

**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 PIN 73572-0248 & 73561-0008, Lots 10 & 11, Concession 4, Township of Neelon as shown on a plan of subdivision prepared by Terry Del Bosco, O.L.S. and dated December 16, 2010 and redlined as follows:
  - a) Lots 1 to 19 to be shown as M1-1
2. That the plan be revised such that Blocks A, B and C be incorporated into the residential lotting in a layout acceptable to the Director of Planning Services.
3. That the streets shall be named to the satisfaction of the Municipality.
4. 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.
5. 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.
6. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
7. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
8. 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.
9. 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.
10. 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.

11. That this draft approval shall lapse on December 12, 2020.
12. 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.
13. That 2% of the cash value of the land for the business industrial lots described on the plan as Lots 1 through 19 shall be paid to the City in lieu of the conveyance of land in accordance with Section 51.1 (3) of the Planning Act.
14. That the Owner agrees to develop a paved pathway extending from the parkland (lots 37 and 38) in this plan to Autumnwood Crescent to the satisfaction of the Director of Leisure, Community and Volunteer Services.
15. That the Owner agrees to improving the existing Autumnwood playground to the satisfaction of the Director of Leisure, Community and Volunteer Services.
16. That the Owner agrees to convey to the City lots 37 and 38 for parks purposes in accordance with Section 51.1 of the Planning Act.
17. 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 including an elevation of the water table 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.
18. The Owner will be required in the geotechnical report to outline 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 years experience related to blasting.

19. The Owner agrees that blasting consultant shall be retained by the developer 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 particular project.
20. The Owner agrees that the geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
  - i) Pre-blast survey of surface structures and infrastructures within the 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.
21. The Owner agrees that the report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
22. The Owner agrees that should the developer's schedule require to commence blasting and rock removal prior to the site plan 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.
23. The Owner agrees that a geotechnical report is also required to confirm the bearing capacity and suitability of all underlying soils for this development.
24. The owner shall provide 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 building envelopes, retaining walls, 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.

25. 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, 1:100 year, and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The Regional Storm flow path is to be set out on the plan(s). The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.
26. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
27. The proposed internal subdivision roadways are to be built to urban standards, including barrier curbs, gutters, storm sewers maximum 6% road grades and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
28. 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 in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
29. The owner agrees to 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.
30. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
31. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.

32. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, 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.
33. The owner shall 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.
34. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction.
35. 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.
36. Sidewalks shall be constructed consistent with Official Plan policies to the satisfaction of the Director of Planning Services.
37. That a Traffic Impact Study be completed to identify any improvements or upgrading that is required to roadways or traffic control in order to accommodate the development.
38. The owner agrees to participate in the cost of any improvements or upgrading identified in the approved Traffic Impact Study, including if and when required the installation of traffic signals at the Kingsway entrance to the development including participating in any front-ending agreements for these improvements or upgrades, all to the satisfaction of the General Manager of Growth and Infrastructure.
39. The owner agrees to construct those roadways which are adjacent to the industrial lands to an urban collector standard.
40. That direct access onto Kingsway Boulevard will be prohibited from the subject property through the dedication of a 0.3 m (9.84 ft) wide reserve along the entire Kingsway Boulevard frontage, except for the future public road right-of-way.

41. The Owner agrees to convey a drainage channel for the Regional Storm along the northern boundary of the proposed subdivision adjacent to the Kingsway, and along the eastern limits of the subject property.
42. The Owner must ensure that adequate turnarounds are provided at the ends of streets for firefighting and school bus vehicles.
43. The owner shall include on all offers to purchase and sale to the satisfaction of the Director of Engineering of the City of Greater Sudbury and Canada Post, a statement that advises the prospective purchaser that home/business mail delivery will be from a designated Community Mail Box.
44. The Owner/Developer further agrees to:
  1. Work with Canada Post to determine and provide temporary suitable Community 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;
  2. 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;
  3. Identify the pads above on the engineering servicing 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. Curb depression will be required if not a roll over curb; and,
  4. These pads are to be installed 3 m (9.84 ft) from a fire hydrant or a transformer.
45. Prior to the submission of servicing plans for any phase that includes Lot 1 and Lots 20 to 54, the location of the 750 mm diameter trunk water-main is to be field determined and the condition of the water-main is to be assessed to the satisfaction of the General Manager of Growth and Infrastructure. The owner shall not connect to the existing 750 mm diameter trunk water-main at any location.
46. The owner is to provide sufficiently wide access to the 750 mm diameter trunk water-main by way of a municipal right-of-way or easements to the satisfaction of the General Manager of Growth and Infrastructure.

47. 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.”
48. 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.
49. That prior to the signing of the final plan, the owners/applicants shall contact the Ministry of Natural Resources and Forestry (MNRF), Sudbury District Office, and satisfy all requirements set out by the MNRF under the Endangered Species Act. In addition, the owners/applicants shall, to the satisfaction of the Director of Planning Services, demonstrate that all requirements set out by the MNRF under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands.