

**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.