

**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.