

Appendix “C”

The Corporation of The Town of Richmond Hill Schedule of Conditions Draft Plan of Subdivision File 19T(R)-17003

**P. Campagna Investments Limited, Pasquale Campagna and
1480420 Ontario Limited
Part of Lot 65, Concession 1, E.Y.S.
Town of Richmond Hill**

Town of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Subdivision prepared by Evans Planning Inc., having a signed Surveyor's Certificate dated October 4, 2017.
2. The lands within this draft Plan of Subdivision shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Ontario Land Surveyor Certificate that:
 - a) any existing buildings or structures on the lands as of the date of final approval, are situated so as to comply with applicable zoning by-laws after registration of the plan; and,
 - b) all lot frontages and lot areas within the plan conform to the applicable zoning by-law.

Development Engineering Division

4. The Owner shall agree that maintenance of any retaining walls constructed within this draft Plan of Subdivision shall be the responsibility of the Owner, and of subsequent Owners. Retaining walls shall not be constructed upon lands to be transferred to the Town.
5. The Owner(s) shall agree to provide the Town with digital copies of the draft and final Plan of Subdivision and all reference plans in accordance with the Town's digital submission requirements. These plans shall be tied to horizontal control at a minimum of three (3) locations at the extreme corners of the plan.
6. The Owner shall convey to the Town all lands and/or easements required for municipal servicing of lands within or external to the plan to the satisfaction of the

Commissioner of Planning and Regulatory Services. Such lands and/or easements shall be granted to the Town in priority to all charges and encumbrances and shall be conveyed without monetary consideration.

Policy Planning Division – Park and Natural Heritage Planning Section

7. Prior to execution of a Site Plan Agreement for the subject lands, the Owner agrees to convey to the Town Block 2 for environmental protection purposes free and clear of all encumbrances and/or encroachments.
8. Prior to conveyance of Block 2, the Owner shall implement the recommendations of the Phase 1 ESA (prepared by Edward Wong and Associates dated November 4, 2016) including the undertaking of a Phase II ESA and/or a remedial plan if applicable, and pay for all costs associated with the implementation. Any required ESA/Remedial Plan should not contain a limitation upon the right of the Town to rely upon it and/or the information contained therein.
9. The Owner shall not construct any permanent or temporary stormwater management facilities, store any construction related debris or materials (including topsoil), permit temporary or permanent emergency/construction access routes or install any services, within Block 2 without the approval of the Town.
10. The Owner shall agree in the Site Plan Agreement to maintain Block 2 in a manner and condition acceptable to the Town until such time as the Town advises in writing that all obligations with respect to the site plan have been fulfilled and the Town will take over maintenance. The Owner shall indemnify and save the municipality harmless with respect to any occurrence on or related to Block 2 during the period for which the Owner is responsible for maintenance.
11. The Owner agrees that no trees, vegetation or environmentally significant features within the draft plan shall be removed or altered without the written consent of the Town. Further, in the event that any trees, vegetation or environmentally significant features within the draft plan are removed or altered without the written consent of the Town, the Owner shall restore the lands and/or provide compensation to the municipality as required by the Town.
12. Prior to registration of the Plan, the Owner shall submit a Natural Heritage Evaluation and Landscape Plan to the satisfaction of the Town. The Owner shall agree in the Site Plan Agreement applicable to the subject lands to implement the recommendations of Natural Heritage Evaluation and Landscape Plan as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities upon request to guarantee undertaking of the work. In the event that a Site Plan Agreement is not executed within 3 years of draft plan approval, the Owner agrees to submit an update to the Natural Heritage Evaluation and to implement the recommendations of such update as approved by the Town.

13. Prior to registration of the Plan, the Owner shall submit a Tree Inventory and Preservation Plan completed consistent with the Town's guidelines for the preparation of such reports and to the satisfaction of the Town. The Owner shall agree in the Site Plan Agreement applicable to the subject lands, to implement the recommendations of Tree Inventory and Preservation Plan finally approved by the Town, to pay all costs associated with implementation, to replace the loss of tree cover either through replanting and/or cash-in-lieu of planting, and provide associated securities upon request to guarantee undertaking of the work.
14. The Owner shall agree in the Site Plan Agreement applicable to the subject lands to install permanent chain link fencing consistent with Town standards where Block 2 abuts non-municipal lands.

Region of York

Regional Planning and Development Services Department

15. The road allowances included within the draft Plan of Subdivision shall be named to the satisfaction of the Town of Richmond Hill and York Region.
16. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Richmond Hill for the development proposed within this draft Plan of Subdivision or any phase thereof.
17. Prior to final approval, the engineering drawing(s) showing the layout of the watermains and sewers shall be submitted to the Region for review by the Infrastructure Asset Management Branch.
18. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.

Toronto and Region Conservation Authority

19. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a) A detailed engineering report that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related TRCA requirements. This report shall include:
 - (i) plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as identified in the

related hydrologic studies will be achieved during and post-development;

- (ii) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all headwater drainage features is to be maintained, consistent with TRCA's Guidelines;
 - (iii) proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included;
 - (iv) location and description of all outlets and other facilities, grading, site alterations, development, infrastructure and watercourse alterations (on and off of the subject property), which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, with all supporting technical information;
 - (v) detailed mapping of any proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required; and,
 - (vi) the integration of low impact development measures and the employment of source and conveyance controls to mimic to the extent possible, pre-development hydrology to the satisfaction of the TRCA.
- b) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or directly adjacent to natural feature blocks or associated buffers. Additionally, no grading shall be permitted within the Natural Heritage System (including but not necessarily limited to Block 2 "Open Space").
- c) Plans illustrating that all works, including all grading, site alterations, construction staging, or materials associated with these activities (with the exception of those associated with the removal of any encumbrances) will not encroach or be placed within Block 2.

- d) An adequate hydrogeological and water balance report, to the satisfaction of TRCA.

Prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof:

- 20. That the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development that may be located off of the subject property.
- 21. That all stormwater outlets be naturalized, and designed to incorporate TRCA's design guidelines.
- 22. The Block 2 (Open Space) be gratuitously dedicated to the TRCA or Town of Richmond Hill, free of encumbrances.
- 23. That fencing satisfactory to the TRCA shall be erected on the rear lot lines of all lots and blocks adjacent to Block 2 (Open Space), prior to occupancy of any of the associated dwellings.
- 24. That the Owner provides detailed plans for the implementation of planting and enhancements within Block 2 to the satisfaction of the TRCA.
- 25. That the Owner agrees to attain all necessary permissions and approvals from the Town of Richmond Hill with respect to the grade transition and any retaining walls proposed between the subject property, and adjacent properties to the east and west.
- 26. That the Owner agree in wording acceptable to the TRCA:
 - a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions, and to provide for any requirements as set-out in TRCA's conditions of draft approval, that extend beyond registration of this Plan;
 - b) to implement the requirements of the TRCA's conditions in wording acceptable to the TRCA;
 - c) to design and implement on-site erosion and sediment control in accordance with current TRCA standards;
 - d) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, and until assumption by the Town of Richmond Hill in a manner satisfactory to the TRCA;

- e) to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA;
 - f) to implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property; and,
 - g) to provide for the warning clauses and information identified in TRCA's conditions.
27. That the implementing zoning by-law recognize all natural feature and associated buffer blocks, in an Open Space or other suitable zoning category which has the effect of prohibiting development and structural encroachment, and ensuring the long term preservation of the lands in perpetuity, to the satisfaction of the TRCA.
28. That a warning clause be included in all agreements of purchase and sale, and information be provided on all promotional sales materials, which identifies the following:
- a) that an Open Space block is being provided to the north of the rear lot line of the subject lands. This block is considered to be part of the publically owned environmental protection area, which is intended to be renaturalized, and will not be actively maintained and mowing of this area will not be completed or permitted. Uses such as private picnic, barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the Open Space block through the subject property is not permitted. Private rear yard gates are prohibited; and,
 - b) that permeable pavers are being provided on the driveway of the subject property. These permeable pavers are being incorporated to enhance the retention of stormwater on-site, and enhance the quality of stormwater being discharged from the property. Accordingly, these pavers or another similar permeable surface must be maintained on the driveway in perpetuity. And, that the Owner understands that regular cleaning and maintenance of the permeable pavers will be required, which will be the responsibility of the Owner.
29. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including water balance measures such as permeable pavers) prior to the final acceptance of this subdivision by the Town of Richmond Hill.
30. That the size and location of all Low Impact Development (LID) stormwater management measures associated with this development be confirmed to the satisfaction of the TRCA.
31. That the draft plan be red-line revised, if necessary, in order to meet the requirements of TRCA's conditions.

Ministry Of Culture

32. Prior to final approval, and prior to the initiation of any grading, the Owner shall carry out an archaeological assessment of the entire area within this draft plan of subdivision and shall prepare a report which will identify significant archaeological sites to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.
33. The Owner shall agree that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 32, until archaeological excavations of all significant sites within any phase for which final approval is sought has been carried out to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.

Clearance Conditions

34. The Town of Richmond Hill shall advise that Conditions 1 to 14 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
35. The Regional Corporate Services Department shall advise that Conditions 15 to 18 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
36. The Toronto and Region Conservation Authority shall advise that Conditions 19 to 31 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
37. The Ministry Culture shall advise that Conditions 32 and 33 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

NOTE: Where final approval for registration has not been given within three (3) years after the date upon which approval to the proposed Plan of Subdivision was given, The Town of Richmond Hill may, in its discretion, and pursuant to the *Planning Act*, R.S.O. 1990, withdraw its approval to this proposed Plan of Subdivision, unless approval has been sooner withdrawn, but The Town of Richmond Hill may from time to time extend the duration of the approval.