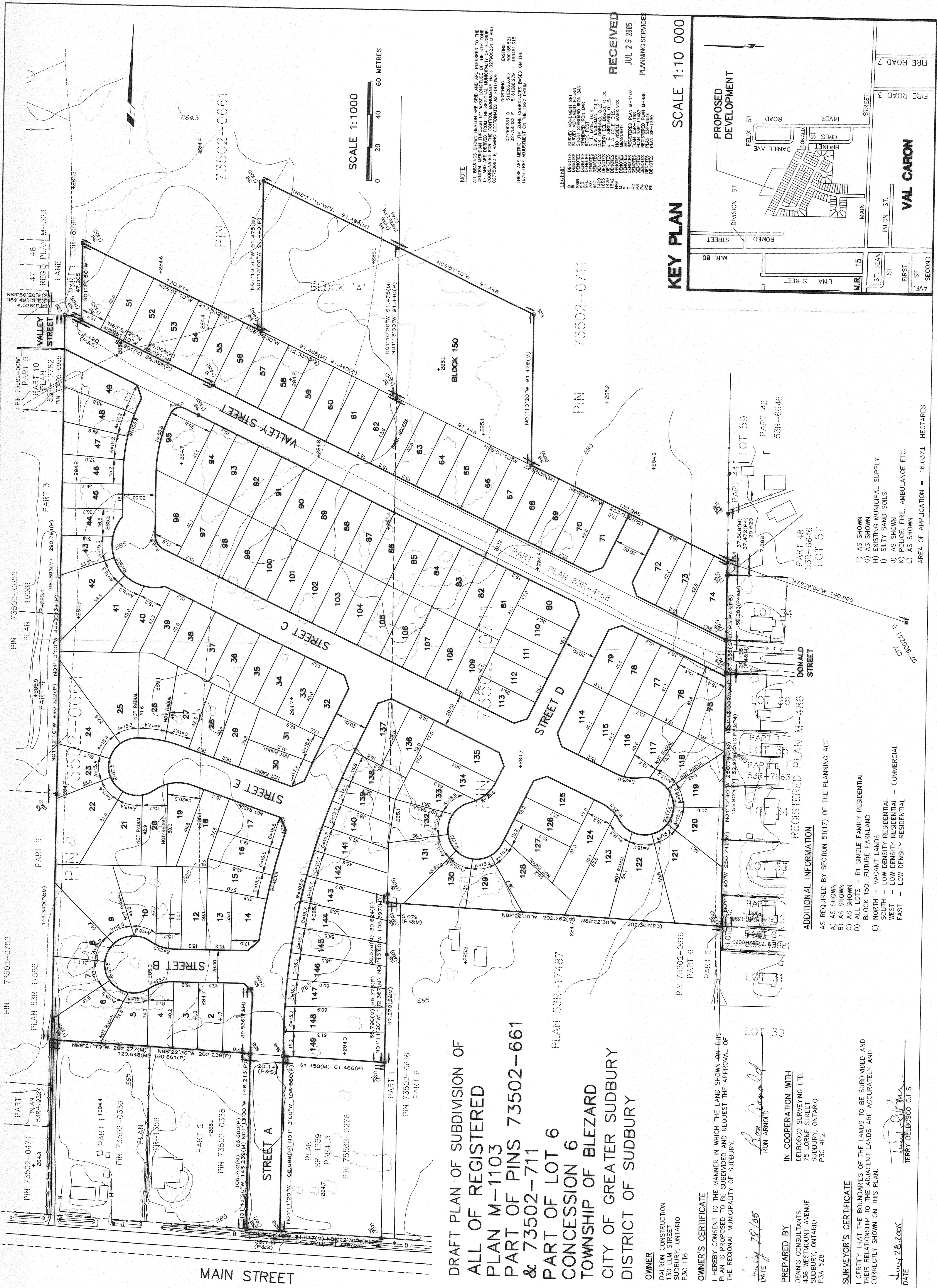
Under Section 1.1.3.6 of the PPS, new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

In this case, the subject lands are designated Living Area 1 and form part of a designated growth area. The draft plan represents a logical extension of services to accommodate future residential development and is consistent with the phasing policies of the PPS. The location offers close proximity to services and public transit service is available on MR80.

Along with other major urban centres in Northern Ontario, Greater Sudbury is identified as an Economic and Service Hub. Policy 4.3.2 of the GPNO states that these identified municipalities should be designed to accommodate a significant portion of future population and employment growth in Northern Ontario.

The application is consistent with the relevant policies of the 2020 PPS and conforms to the 2011 GPNO.

Planning Services recommends that the request to extend draft plan approval for a period of three (3) years be approved subject to the conditions outlined in the Resolution section of this report.



DRAFT PLAN OF SUBDIVISION OF
ALL OF REGISTERED
PLAN M-1103
PART OF PINS 73502-661
& 73502-711
PART OF LOT 6
CONCESSION 6
TOWNSHIP OF BLEZARD
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

OWNER
DALRON CONSTRUCTION
130 ELM STREET
SUDBURY, ONTARIO
P3C 1T6

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE MANNER IN WHICH THE LAND SHOWN ON THIS PLAN IS PROPOSED TO BE SUBDIVIDED AND REQUEST THE APPROVAL OF THE REGIONAL MUNICIPALITY OF SUDBURY.

DATE July 28/05

PREPARED BY
DENNIS CONSULTANTS
436 WESTMOUNT AVENUE
SUDBURY, ONTARIO
P3A 5Z8

SURVEYOR'S CERTIFICATE

CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

Dec 28, 2005
ATE

ADDITIONAL INFORMATION

AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT

(A) AS SHOWN
(B) AS SHOWN
(C) AS SHOWN
(D) ALL LOTS -
BLOCK 150
(E) NORTH -
SOUTH -
WEST -
EAST -

D) ALL LOTS - R1 SINGLE FAMILY RESIDENTIAL
BLOCK 150: FUTURE PARKLAND

E) NORTH - VACANT LANDS
SOUTH - LOW DENSITY RESIDENTIAL
WEST - LOW DENSITY RESIDENTIAL - COMMERCIAL
EAST - LOW DENSITY RESIDENTIAL

- F) AS SHOWN
- G) AS SHOWN
- H) EXISTING MUNICIPAL SUPPLY
- I) SILTY SAND SOILS
- J) AS SHOWN
- K) POLICE, FIRE, AMBULANCE ETC.
- L) AS SHOWN

AREA OF APPLICATION = 16.037 ± HECTARES

KEY PLAN

PROPOSED
DEVELOPMENT

VAL CARON

ST. JEAN

15

FIGURE 1

1951

ST

SECOND

**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 All of Plan M-1103, together with Part of P.I.N. 73502-0711 in Lot 6, Concession 6, Township of Blezard as shown on a plan of subdivision prepared by Terry Delbosco O.L.S., dated July 28th, 2005.
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 surface 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. ...2

11. Prior to the submission of construction drawings for any phase of the proposed development the owner shall, to the satisfaction of the General Manager of Growth and Infrastructure undertake a Traffic Impact Study, and agree to provide all prescribed works, as stated in comments from the Infrastructure and Emergency Services Department - Transportation Section in the staff report of November 8th, 2005.
12. 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 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. 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 and Director of Planning Services. A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor.
13. The owner shall provide to the satisfaction of the Director of Planning Services and Nickel District Conservation Authority a detailed lot grading plan prepared, signed, sealed, and dated 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, sideyards, 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. The owner shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.
14. The owner shall provide storm water management for the site to restrict flows to pre-development level 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 Val Caron Tributary to the satisfaction of the General Manager of Growth and Infrastructure.

15. The owner shall make a cash contribution for the future construction of the trunk storm sewer on Main Street and associated outlet works to the satisfaction of the General Manager of Growth and Infrastructure.
16. The owner shall sign a petition for a Municipal Drain to alleviate downstream constrictions of the Val Caron Tributary to the satisfaction of the General Manager of Growth and Infrastructure. The owner will pay the drainage assessment allocated to the subdivision lands for the drainage outlet, and benefits.
17. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, Nickel District Conservation Authority. 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 and/or updated as required. If sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
18. The owner will 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.
19. The proposed internal subdivision roadways shall be built to urban standards, including curbs, gutters, sidewalks, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
20. The owner shall provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
21. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
22. The owner shall provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure to the satisfaction of the Director of Planning Services.
23. The owner shall ensure that the corner radius for all intersecting streets is 9.0 m.
24. Prior to the commencement of any phase of development an engineering study calculating a cut and fill operation to mitigate the effects of placing fill to floodproof lots shall be prepared to the satisfaction of the Nickel District Conservation Authority.

25. The owner shall construct to full urban standard, including water main, Valley Street from the proposed development to Romeo Street, and Donald Street from the proposed development to the intersection with Brunet Crescent to the satisfaction of the Director of Planning Services.
26. The owner shall construct a sidewalk on the south side of Valley Street from the proposed development to Romeo Street, and Donald Street from the proposed development to the intersection with Brunet Crescent to the satisfaction of the Director of Planning Services.
27. Prior to the signing of the final plan the owner shall satisfy Canada Post with respect to mail delivery facilities for the subdivision.
28. Prior to signing of the final plan the owner shall satisfy the Transit Services Section with respect to the accommodation of transit services.
29. Block 150 shall be deleted from the draft plan of subdivision to the satisfaction of the Director of Planning Services.
30. Prior to the signing of the final plan all lands owned by the City of Greater Sudbury which comprise part of deemed Plan of Subdivision M-1103 shall be transferred to the proponent/owner to the satisfaction of the City Solicitor.
31. That this draft approval shall lapse on November 30, 2020.
32. Deleted.
33. 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.
34. 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 3., 5., 6., 7., 8., 12., 13., 30., 38., and 41. have been satisfied.
35. 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.

36. 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.
37. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Inc., Canada Post, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase. The utilities servicing plan must be designed by a consulting engineer with a valid Certification of Authorization from the Association of Professional Engineers of Ontario. The owner/applicant shall be responsible for all costs associated with the installation of said services.
38. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licenced in the Province of Ontario incorporated into the plans at locations required by the General Manager of Growth and Infrastructure. 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.”
39. 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 phases sought to be registered.”
40. 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.”
41. 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 lands 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 November 8th, 2005 noted in the above conditions of approval may be referenced on the City of Greater Sudbury's web site at www.planningsudbury.com.