

## Request for Decision

**Primo Tilton Construction Ltd. - Application to extend a draft approved plan of subdivision approval, Part of Parcel 10382, Lot 4, Concession 5, Township of Broder (Mariposa Subdivision, Sudbury)**

Presented To:	Planning Committee
Presented:	Monday, Jun 08, 2020
Report Date	Friday, May 08, 2020
Type:	Routine Management Reports
File Number:	780-6/88019

### Resolution

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 Parcel 10382, Lot 4, Concession 5, Township of Broder, File # 780-6/88019, in the report entitled "Primo Tilton Construction Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 8, 2020, upon payment of Council's processing fee in the amount of \$2,731,75 as follows:

1.By adding the following at the end of Condition #13:

"A Sound Attenuation Agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and the City Solicitor.";

2.By deleting Condition #16 and replacing it with the following:

"16. That this draft approval shall lapse on March 16, 2023.";

3.By deleting Conditions #18, #24, #35, #37, #46;

4.By adding the following at the end of Condition #20:

"A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor.";

5. By deleting Condition #26 and replacing it with the following:

"26.Tawny Port Drive is to be constructed to a residential road standard with a 1.5m wide sidewalk on the north side of the street. Tuscany Trail is to be constructed to a residential road standard with a 1.5m wide sidewalk on the south side of the street, and the new section of Maurice Street is to be constructed to a residential road standard with a 1.5m wide sidewalk on the west side of the street from the east end of Tuscany Trail to the south end of existing Maurice Street.";

### Signed By

#### Report Prepared By

Glen Ferguson  
Senior Planner  
*Digitally Signed May 8, 20*

#### Manager Review

Alex Singbush  
Manager of Development Approvals  
*Digitally Signed May 11, 20*

#### Recommended by the Division

Jason Ferrigan  
Director of Planning Services  
*Digitally Signed May 11, 20*

#### Financial Implications

Apryl Lukezic  
Co-ordinator of Budgets  
*Digitally Signed May 15, 20*

#### Recommended by the Department

Tony Cecutti  
General Manager of Growth and Infrastructure  
*Digitally Signed May 21, 20*

#### Recommended by the C.A.O.

Ed Archer  
Chief Administrative Officer  
*Digitally Signed May 27, 20*

6. By deleting Condition #45 and replacing it with the following:

“45. That the owner shall prepare and submit an Erosion and Sediment Control Plan, which must be approved and in place prior to and throughout construction of the development to the satisfaction of the Nickel District Conservation Authority.”;

7. By deleting the words “the General Manager of Growth and Development and” in Condition #48;

8. By adding a new Condition #49 as follows:

“49. A storm-water management report and associated plans must be submitted by the Owner’s Engineer for approval by the City. The report must address the following requirements:

a) 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 two year design storm. Any resulting post development runoff in excess of the two year design storm must be conveyed through overland flow system within the City’s right-of-way;

b) “enhanced” level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;

c) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;

d) 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;

e) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,

f) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

g) The owner is required to provide a cash contribution in lieu of onsite storm-water quantity controls and for storm-water improvements within the watershed as outlined in the Algonquin Road Watershed Storm-water Management Study; and,

h) The owner shall be responsible for the design and construction of any required storm-water management works to the satisfaction of the General Manager of Growth & Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for storm-water management works as a condition of this development.”; and,

9. By adding a new Condition #50 as follows:

“50. 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.”

## **Relationship to the Strategic Plan / Health Impact Assessment**

The application to extend this draft plan of subdivision approval is an operational matter under the Planning Act to which the City is responding.

## **Report Summary**

The owner has requested an extension to the draft plan of subdivision approval of the Mariposa draft approved plan of subdivision (File # 780-6/88019) in the community of Sudbury for a period of three years until March 16, 2023. The Planning Services Division has reviewed the request to extend the draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval.

Building Services requested that standard draft approval condition wording as it relates to sound attenuation and geotechnical requirements be updated. Conservation Sudbury has requested that standard draft approval wording be added to a condition addressing the requirement for an Erosion and Sediment Control Plan. Development Engineering and the City's Drainage Section have both requested that several conditions be updated to reflect current standard draft approval condition practices in terms of the infrastructure that will be required to facilitate development of the Mariposa subdivision. Environmental Initiatives notes there are no significant environmental concerns that are not already addressed in the draft approval conditions. Further to this, the owner has now been advised that prior to vegetation removal or other site alteration on the subject lands they are to consult with the Ministry of the Environment, Conservation and Parks to ensure that all requirements set out by the Province of Ontario under the Endangered Species Act have been satisfied. Roads, Traffic and Transportation has also requested that for clarification purposes that a condition related to the design standard of roads and sidewalks within the Mariposa Subdivision are constructed to current City of Greater Sudbury standards.

The Planning Services Division is recommending approval of the application to extend the draft approved plan of subdivision. Amendments to the conditions of draft approval where necessary have been identified and are included in the Resolution section of the report.

## **Financial Implications**

If approved, staff estimates approximately \$695,000 in taxation revenue, based on the assumption of the remaining 107 single family dwelling units at an estimated assessed value of \$500,000 per dwelling unit at the 2019 property tax rates (rates in effect as of this report).

In addition, this development would result in total development charges of approximately \$1.9 million based on the assumption of 107 single family dwelling units based on the rates in effect as 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).

**Date: April 22, 2020**

## **STAFF REPORT**

### **Applicant:**

Primo Titton Construction Ltd.

### **Location:**

Parcel 10382, Lot 4, Concession 5, Township of Broder (Mariposa Subdivision, Sudbury)

### **Application:**

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on March 16, 1989. The draft approval was most recently extended by Council until March 16, 2020 for a plan of subdivision on those lands described as Parcel 10382, Lot 4, Concession 5, Township of Broder (ie. Mariposa Subdivision). Two administrative extensions have been issued by the Director of Planning Services having the effect of establishing a new lapsing date of September 16, 2020, in order to allow for agencies and departments to complete their review of the request. The most recent administrative extension was granted in order to also afford staff the opportunity to schedule the item to a meeting of Planning Committee that is appropriate given the emerging and changing best practices for scheduling meetings due to the Covid-19 global pandemic.

### **Proposal:**

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until March 16, 2023.

### **Background:**

The City received a written request from Primo Titton Construction Ltd. on January 22, 2020, to extend the draft approval on a plan of subdivision for a period of three years on those lands described as Parcel 10382, Lot 4, Concession 5, Township of Broder. The draft approved plan of subdivision was initially approved by Council for a total of 107 urban residential lots to the south of Algonquin Road and to the north of Highway #17 in the community of Sudbury.

The lots are to be accessed from Maurice Street to the north-east, which then provides access to Algonquin Road. Staff notes that no phases of the draft approved plan of subdivision have been registered since the initial draft approval granted by Council on March 16, 1989.

The draft approval is set to expire again on September 16, 2020 following two administrative extensions. Staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to March 16, 2023.

### **Departmental & Agency Circulation:**

Active Transportation, Operations, and Transit Services have each advised that they have no concerns from their respective areas of interest. Both the Ministry of the Environment and the Ministry of Transportation were circulated the application and have no comment.

Building Services has no objections to the draft approval extension request. It is however being recommended that Condition #13, regarding acoustical report requirements be amended to add that a Sound Attenuation Agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor. Condition #20 should also be amended to add standard wording with

**Date: April 22, 2020**

respect to a Soils Caution Agreement, if required, being registered on title to the satisfaction of the Chief Building Official and City Solicitor.

Canada Post has not requested any changes to the draft approval conditions. Canada Post did however note in an emailed letter their requirements and expectations for providing mail service to the subdivision. The above noted letter is attached to this report for the owner's information and reference purposes.

Conservation Sudbury has no objections and would recommend that Condition #45 be updated to represent standard wording requirements for the submission and approval of an Erosion and Sediment Control Plan for the subdivision development.

Development Engineering notes that since initial draft approval was granted that no construction drawings have been submitted for review that would further the development of the subject lands. There was a Front-Ending Agreement registered in 2016 against the subject lands with respect to construction of the Algonquin Water Booster Station. It is recommended that Condition #24 be deleted as the owner as the Algonquin Water Booster Station cost-sharing issue has been dealt with and continues to be addressed by previous Condition #23. It is also recommended that Condition #26 be amended to add wording referencing the requirement for sidewalks being constructed as per the City of Greater Sudbury's development standards.

The City's Drainage Section has requested that Conditions #18, #35 and #37 be deleted and replaced with one comprehensive conditions addressing the requirement for a storm-water management report and associated plans. The comprehensive condition will act to provide clarity in the draft approval document in terms of what is required from a storm-water management perspective. Conservation Sudbury also requested that clarity be added to storm-water requirements for the Mariposa Subdivision.

Environmental Initiatives notes there are no significant environmental concerns that are not already addressed in the draft approval conditions. Condition #46 is recommended to be removed and the owner is advised that prior to vegetation removal or other site alteration on the subject lands they are to consult with the Ministry of the Environment, Conservation and Parks to ensure that all requirements set out by the Province of Ontario under the [Endangered Species Act](#) have been satisfied.

Leisure Services consulted with Development Approvals staff and have confirmed that their concern with respect to parkland dedication within the draft approved plan of subdivision are satisfied in Condition # 11.

Roads, Traffic and Transportation has recommended that Condition #26 be entirely modernized to reflect current location, requirements and standards for road and sidewalk construction related to the development of the Mariposa Subdivision.

### **Planning Considerations:**

#### **[Official Plan](#)**

Section 20.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals 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 March 16, 1989, and since that time none of the 107 urban residential lots have been registered.

**Date: April 22, 2020**

The owner did not provide an update in regards to their progress on clearing draft approval conditions in their letter dated January 22, 2020.

### Draft Approval Conditions

Condition #16 should be deleted entirely and replaced with a sentence referring to March 16, 2023, as the revised date on which the subject draft plan of subdivision approval shall lapse.

The City's Drainage Section has requested that several conditions be updated to reflect current standard draft approval condition practices in terms of the infrastructure that will be required to facilitate development of the Mariposa subdivision. This requested change is reflected in the Resolution section of this report as new Condition #49 that is being recommended.

Environmental Initiatives has noted that there are no significant environmental concerns that are not already addressed in the draft approval conditions. It is also noted that the owner is hereby advised that prior to vegetation removal or other site alteration on the subject lands they are to consult with the Ministry of the Environment, Conservation and Parks to ensure that all requirements set out by the Province of Ontario under the Endangered Species Act have been satisfied. The affected Condition #46 relating to the above is included in the Resolution section of this report.

Staff recommends that a standard draft approval condition be added 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. This requested change is reflected in the Resolution section of this report as new Condition #50 that is being recommended.

Other housekeeping changes requested by Building Services, Development Engineering and Roads, Traffic and Transportation are also incorporated into the Resolution section of this report.

No other administrative and housekeeping changes to the draft approval documents are required at this time. No other changes beyond those described in this report to the draft approval documents have been requested either by the owner or by circulated agencies and departments.

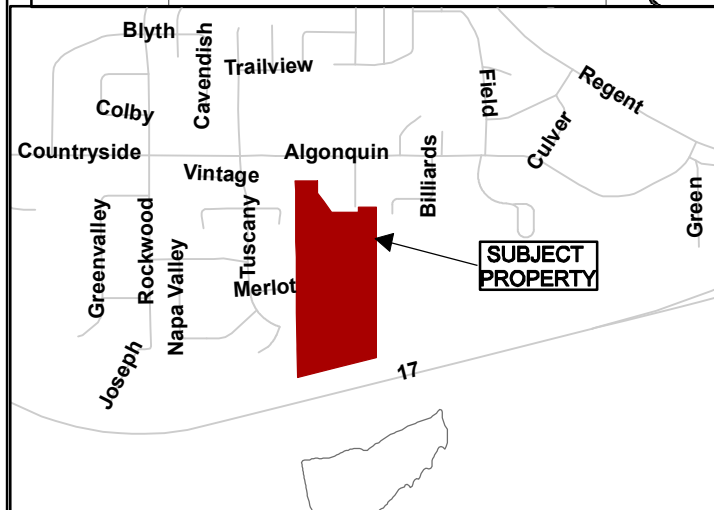
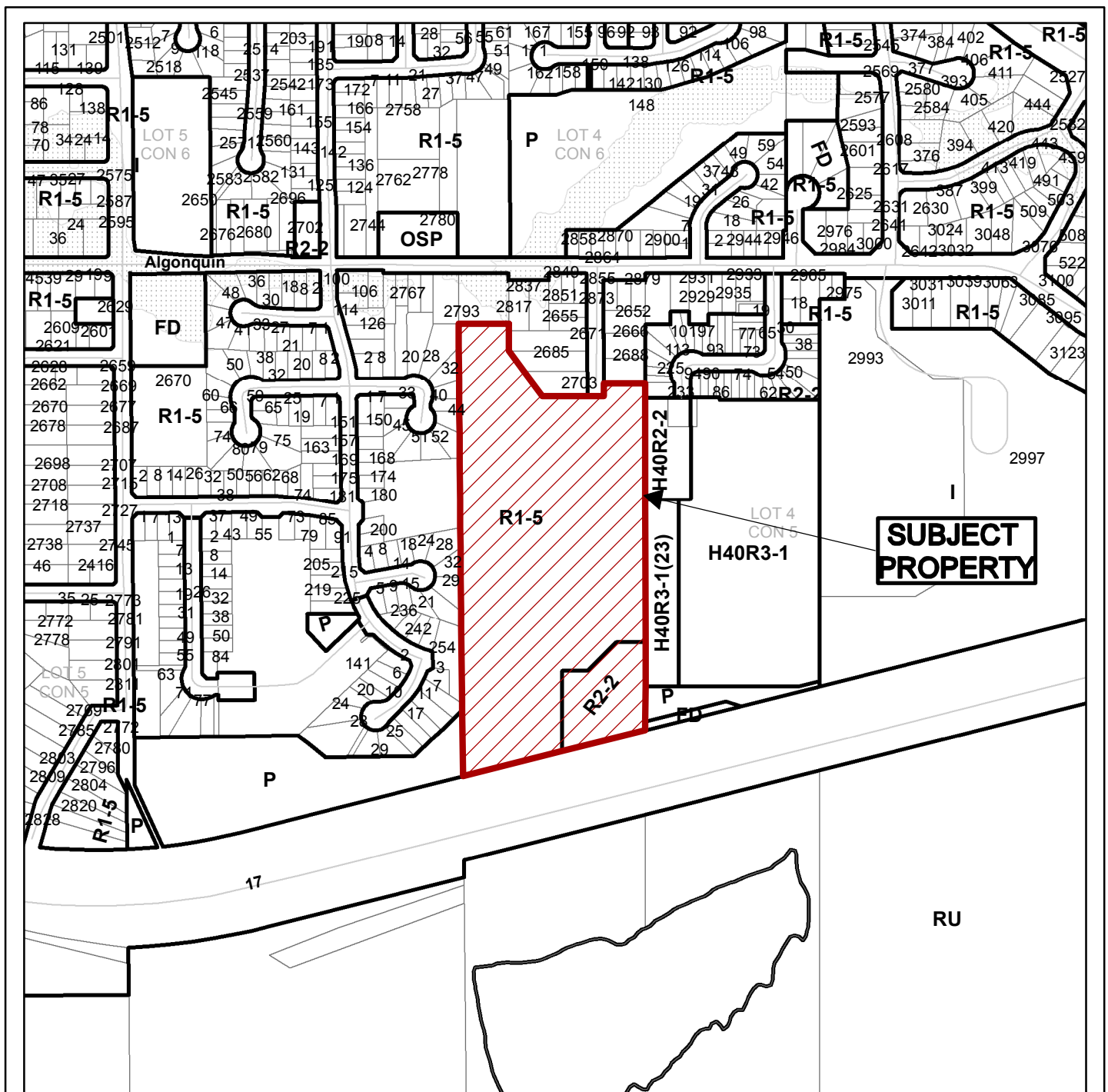
The draft approval conditions are attached to this report along with a sketch of the draft approved plan of subdivision dated August 25, 1988, for reference purposes.


### Processing Fees

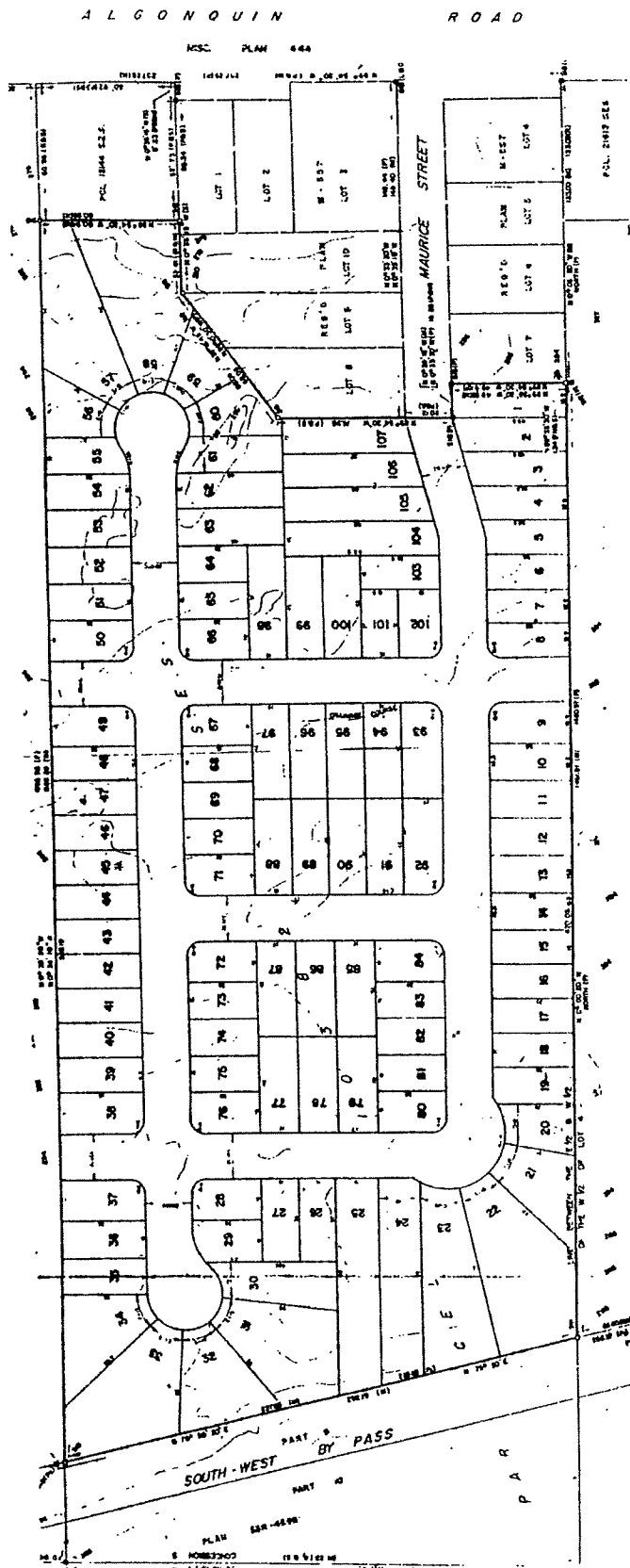
The owner is required to pay the applicable processing fee in the amount of \$2,736.75. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the owner. This amount was calculated as per [By-law 2020-26](#) being the Miscellaneous User Fees for Certain Services By-law that was in effect at the time the request was made.

### **Summary:**

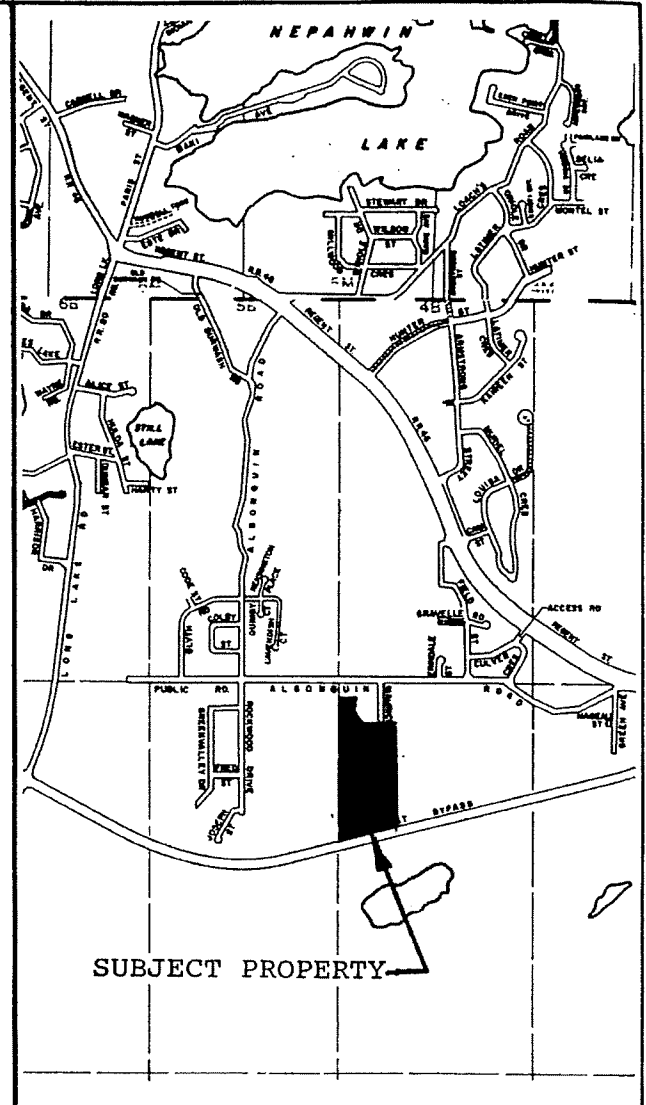
The Planning Services Division have reviewed the request to extend the subject draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes where identified have been included in the Resolution section of this report and will now form part of the draft plan approval if approved by Council. The Planning Services Division therefore recommends that the application to extend the draft approval for the Mariposa Subdivision for a period of three years until March 16, 2023, be approved as outlined in the Resolution section of this report.



<b>Growth and Development Department</b> 	
Subject Property being part of PIN 73478-0819, Part of Pcl 10382, Lot 4, Concession 5, Township of Broder, Maurice Street, Sudbury, City of Greater Sudbury	
NTS Sketch 1	751-6/88-67 & 780-6/88019 Date: 2017 04 18



780-6/88019  
751-6/88-67



KEY PLAN SCALE: 1:30,000

planning and development department

Subject property being Part of Lot 4,  
Concession V, Part of Parcel 10382 SES,  
Township of Broder

scale: 1:3,000

date: 88 11 10



**COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN FOR  
REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:**

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1. That this approval applies to the draft plan of subdivision of Part of Parcel 10382 S.E.S., Lot 4, Concession 5, Township of Broder, as shown on a plan prepared by D.S. Dorland, O.L.S. and dated August 25<sup>th</sup>, 1988.
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 m 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. 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 a 0.3 m reserve extending across the entire highway frontage be conveyed to the Ministry of Transportation.
10. Deleted
11. That 5% of the land included in the plan be deeded to the City of Greater Sudbury pursuant to Subsection 51.1(1) of The Planning Act.
12. That the subdivision agreement contain a provision whereby Maurice Street will be upgraded to the satisfaction of the General Manager of Growth and Infrastructure.
13. That prior to the signing of the final plan or to any preservicing taking place, an acoustical report shall be prepared by a qualified engineer to determine the noise levels on the site and what noise attenuation features would be required in the construction of the homes to reduce noise to levels satisfactory to the Ministry of the Environment. If the acoustical report determines that noise attenuation features are required within the subdivision, that suitable provisions be included in the subdivision agreement to ensure these measures are undertaken.

14. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that Conditions 3, 5, 6, 7, 8, 9, 11, 12, 13 and 26 have been complied with to his satisfaction.
15. Deleted
16. That this draft approval shall lapse on September 16, 2020.
17. Draft approval does not guarantee an allocation of sewer or water 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 sewage treatment capacity and water capacity exists to service the development.
18. That prior to the signing of the final plan the owner shall submit a detailed Lot Grading Plan including the Regional Storm Flow Path to the satisfaction of the General Manager of Growth and Infrastructure. The owner shall co-ordinate the analysis and design of the stormwater conveyance and control systems for this subdivision in conjunction with the recommendations of the Algonquin Road watershed stormwater management study. All issues with respect to said storm drainage are to be resolved prior to finalizing engineering drawings. Should the study determine that on-site or off-site improvement works are required as a result of this development, the owner will be required to build or cost-share in the implementation of said works. The formula for the sharing of cost for any required off site improvement works will be established by the General Manager of Growth and Infrastructure.
19. That the plan be re-designed in order to provide a "greenbelt" abutting the By-pass in accordance with the Official Plan, to the satisfaction of the Director of Planning Services.
20. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Growth and Infrastructure, 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.
21. The owner shall ensure that the draft plan show the cul-de-sacs with a 17.5 metre radius right-of-way and that the corner radius for all streets is to be 9.0 m.
22. Deleted.
23. The Algonquin booster station was required prior to any development of the subject subdivision above an elevation of 280.0. This booster station is now constructed. Prior to the development of the subdivision, the owner shall contribute their share of the cost towards the Algonquin booster station based on the associated front end agreement.
24. The owner shall be required to cost-share in the construction of the Algonquin Area water booster station, on the basis of a formula to be established by the General Manager of Growth and Infrastructure.

25. The owner shall name the two roads in the subject subdivision that link to the adjacent Vintage Green subdivision to the west, Tawny Port Drive and Tuscany Trail for the northern and southern roads respectively.
26. Tawny Port Drive is to be constructed to a residential road standard with a 1.5m wide sidewalk on the north side of the street, and Tuscany Trail is to be constructed to a residential road standard with a 1.5m wide side walk on the south side of the street.
27. 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.
28. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Hydro services, Bell, Union Gas, Canada Post 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.
29. Deleted.
30. 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.
31. A water connection must be made to the watermain along Tawny Port Drive to the west from the proposed watermain along Maurice Street, complete with a water check valve and associated chamber at Maurice Street, as part of development of the first phase of the subdivision to the satisfaction of the General Manager of Growth and Infrastructure.
32. Water check valves and associated chambers are to be provided on watermains exiting the subdivision to the east to the satisfaction of the General Manager of Growth and Infrastructure.
33. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure. 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 to the satisfaction of the General Manager of Growth and Infrastructure. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner.

35. The owner is required to provide a cost contribution towards downstream stormwater quantity conveyance and quality control improvements for each stormwater outlet for the subdivision to comply with the Algonquin Road Watershed Study and any subsequent updates to the satisfaction of the General Manager of Growth and Infrastructure.
36. The owner is required to pay the City of Greater Sudbury for the cost share of the owner's lands for storm water servicing as set out in a Front Ending Agreement dated June 26, 1995 between the City and the Sudbury Roman Catholic Separate School Board to the satisfaction of the General Manager of Growth and Infrastructure.
37. The regional storm overland flow route for the subject property shall be clearly delineated on the stormwater management and subdivision grading plans to the satisfaction of the General Manager of Growth and Infrastructure. Major storm overland flow for the subdivision is to remain within the City's road allowances and drainage blocks.
38. The owner shall to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post include on all offers of purchase and sale, a statement:
  - i. That advises the prospective purchaser that the home/business mail delivery will be from a designated Centralized Mail Box; and,
  - ii. That the owner be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales."
39. The owner further agrees to:
  - a) Work with Canada Post to determine and provide temporary suitable Centralized 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;
  - b) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes;
  - c) Identify the pad above on the engineering servicing drawings. The pad is to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision; and,
  - d) Determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.
40. The developer will be required to provide a geotechnical report on 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 (5) years experience related to blasting.

41. The 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 his 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 specific project.
42. 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 infrastructure within 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.
43. The geotechnical 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.
44. 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.
45. That the owner prepare and submit a siltation control plan which must be approved and in place prior to and throughout construction of the development to the satisfaction of the Nickel District Conservation Authority.
46. Prior to any vegetation removal or other site alteration on the subject lands, the owner shall consult with the Ministry of Natural Resources (MNR) with respect to the presence of any species at risk under the Endangered Species Act. The owner shall demonstrate to the satisfaction of the Director of Planning Services that all requirements set out by MNR under the Endangered Species Act have been satisfied.
47. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning, 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 Development and the General Manager of Growth and Infrastructure.