

**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 Part of Parcel 9502 S.E.S., Lot 2, Concession 3, Township of Broder, City of Sudbury, as shown on a plan prepared by Peter M. Bull, O.L.S., dated February 19<sup>th</sup>, 1996 and as revised June 5<sup>th</sup>, 1996.
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 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 the lot areas, frontages and depths appearing on the final plan shall 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, street lights and installation of services and drainage.
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 2 years after registration.
9. That prior to the signing of the final plan the O.L.S. shall provide the Planning Department with written confirmation that all lots will comply with the minimum requirements of the zoning by-law.
10. That 5% of the land included in the subdivision be deeded to the City of Greater Sudbury for municipal park purposes in accordance with Section 51.1(1) of The Planning Act.
11. That Lots 11, 13, 14 and 15 be consolidated with Lot 12 into one lot on the final plan to the satisfaction of the Director of Planning Services. Should the Planning Services Division be advised by the Sudbury and District Health Unit that these lots are suitable for development on subsurface sewage disposal systems then the consolidation of these lands shall not be required.
12. That a Notice of Agreement be placed on title to all lots having water frontage whereby the owner shall agree that a natural vegetation buffer be maintained

along the water's edge, to be measured horizontally 30 metres back from the normal high water mark. The existing vegetation and natural soil mantle within this buffer strip will be maintained in a natural state, except where traversed by access paths or walkways, or to accommodate a sewage disposal system in accordance with the requirements of a Certificate of Approval for a subsurface sewage disposal system.

13. That a Notice of Agreement be placed on title to all lots whereby the owner shall agree:
  - i) that any sewage system proposal made at the time of application for a Certificate of Approval be designed by a consulting engineer to the satisfaction of the Sudbury and District Health Unit.
  - ii) that they shall not demand municipal sewer and water services as specified by the General Manager of Public Works.
14. That all roadway design and final construction be established to the satisfaction of the General Manager of Public Works.
15. That prior to the signing of the final plan, the developer shall prepare a sediment control plan for the construction phase of the project and shall undertake to provide any subsequent recommended works, to the satisfaction of the General Manager of Public Works.
16. That prior to signing of the final plan, the developer shall have a storm water management report and plan prepared by a consulting engineer with a valid certificate of designation which assesses the impact of storm water runoff from this developed subdivision on the downstream watercourses and area waterbodies to the satisfaction of the General Manager of Public Works. Said report shall set out the required necessary improvements to downstream watercourses. Further, the subdivision agreement may contain provisions whereby the developer agrees to provide downstream drainage improvements, including the acquisition of necessary easements from private property owners as may be required, in accordance with the City of Greater Sudbury Downstream Drainage Policy.
17. That prior to signing of the final plan the developer shall submit a detailed Lot Grading Plan and subsequently enter into a Lot Grading Agreement which shall be registered on title of the property, to the satisfaction of the General Manager of Public Works.
18. That the subdivision agreement provide for improvements to South Lane Road adjacent to the proposed subdivision, including surface improvement, widening and street lighting to the satisfaction of the General Manager of Public Works. The developer will be responsible for 50% of the improvement cost to a maximum of \$50,000.00. The execution of the road work shall be determined by the General Manager of Public Works. Cost recovery shall be on a per lot basis at the time of lot transfer.

19. i) Where it is the intent to provide potable water from an adjoining waterbody, the developer shall be required to prove that such a source is safe for human consumption. If the supply is by individual separate intake lines for each lot, then an agreement with the City must be placed on title to each lot which establishes the microbiological problems with surface water sources (including giardia and cryptosporidium) and the treatment and the treatment options which are recommended.”
- ii) Where it is the intent to provide potable water from a well the following requirements shall be established:
- a. A well shall be constructed with a minimum of 33 m of available draw down for each lot which is to be created. A well driller’s record shall be submitted to the City indicating the minimum capacity of each well.
  - b. Each well must provide a sustainable well yield of 13.7 l/min. For wells providing a sustainable yield of less than 18 l/min. a notice of agreement shall be placed on the title of such lots which establishes that a storage system may be required to compensate for the low yield which has been identified within the potable water supply.
  - c. A notice of agreement shall be placed on the title of each lot advising that a survey of water supplies in the Richard Lake/ McFarlane Lake Area suggests that elevated concentrations of aesthetic parameters and hardness may be encountered. Such elevated concentrations may cause objectionable effects such as taste, colour and appearance. If encountered, purchasers are advised that treatment systems may be necessary.
  - d. To evaluate the extent of off site impacts or interference which could occur with respect to adjacent residential groundwater supplies during, or subsequent to subdivision development, prior to any pre-servicing, or the registration of any phase of the plan of subdivision the developer shall document to the satisfaction of the General Manager of Public Works the existing well conditions for the adjacent well(s).
  - e. Prior to any pre-servicing, or the registration of any phase of the plan of subdivision the developer shall undertake to the satisfaction of the General Manager of Public Works, in the event of a significant impact upon an adjacent residential well, corrective measures which may include the deepening of the existing well(s) or establishment of a new well. Such undertaking shall include appropriate authorization of the affected landowner(s). Further, cash or a letter of credit in the amount of \$12,000 per adjacent developed parcel shall be provided to the City for each of the following properties to ensure required works can be completed: Parcels 27772, 30723, 7115 and 1965 S.E.S.; Part 1, Plan 53R-9265; Part 7, Plan 53R-9326; Parts 1 and 3, Plan 53R-9326 and Part 1, Plan 53R-9326.

20. That the survey fabric of the subdivision be tied into the City of Greater Sudbury Control Survey Network to the satisfaction of the Co-ordinator of the Geographic Information, Surveys and Mapping Section.
21. That prior to the signing of the final plan the City is to be advised by the owner that all provisions of the Environmental Assessment Act have been complied with.
22. That this draft approval shall lapse on March 14, 2015.
23. 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 2., 3., 5., 6., 7., 8., 10., 11., 12, 13., 14., 15., 16., 17., 18., 19., 20., 24., 25. and 26. have been complied with to her/his satisfaction.
24. The revised draft plan shall be amended to show both cul-de-sacs with a 20 metre radius right-of-way.
25. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Growth and Development, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for the following items: storm and sanitary sewers, storm water management facilities, watermains, 20 -year design standard for roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable), and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.
26. Prior to the signing of the final plan the owner shall undertake to provide a source of water on the subject lands for fire protection purposes to the satisfaction of the Fire Chief, Fire Division/ Emergency Services Department.
27. That the owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the General Manager of Infrastructure and Emergency Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
28. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
29. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.
30. 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 Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.