

## **Schedule B - Conditions of Draft Approval (Plan of Subdivision 57T-501):**

### **Subdivision Agreement**

Prior to final approval and registration, the Owner shall enter into a Subdivision Agreement with the City, including but not limited to: road construction, corner roundings, underground services, sidewalks, drainage, and snowplow turnarounds. All infrastructure shall be designed and constructed to the satisfaction of the Director of Engineering or their designate.

### **Sidewalks**

Continuous sidewalks shall be provided along one side of all public streets within the subdivision (Streets A, B, C, and D), to the satisfaction of the Director of Engineering or their designate.

### **Conservation Authority Regulation**

The Subdivision Agreement shall require that the Owner inform potential purchasers of lots affected by the Sault Ste. Marie Region Conservation Authority (SSMRCA) regulated areas, advising them that permits from the SSMRCA are required prior to any development or site alteration.

### **Stormwater Management Block**

The Owner shall dedicate Block 77 (SWM-1 Pond), located along the eastern lot line between Street B and Street G, to the City for stormwater management purposes, as part of the Subdivision Agreement.

### **Tree Planting Fee**

Prior to finalizing the Subdivision Agreement, the Owner shall pay a per-lot tree planting fee, the amount to be determined by the Director of Engineering or their designate.

### **Phasing Plan**

A phasing plan outlining the timing of lot creation and servicing shall be completed to the satisfaction of the Deputy CAO of Public Works and Engineering or their designate prior to finalizing the Subdivision Agreement.

### **Servicing Standards**

All future servicing infrastructure within the subdivision shall be designed and constructed to current City standards.

### **PUC Servicing Agreement**

The Owner shall enter into a servicing agreement with PUC Distribution Inc. for electric utilities and service and the Public Utilities Commission of the City of Sault Ste. Marie for water utilities and service.

### **Water Capacity & Hydraulic Analysis**

Prior to final approval and registration, the Owner shall submit a Water Distribution System Hydraulic Analysis to the satisfaction of the Public Utilities Commission of the City of Sault Ste. Marie (PUC). If the analysis determines that the existing municipal system cannot support the required 276 L/s design flow, the Owner shall either, at the discretion of the City and PUC:

- a) Enter into an agreement with the City/PUC to upgrade or modify the municipal water system at the Owner's expense; or
- b) Submit a revised plan reducing the number of dwelling units and/or lots to align with available water capacity, to the satisfaction of the City and PUC.

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### **Utility & Infrastructure Compliance**

The Owner shall address all comments and requirements from PUC Distribution Inc. and the Public Utilities Commission as per their comments contained in Application: A-2-25-Z.OP 57T, to the satisfaction of the respective agencies.

### **Rear Lot Fencing (Open Space Block)**

A fence shall be installed along the rear lot lines of lots that abut Block 80 (Open Space).

### **Engineering Compliance**

The Owner shall address all Engineering Department comments as per their comments packaged in Application: A-2-25-Z.OP 57T, to the satisfaction of the City.

### **Well Decommissioning**

Prior to finalizing the Subdivision Agreement, the Owner shall confirm any existing wells to be decommissioned and ensure their decommissioning is completed in accordance with Provincial Guidelines.

### **Bell Canada Easements**

As part of the Subdivision Agreement, the Owner shall acknowledge that any conflicts with existing Bell Canada facilities or easements within the subject lands must be resolved at the Owner's expense, including any required relocation of infrastructure.

### **Enbridge Gas Compliance**

The Owner shall ensure that no construction activity occurs within the easement limits of the Enbridge Gas high-pressure main unless reviewed and approved by Enbridge Gas.

Prior to final approval of the draft plan, the Owner shall provide confirmation from Enbridge Gas that all necessary requirements related to the easement have been satisfied. Final approval of the draft plan shall be conditional upon Enbridge Gas confirming, to the satisfaction of the City, that all easement and utility-related concerns have been addressed.

### **Urban Service Area Extension**

The Urban Service Area must be officially extended prior to final approval and registration of the subdivision.

### **Parkland Dedication**

Prior to final approval and registration, the Owner shall satisfy the City's parkland dedication requirements in accordance with Section 51.1 of the Planning Act, to the satisfaction of the City.

At the City's discretion, parkland dedication may be provided through:

- a) The dedication of Block 80 (Linear Park) and Block 76 (Public Square Park);
- b) A combination of parkland dedication and cash-in-lieu, with final parkland size and configuration to be determined prior to registration; or
- c) Full cash-in-lieu of parkland in accordance with municipal policy.

If any adjustments to the proposed parkland dedication are required, the Owner shall submit a revised plan and enter into an amended Subdivision Agreement to reflect the final parkland arrangement.