



Staff Report for Committee of the Whole Meeting

Date of Meeting: October 16, 2017

Report Number: SRPRS.17.160

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Direction - Zoning By-law Amendment and Draft Plan of Subdivision Applications – Parkgate Holdings Inc. – Town Files D02-04056 and D03-04008 (SRPRS.17.160)

Owner:

Parkgate Holdings Inc.
8600 Dufferin Street
Vaughan, Ontario
L4K 5P5

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Vaughan, Ontario
L4K 3P3

Location:

Legal Description: Part of Lot 29, Concession 2, E.Y.S.
Municipal Address: 11211 Bayview Avenue

Purpose:

A request for direction concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 234 dwelling units on the subject lands within the North Leslie Secondary Plan Area.

Recommendations:

- a) That the Ontario Municipal Board be advised that Council supports the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Parkgate Holdings Inc. for lands known as Part of Lot 29, Concession 2, E.Y.S. (Municipal Address: 11211 Bayview Avenue), Town Files D02-04056 and D03-04008 for the principle reasons outlined in SRPRS.17.160;

- b) That the Ontario Municipal Board be advised that Council endorses the draft Zoning By-law Amendment as set out in Appendix B to SRPRS.17.160, subject to the payment of the applicable processing fees in accordance with the Town's Tariff of Fees By-law;**
- c) That the Ontario Municipal Board be advised that Council endorses the conditions of draft approval as set out in Appendix C to SRPRS.17.160, subject to the payment of applicable processing fees in accordance with the Town's Tariff of Fees By-law;**
- d) That servicing capacity for 109 units / 373 persons equivalent to Phase 1 of the development be allocated to the subject lands;**
- e) That Site Plan Control By-law No. 137-09 be amended to include the subject lands within the Site Plan Control area, to secure the owner's commitments with respect to sustainable development; and,**
- f) That appropriate Town staff be directed to appear at the Ontario Municipal Board in support of Council's position concerning the subject applications.**

Contact Person:

Mary Filipetto, Senior Planner - Subdivisions, phone number 905-747-6245 and/or
Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540.

Submitted by:

"Signed version on file in the Office of the Clerk"

Kelvin Kwan

Acting Commissioner of Planning and Regulatory Services

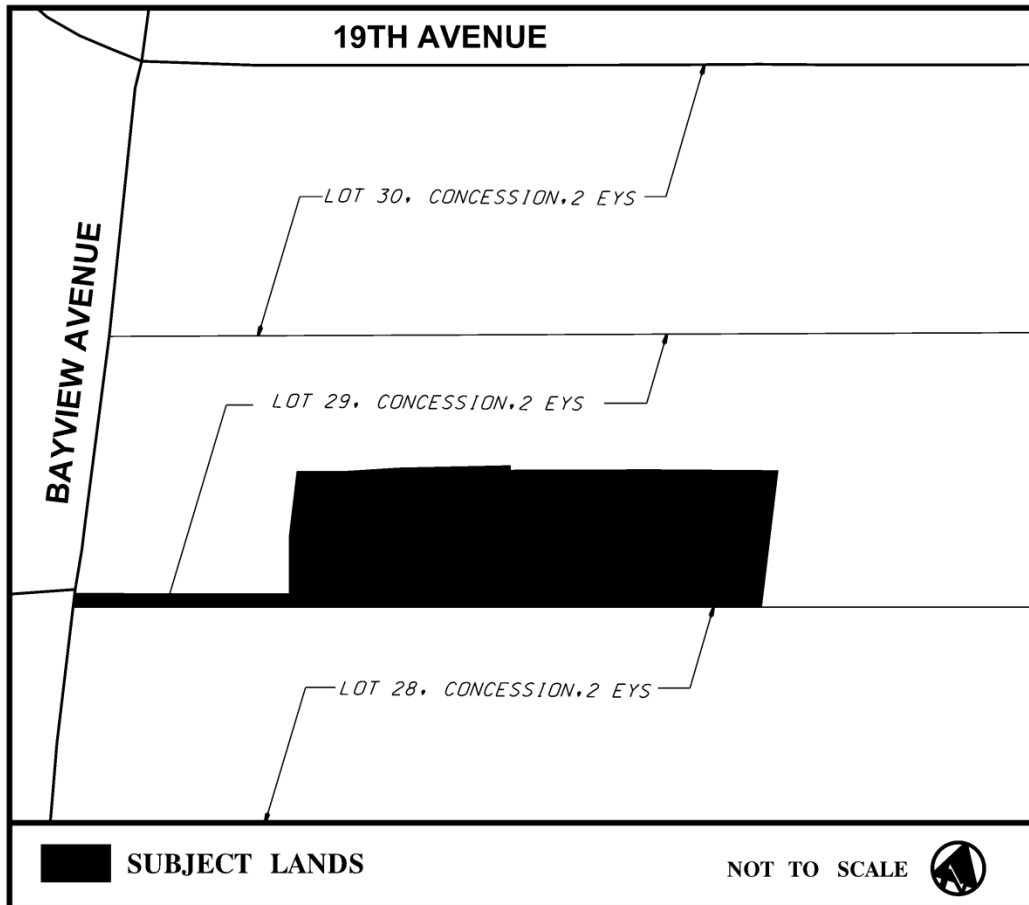
Approved by:

"Signed version on file in the Office of the Clerk"

Neil Garbe
Chief Administrative Officer

Location Map

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact” above.



Background Information

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were filed and appealed to the Ontario Municipal Board (OMB) in 2004. These applications were held in abeyance until such time as the North Leslie Secondary Plan (NLSP) was approved by the OMB. On April 1, 2015, a statutory Council Public Meeting was held to receive comments from members of Council and the public concerning a total of eight (8) draft Plan of Subdivision applications including the applications filed by Parkgate Holdings Inc. for the lands within the NLSP Area.

At the Public Meeting, representatives of various landowners within the NLSP addressed Council (refer to Appendix A). Since the Council Public Meeting, Parkgate Holdings Inc. has continued to work diligently with Town staff to address outstanding concerns from internal and external departments and agencies and at an August 30, 2017 Pre-Hearing Conference, the OMB set aside November 10, 2017 as a Settlement Hearing to consider matters related to the approval of the proposed development.

The purpose of this report is to seek Council's direction regarding the subject applications, to recommend that servicing capacity be partially allocated to the development, and to have appropriate Town staff appear before the November 10, 2017 OMB hearing in support of Council's position concerning the subject Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis

Further information in regards to site location is as follows:

Site Location and Adjacent Uses

The subject lands are located on the east side of Bayview Avenue south of 19th Avenue. The lands are accessed via Bayview Avenue and have a total lot area of 14.96 hectares (36.96 acres). The lands were previously used for agricultural purposes and a greenhouse operation and are currently vacant. A tributary of the Rouge River traverses a portion of the northwest corner of the subject lands and is located within the Natural Heritage System (refer to Map 1).

The lands abut agricultural uses to the north, east and south and Bayview Avenue to the west. The adjacent lands are designated for urban development under the policies of the North Leslie Secondary Plan.

Revised Development Proposal

The applicant's most recently revised draft Plan of Subdivision and Zoning By-law Amendment applications were submitted and circulated by Town staff on July 27, 2017. The applicant is proposing to remove the subject lands from Zoning By-law, 2325-68, and Zoning By-law 128-04 and incorporate them into the lands zoned under By-law 55-15, the North Leslie Secondary Plan Area Zoning By-Law.

Outlined below are the relevant statistics for the of the applicant's current development proposal (refer to Map 4):

Total Lot Area:	14.98 hectares (36.96 acres)
Total Number of Units:	234
-Single Detached	
18.3 metres / 60 feet	10
13.75 metres / 45 feet	14
12.5 metres / 41 feet	74
11.6 metres / 38 feet	78
-Street Townhouses	
7.5 metres / 24.6 feet	10
-Residential Reserve	50 units (7 Blocks) (25 units single detached and 25 units semi-detached)
Elementary School:	1.0 hectare (2.5 acres)
Parkette:	0.44 hectares (1.1 acres)
Natural Heritage System:	0.91 hectares (2.3 acres)
Walkway:	0.07 hectares (0.16 acres)
Road Widening:	0.003 hectares (0.007 acres)
Storm Water Management:	0.040 hectares (0.10 acres)
Future Development:	1.5 hectares (3.7 acres)
Streets:	7.565 hectares (18.69 acres)
Walkway:	0.035 hectares (0.09 acres)
Density:	
Low Density Res. 192 units: (max. 35 units/hectare)	20.9 units/hectare (8.5 units/acre)
Medium Density Res. 41 units: (max. 60 units/hectare)	35.3 units/hectare (14.3 units/acre)

Planning Analysis

Council received Staff Report SRPRS.15.060 at the April 1, 2015 Council Public Meeting. The Staff Report provided a thorough outline of the relevant policy framework against which the applicant's proposal has been reviewed. It should be noted that the NLSP was approved in accordance with Section 22 of the *Planning Act* and by a number of Decisions of the Ontario Municipal Board with the most recent and final decision dated February 2, 2012. The applicant's proposal is in conformity with the relevant policies found in the following documents:

- *Provincial Policy Statement*
- *Oak Ridges Moraine Conservation Plan*
- *Provincial Growth Plan*
- Region of York Official Plan
- Town of Richmond Hill Official Plan (2010), including the Part 2 North Leslie Secondary Plan.

The subject lands are designated **Low Density Residential, Medium Density Residential, Natural Heritage System** and **Protected Countryside** on Schedule 'A2' (Land Use Plan) to the NLSP. Those lands designated **Natural Heritage System** and **Protected Countryside** including walkways, are to be dedicated to the Town. The applicant is proposing a range of residential units including single and semi-detached units and townhouse units. The applicant's proposal conforms with the residential policies and density requirements as set out in the NLSP (refer to Maps 2 and 3).

The NLSP requires the preparation of comprehensive Master Environmental Servicing Plans (MESPs) prior to the approval of individual development applications. The MESP is required to comprehensively address the following matters, to the satisfaction of the Town, the Region of York and the Toronto and Region Conservation Authority:

- environmental protection and management recommendations for aquatic, terrestrial, groundwater and surface water resources;
- servicing requirements (grading, stormwater management, sanitary, water, transportation and noise);
- an open space plan;
- an historical and archaeological assessment; and,
- urban design guidelines.

The MESP for the lands to the west of Leslie Street was approved by the Town on October 19, 2015. The applicant's draft Plan of Subdivision is in conformity with the approved MESP.

Proposed Zoning By-Law Amendment

The majority of the subject lands are zoned "**Agricultural (A1) Zone**" under By-law 2325-68, as amended, with a smaller area on the western portion zoned "**Urban (UR) Zone**" under By-law 128-04, as amended. The "**A1**" zone permits agricultural and related uses, kennels or veterinarian establishments, one single family detached dwelling, a school, a clinic, a place of worship and conservation projects. The "**UR**" Zone permits existing uses, bed and breakfast establishments, public infrastructure, one single detached dwelling, and home occupations. The existing zoning does not permit the uses envisioned by the Secondary Plan nor those proposed by the subject applications and therefore amendments to the Zoning By-law are required to facilitate the proposed development.

By-law No. 55-15 is the new parent by-law for the NLSP area. The applicant is proposing to include the subject lands within the boundaries of Zoning By-law 55-15 and to rezone the lands accordingly to implement the draft Plan of Subdivision.

The applicant has submitted a draft Zoning By-law Amendment which will bring the subject lands into By-law No. 55-15 (the North Leslie Secondary Plan Area Zoning By-law) and zone the lands to the "**Residential Wide Shallow Two [RWS2] Zone, Multiple Residential One [RM1] Zone**" "**Institutional One [I1] Zone**", "**Environmental**

Protection Two [EPA2] Zone”, and “Park [P] Zone”. Site specific permissions are being requested to the **“Residential Wide Shallow Two (RWS2) Zone”** and **“Institutional One [I1] Zone”** to facilitate additional uses within a school block and to implement site specific development standards throughout the development (refer to Appendix B). The applicants also requested site-specific exceptions to recognize the following:

- a lot that has a unique configuration;
- the school block lands are designated **Medium Density Residential**. This exception would only apply in the event that the school is deemed surplus and no longer required;
- the general “housekeeping” amendments to By-law 55-15 which will be further described in the paragraph below; and,
- a stormwater management block to facilitate comments from the Town’s Parks Planning and Natural Heritage Section to facilitate access to the stormwater management pond to the subdivision to the north. The applicant wishes to maintain the **“Park Zone”** in this block as originally proposed in the event that the Town no longer requires this block.

Town staff considers the exceptions to be minor in nature and in keeping with the intent of the NLSP.

Staff Report SRPRS.16.110 recommended approval of three development applications within the western portion of the NLSP. A series of general “housekeeping” revisions to By-law No. 55-15 were needed to better accommodate the various housing forms envisioned by the Secondary Plan and to provide for more consistent streetscapes within the residential lands. The revisions also correct redundancies in the existing document and provide more flexibility in housing design to assist landowners in achieving the minimum density requirements of the Secondary Plan. Council approved the recommended revisions to By-law No. 55-15 and the revisions were included in Zoning By-laws Nos. 82-16, 83-16 and 84-16, which implemented the applications by Raki Holdings Inc., Autumnhill Investment Ltd. and Richview 19 Holdings Inc. Further, since the approval of the “housekeeping” revisions to the above noted applications, Mattamy (Elgin Mills) Ltd. and Virtual Developments Inc. have also adopted these revisions.

The applicant's draft Zoning By-law Amendment includes the same general “housekeeping” amendments to By-law No. 55-15, which are supported because they are intended to become applicable to other North Leslie developments at such time as they are approved and their lands brought into By-law No. 55-15.

Parkland

For the North Leslie West area, the parkland dedication requirements have been determined at the Block Plan level and the accounting to balance the inequitable distribution of parkland amongst the individual subdivisions will be undertaken through a

separate cost sharing agreement between the developers. This approach to parkland dedication is beneficial from the Town's perspective because it will facilitate significant parkland over-dedications within specific subdivisions and thereby enable the Town to consolidate large parkland parcels (e.g. community parks) without the need to purchase land outside the development process.

On January 30, 2017, Council approved the recommendations of Staff Report SRPRS.17.018, which recommended approval of a Master Parks Agreement for the North Leslie West community, as follows:

- a) **That a North Leslie West Master Parks Agreement between the participating property owners in the North Leslie West area, the Trustee for the North Leslie Residential Landowners Group, and the Town be executed by the Mayor and Clerk consistent with SRPRS.17.018 and upon recommendation from the Commissioner of Planning and Regulatory Services;**
- b) **That the Town purchase up to 2.0 acres of parkland within the North Leslie West area using funds from the Cash in Lieu of Parkland Dedication Reserve Fund at a rate of \$3.3 million per acre pursuant to the terms of the North Leslie West Master Parks Agreement.**

In its conditions of draft approval, Parks staff included a requirement for the Subdivision Agreement to require the Town to have entered into this Master Parks Agreement prior to registration of the subdivision.

Draft Plan of Subdivision Application

The draft Plan of Subdivision discussed in this report is an integral component of the comprehensively planned NLSP (refer to Map 4). It contains a total of 234 units (174 single detached dwellings, 10 townhouse units and 50 single detached dwellings within a residential reserve block). Within the western half of the NLSP area, this application is the fifth to be recommended for approval and will be providing for key community services, parks, natural heritage system, a stormwater management pond, walkways, road widening and connections to the proposed draft Plan of Subdivisions to the north, east and south of the subject lands.

Department and External Agency Comments

The draft Plan of Subdivision has been reviewed by circulated departments and external agencies and the following sections provide an overview of the comments received to date.

Development Planning Division

- the subject development proposal conforms with the policies of the Town's Official Plan (2010), including the Part 2 NLSP;
- the proposed development conforms with the approved MESP for the North Leslie West area;

- the draft Plan of Subdivision meets the minimum and maximum density provisions for residential development within the respective land use designations; and,
- the areas designated Natural Heritage System and Protected Countryside have been protected through the creation separate blocks on the draft Plan of Subdivision and will be dedicated to the Town.

Other Departments/External Agencies

Comments have been received from the Town's Community Services Department, Corporate and Financial Services Department, Regulatory Services Division, Fire Services Division, Urban Design Section, Parks Planning and Natural Heritage, Development Engineering Division, Region of York, and the York Catholic School Board and the Toronto Region and Conservation Authority. These Town departments and external agencies have no objections to the application and/or have provided their conditions of draft approval. The Schedule of Conditions of draft approval for the applicant's draft Plan of Subdivision is attached as Appendix "C" to this report.

Richmond Hill Sustainability Metrics

In collaboration with the City of Brampton and the City of Vaughan, Richmond Hill developed a set of sustainability metrics to ensure new development helps create healthier, sustainable communities through the project "Measuring the Sustainability Performance of New Developments." The sustainability metrics were created as a performance tool to quantify the sustainability of new development projects consistently across the three municipalities. With more than 50 potential criteria listed, the sustainability metrics tool is used by applicants to calculate the score of each proposed application, ensuring it meets Richmond Hill's sustainability standards. Each draft plan or site plan application must include sustainable elements in their plans, such as producing their own energy, conserving water, using environmentally-friendly materials in construction, reducing greenhouse gas emissions by encouraging use of sustainable transportation like public transit, and more.

The applicants have submitted a Sustainability Performance Metrics Tool for consideration by the Town as part of its review and approval of the subject applications, including the allocation of servicing capacity. The Sustainability Metrics has been reviewed by Staff and is found to be acceptable.

On September 29, 2015, Council ratified Committee of the Whole's recommendations regarding Staff Report SRPRS.15.148 – *Servicing Capacity and Allocation Summary Update*. This staff report provided Council with an update as to the Town's servicing allocation commitments and the potential servicing demand for remaining residential development applications, and requested the Region of York to grant the Town additional servicing capacity to facilitate the approval of new residential development throughout the Town. Included in SRPRS.15.148 is a table listing all the current development applications in North Leslie (West) with a breakdown into Phase 1 and 2 unit counts. It is therefore recommended that servicing capacity for 109 units / 373 persons equivalent be allocated to Phase 1 of the subject development.

It has been previously determined that Site Plan Control should be included in the approval process, to ensure that the sustainability components of applicants' Sustainability Metrics submission will be implemented through to the building permit stage. In this regard, a by-law to impose Site Plan Control within the subject lands is recommended and will be brought forward for consideration by Council at a later date.

Residential reserve blocks within the draft plan will be subject to further Planning applications (i.e. Part Lot Control Exemption) and will therefore be allocated servicing at that time, through the Part Lot / Severance Allocation Reserve. The Phase 2 area of the subject lands will be allocated servicing capacity as per the Town's protocol for servicing allocation of multi-phased developments.

Recommendations

Staff has undertaken a comprehensive review of the applicant's development proposal and can advise that it is in conformity with the *Provincial Policy Statement*, the *Growth Plan*, *Oak Ridges Moraine Conservation Plan* and North Leslie Secondary Plan. Further, the development proposal is in conformity with the approved Master Environmental Servicing Plan for the North Leslie West area.

As the applicants have now satisfactorily addressed the issues and concerns raised during the circulation of the applications, the draft Plan of Subdivision is recommended for approval, subject to the draft approval conditions set out in Appendix C. The proposed Zoning By-law amendment is also supported, including the revisions to By-law No. 55-15 discussed in this report, as it will implement the draft Plan of Subdivision as set out in Appendix B. Staff has also considered the applicant's *Sustainability Performance Metrics Tool* in relation to Council's threshold scores and find same to be acceptable. It is therefore recommended that Phase 1 servicing capacity for a total of 109 residential units (373 persons equivalent) be allocated to the subject lands. It is also recommended that the necessary by-law to impose Site Plan Control within the subject lands be adopted to secure the applicant's sustainable building design commitment.

Financial/Staffing/Other Implications

The recommendation does not have any financial, staffing or other implications.

Relationship to Strategic Plan

The applicant's development proposal would align with **Goal Two of the Town's Strategic Plan - Better Choice in Richmond Hill** by providing a range of housing that provides options for people at all stages of life. The proposal would also align with **Goal Four of the Strategic Plan - Wise Management of Resources in Richmond Hill** by using land responsibly.

Conclusions

The applicants are seeking Council's approval of their Zoning By-law Amendment and draft Plan of Subdivision applications submitted in support of their proposal to permit a residential development consisting of 234 dwelling units, public parkland, institutional

uses, stormwater management facilities and the preservation of the natural heritage system on its landholdings.

Staff has carefully reviewed the applicant's development proposal and is recommending that Council support the subject Zoning By-law Amendment and draft Plan of Subdivision applications in accordance with the recommendations found in this report and direct appropriate Town staff to appear at the Ontario Municipal Board in support of Council's position concerning the subject applications.

Appendix Contents and Maps:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#16-15 held on April 1, 2015
- Appendix B, Applicant's Draft Zoning By-law
- Appendix C, Schedule of Conditions of Draft Approval 19T(R)-14006
- Map 1, Aerial Photograph
- Map 2, North Leslie Secondary Plan – Land Use Designations
- Map 3, North Leslie West Block Plan
- Map 4, Draft Plan of Subdivision

Appendix A - Council Extract

- 3.1 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – North Leslie (West – Bayview Avenue/Elgin Mills Road East) – Earlglen Investments Inc. – Part of Lot 30, Concession 2, E.Y.S – 921 19th Avenue – File Nos. D02-03044 and D03-03010; Devon Lane Construction Ltd. – Part of Lot 29, Concession 2, E.Y.S – 11289 Bayview Avenue – File Nos. D02-02042 and D03-02002; Parkgate Holdings Inc. – Part of Lot 29, Concession 2, E.Y.S – 11211 Bayview Avenue – File Nos. D02-04056 and D03-04008; Richview 19 Holdings Inc. – Part of Lot 28, Concession 2, E.Y.S – 11061 Bayview Avenue – File Nos. D02-12046 and D03-12013; Autumn Hill Investment Ltd. – Part of Lot 27, Concession 2, E.Y.S – 11011 Bayview Avenue – File Nos. D02-12045 and D03-12012; Raki Holdings Inc. – Part of Lot 27, Concession 2, E.Y.S – 10971 Bayview Avenue – File Nos. D02-03030 and D03-03006; Elbay Developments Inc. – Part of Lot 26, Concession 2, E.Y.S – 930 Elgin Mills Road – File Nos. D02-14017 and D03-14004; Bluegrove Investments Ltd. – Part of Lot 26, Concession 2, E.Y.S – 1080 Elgin Mills Road East – File Nos. D02-14035 and D03-14014 – (SRPRS.15.060)**

Deborah Giannetta of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the construction of eight (8) residential developments on the subject lands within the North Leslie Secondary Plan Area. Ms. Giannetta advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Bill Tam, Partner, and James Kennedy, President, KLM Planning Partners Inc., agents for Earlglen Investments Inc., Parkgate Holdings Inc., Richview 19 Holdings Inc., Raki Holdings Inc., Autumn Hill Investment Ltd., and Elbay Developments Inc., thanked staff for the report and for clarifying that the application by Elbay Developments Inc. does not require an Official Plan Amendment, and advised that they were in attendance to answer any questions Council members may have regarding their applications.

Mark McConville, Senior Planner, Humphries Planning Group Inc., agent for Bluegrove Investments Inc., advised that he was in attendance to answer any questions Council members may have regarding their applications.

Harry Edwards, PMG Planning Consultants, agent for Devon Lane Construction Ltd., thanked staff for the report and advised that he was in attendance to answer any questions Council members may have regarding their applications.

(continued)

Angela Sciberras, Macaulay Shiomi Howson Ltd., on behalf of her clients, Paul lafrete and Frank DiPede who own the property known as 0 Elgin Mills Road East, addressed Council regarding the application by Bluegrove Investments Inc. to advise of their concerns with the Draft Plan of Subdivision as it relates to the proximity of laneways to the proposed minor collector roads, and the size, configuration and location of the storm water management facility. Ms. Sciberras advised that her clients do not object or wish to delay the development but are requesting that the Draft Plan of Subdivision by Bluegrove Investments Inc. not be approved until her clients have time to retain their consulting team who will meet with staff to address their concerns.

David Stewart, on behalf of Leslie Elgin Developments Inc., advised that they did not object to the applications but requested that he be notified and involved in the process to create the proposed Parent Zoning By-law that was referenced in the staff report to apply to the entire North Leslie Secondary Plan area. Mr. Stewart further requested that they be provided with a copy of the Department and External Agency Comments referenced in the staff report.

Moved by: Councillor Liu

Seconded by: Regional and Local Councillor Spatafora

That SRPRS.15.060 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by the following Owners for the lands described below, be received for information purposes only and that all comments be referred back to staff:

- a) Earlglen Investments Inc., Part of Lot 30, Concession 2, E.Y.S (municipal address: 921 19th Avenue), File Nos. D02-03044 and D03-03010 (19T(R)-03010);
- b) Devon Lane Construction, Part of Lot 29, Concession 2, E.Y.S (municipal address: 11289 Bayview Avenue), File Nos. D02-02042 and D03-02002 (19T(R)-02002);
- c) Parkgate Holdings Inc., Part of Lot 29, Concession 2, E.Y.S (municipal address: 11211 Bayview Avenue), File Nos. D02-04056 and D03-04008 (19T(R)-04008);
- d) Richview Holdings Inc., Part of Lot 28, Concession 2, E.Y.S (municipal address: 11061 Bayview Avenue), File Nos. D02-12046 and D03-12013 (19T(R)-12013);

(continued)

- e) Autumn Hill Investment Ltd., Part of Lot 27, Concession 2, E.Y.S (municipal address: 10971 Bayview Avenue), Files Nos. D02-12045 and D03-12012 (19T(R)-12012);
- f) Raki Holdings Inc., Part of Lot 27, Concession 2, E.Y.S (municipal address: 10971 Bayview Avenue), File Nos. D02-03030 and D03-03006 (19T(R)-03006);
- g) Elbay Developments Inc., Part of Lot 26, Concession 2, E.Y.S (municipal address: 930 Elgin Mills Road), File Nos. D02-14017 and D03-14004 (19T(R)-14004);
- h) Bluegrove Investments Inc., Part of Lot 26, Concession 2, E.Y.S (municipal address: 1080 Elgin Mills Road East), File Nos. D02-14035 and D03-14014 (19T(R)-14014).

Carried Unanimously

Appendix B - Applicants' Draft Zoning By-law
The Corporation Of The Town Of Richmond Hill
By-Law ____-17

A By-law to Amend By-law 2325-68, as amended, of
The Corporation of the former Township of Markham, By-law 128-04 of The Corporation
of the Town of Richmond Hill, and By-law 55-15, as amended, of
The Corporation of the Town of Richmond Hill

Whereas the Council of The Corporation of the Town of Richmond Hill at its Meeting of _____, directed that this by-law be brought forward to Council for Consideration:

Now Therefore The Council Of The Corporation Of The Town Of Richmond Hill Enacts As Follows:

1. That By-law 2325-68, as amended, of The Corporation of the former Township of Markham, be and is hereby further amended by removing those lands shown on Schedule “A” to this By-law ____-17, and any provisions of By-law No. 2325-68, as amended, of the Corporation of the former Township of Markham, that previously applied to the lands shown on Schedule “A” to this By-law ____-17 shall no longer apply.
2. That By-law No. 128-04, as amended, of The Corporation of the Town Richmond Hill, be and is hereby further amended by removing those lands shown on Schedule “B” to this By-law ____-17 and any provisions of By-law No. 128-04, as amended, of the Corporation of the Town of Richmond Hill, that previously applied to the lands shown on Schedule “B” to this By-law ____-17 shall no longer apply,
3. That By-law 55-15, as amended, of The Corporation of the Town of Richmond Hill, be and is hereby further amended as follows:
 - a) By expanding the boundary to include the Subject Lands and zoning them “Residential Wide Shallow Two [RWS2](a)(c) Zone”, “Residential Wide Shallow Two [RWS2](c) Zone”, “Multiple Residential One [RM1](c) Zone”, “Park [P](d) Zone”, “Environmental Protection Two [EPA2] Zone”, and “Institutional One [I1](b)(c) Zone” as shown on Schedule “C” to By-law No. ____-17.
 - b) By adding the following to Section 7 - **EXCEPTIONS:**

“7.a:

Notwithstanding any other inconsistent or conflicting provision of By-law 55-15, as amended, of the Corporation the following special provisions shall apply to those lands zoned “Residential Wide Shallow Two (RWS2) Zone” and generally described as Part of Lot 29, Concession 2 and denoted by the bracketed number (a) as shown on Schedule “C” to By-law __-17:

- 1) The Minimum Required Rear yard shall be 3.0 metres.
- 2) The Minimum Required Side yard shall be 7.0 metres on one side and 1.2 metres on the other.

7.b:

Notwithstanding any other inconsistent or conflicting provision of By-law 55-15, as amended, of the Corporation the following special provisions shall apply to those lands zoned “Institutional One (I1) Zone” and generally described as Part of Lot 29, Concession 2 and denoted by the bracketed number (b) as shown on Schedule “C” to By-law __-17:

- 1) In addition to the uses permitted in Table C1 – Institutional Zones Permitted Uses and Table C1 – Institutional Zones Special Provisions, Apartment Dwellings, Back-to-Back Dwellings, Street Townhouse Dwellings, Block Townhouse Dwellings, and Quadruplex Dwellings shall also be permitted in accordance with the RM4 standards and permissions of Tables A1 and A2.”

7.c:

Notwithstanding any other inconsistent or conflicting provision of By-law 55-15, as amended, of the Corporation the following special provisions shall apply to those lands zoned “Institutional One (I1) Zone”, “Multiple Residential One (RM1) Zone”, and “Residential Wide Shallow Two (RWS2) Zone” and generally described as Part of Lot 29, Concession 2 and denoted by the bracketed number (c) as shown on Schedule “C” to By-law __-17:

- 1) The amendments to By-law 55-15 set out in Exception 7.3 as implemented by By-law 82-16 shall also apply to the lands zoned “Institutional One (I1) Zone”, “Multiple Residential One (RM1) Zone”, and “Residential Wide Shallow Two (RWS2) Zone” as shown on Schedule “C” to By-law __-17.

7.d:

Notwithstanding any other inconsistent or conflicting provision of By-law No. 55-15, as amended, of the Corporation the following special provisions shall apply to those lands zoned “Park (P) Zone” and generally described as Part of Lot 29, Concession 2 and denoted by the bracketed number (d) as shown on Schedule “C” to By-law ___-17:

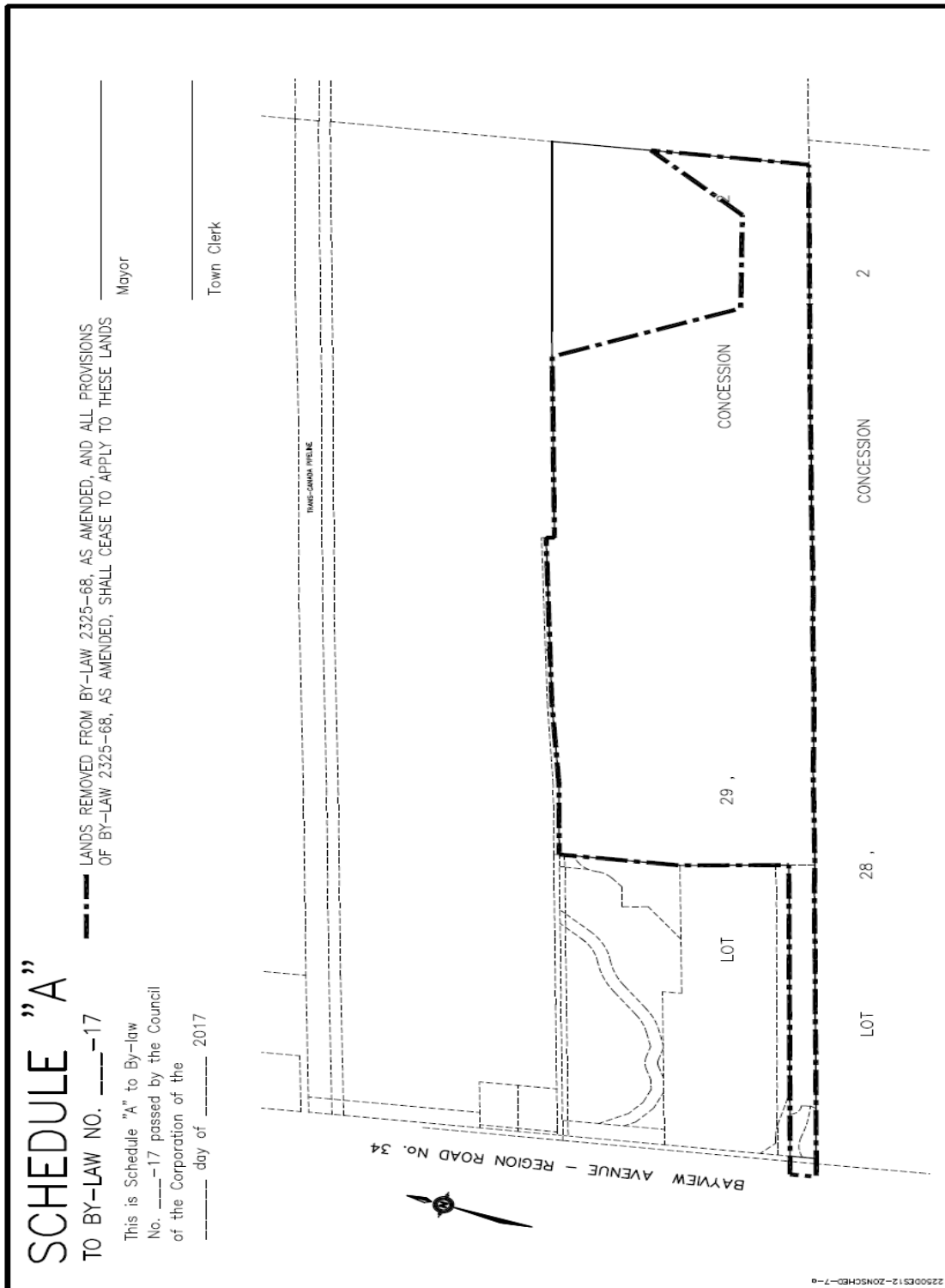
- 1) In addition to the permitted uses permitted in Table D1, stormwater management facilities shall also be permitted.”
4. All other provisions of By-law 55-15, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown as Schedule “C” attached hereto.
5. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or Si measurements and the imperial measurements, the metric or Si measurement shall apply.

Schedule “A”, “B”, and “C” attached to By-law ___-17 is declared to form a part of this by-law.

Passed This _____ Day of _____, 2017

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk



SCHEDULE "B"

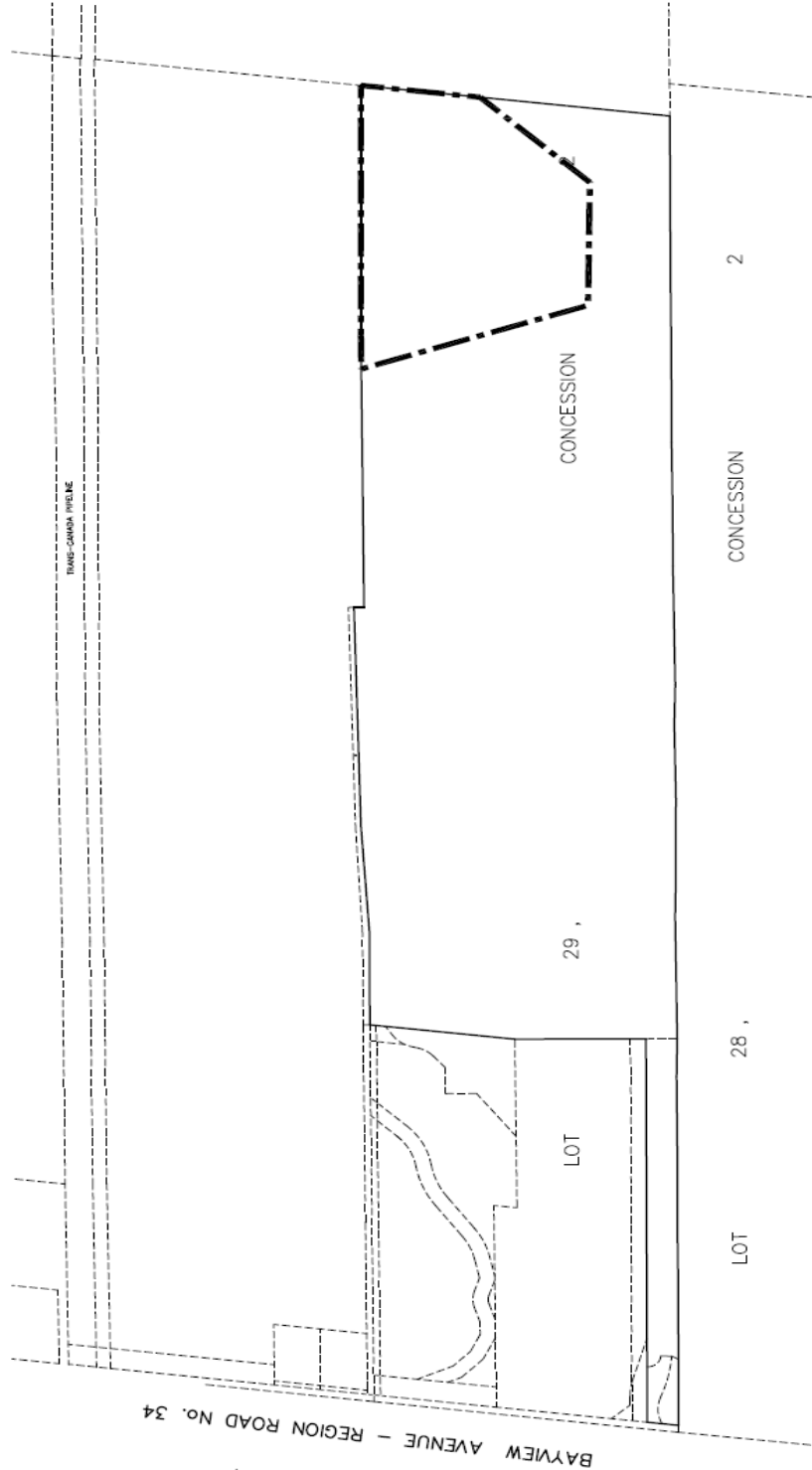
TO BY-LAW NO. ____-17

This is Schedule "B" to By-law
No. ____-17 passed by the Council
of the Corporation of the
____ day of ____ 2017

--- LANDS REMOVED FROM BY-LAW 128-04 AS AMENDED, AND ALL PROVISIONS
OF BY-LAW 128-04, AS AMENDED, SHALL CEASE TO APPLY TO THESE LANDS

Mayor

Town Clerk



SCHEDULE "C"

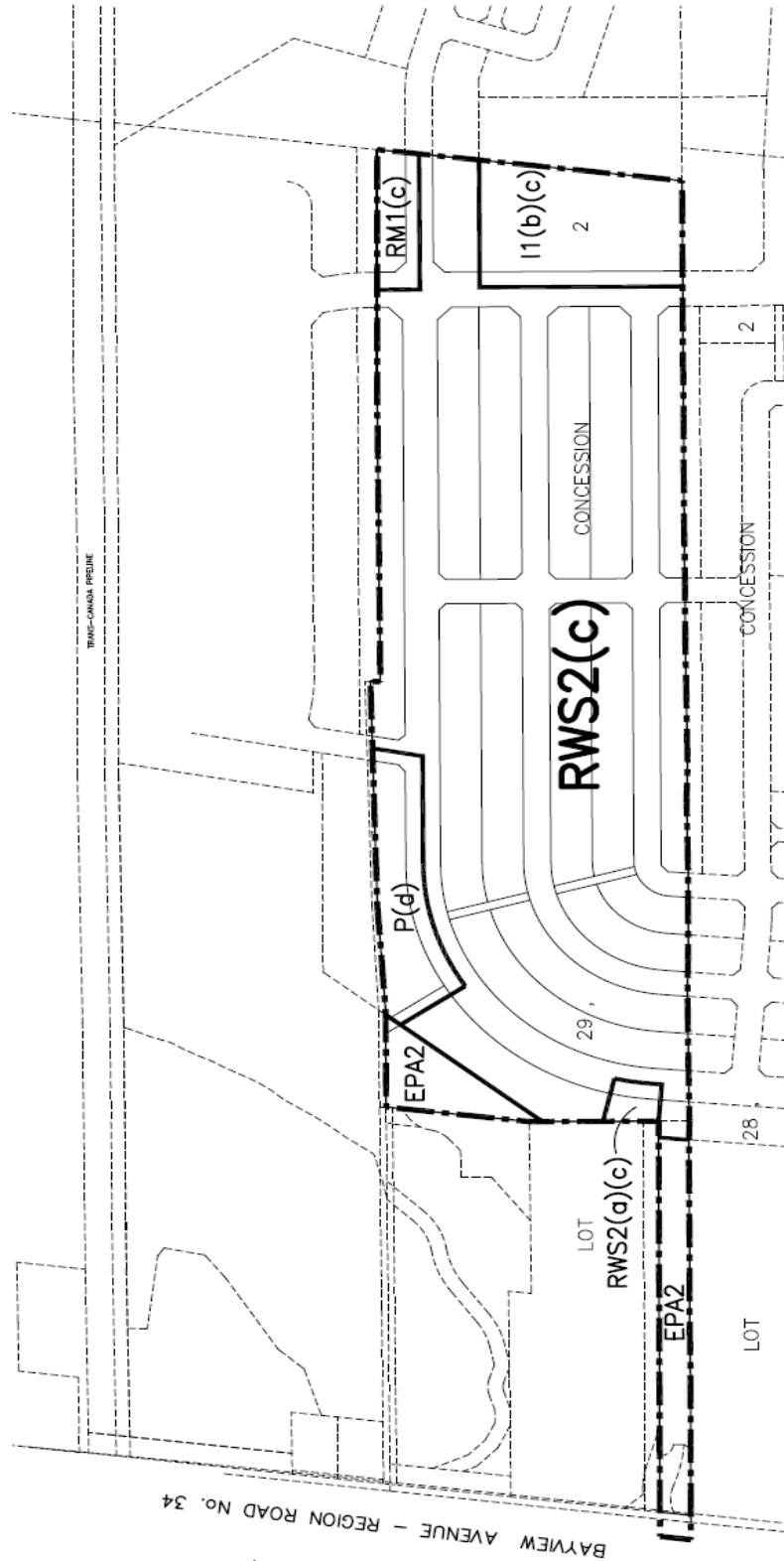
TO BY-LAW NO. ____-17

This is Schedule "C" to By-law
 No. ____-17 passed by the Council
 of the Corporation of the
 ____ day of ____ 2017

--- SUBJECT LANDS

Mayor

Town Clerk



The Corporation of the Town of Richmond Hill

Explanatory Note to By-Law __-17

By-law __-17 affects lands described as Part of Lot 29, Concession 2, E.Y.S.

By-law No. 2325-68, as amended, presently zones the majority of the subject lands “Agricultural [A1] Zone”. The permitted uses in the “A1 Zone” include agriculture and associated uses, kennels, veterinarian establishments, elementary or secondary schools, medical clinics, places of worship, conservation projects, one single detached dwelling, and home occupations. The effect of By-law __-17 would be to repeal By-law No. 2325-68 insofar as it applies to the subject lands.

By-law 128-04, as amended, presently zones a portion of the Subject Lands “Urban [UR] Zone”. The permitted uses in the “UR Zone” existing uses, bed and breakfast establishments, public infrastructure, one single detached dwelling, and home occupations. The effect of By-law __-17 would be to repeal By-law No. 128-04 insofar as it applies to the subject lands.

By-law __-17 would expand the boundaries of By-law No. 55-15 to include and rezone the subject lands to “Residential Wide Shallow Two [RWS2](a)(c) Zone”, “Residential Wide Shallow Two [RWS2](c) Zone”, “Multiple Residential One [RM1](c) Zone”, “Park [P](d) Zone”, “Environmental Protection Two [EPA2] Zone”, “Institutional One [I1](b)(c) Zone” and to implement site specific development standards to facilitate development of a parcel with an unusual lot configuration, to facilitate additional uses within a school block reflecting the underlying Medium Density Residential designation within the North Leslie Secondary Plan, and to implement a number of other site specific development standards for the development.

Appendix C
The Corporation of The Town Of Richmond Hill

Schedule of Conditions

**Draft Plan of Subdivision
File 19T(R)-04008**

**Parkgate Holdings Inc.
Part of Lot 29, Concession 2, E.Y.S
Town of Richmond Hill**

Town of Richmond Hill

Development Planning Division

1. Approval shall relate to Draft Plan of Subdivision prepared by KLM Planning Partners Inc., having Project No. P-2250, dated July 26, 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.
4. The road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region. The Owner shall agree in the Subdivision Agreement that all street names shall be identified to the satisfaction of the Town prior to construction of any buildings.
5. The Owner shall agree in the Subdivision Agreement that no building permit application will be submitted for any individual lot or block until the Owner has submitted architectural design plans of the building facades, for all lots and/or blocks within the plan and obtained the approval of the Town through the Architectural Design Control process. Such architectural design plans shall be in accordance with Town approved Architectural Design Control Guidelines. The Owner shall agree to build in accordance with the approved plans.

Development Engineering Division

6. The road allowances and road widenings included within this draft Plan of Subdivision shall be dedicated as public highways to the Town without monetary consideration and free of all charges and encumbrances.
7. Any dead ends, open sides of road allowances, or entrances from existing road allowances created by this draft Plan of Subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Town without monetary consideration and free of all charges and encumbrances.
8.
 - a) Prior to final approval of the draft plan or any portion thereof, the owner shall enter into one or more Subdivision Agreements with the Town in order to satisfy the financial, servicing and other requirements of the Town, including the construction and installation of municipal services (including, inter alia, roads, curbs, gutters, sidewalks, watermains, sanitary sewers, storm sewers, street lights, traffic lights, street name and regulatory signs) at the owner's expense, both upon the lands within the draft plan and upon lands external thereof, provision of insurance, payment of Development Charges and prepayment of Local Improvement charges as required by the Town.
 - b) The owner shall agree in the Subdivision Agreement to pay all processing fees in accordance with the Town's Tariff of Fees By-Law with respect to the subdivision of lands, and shall pay any new or additional costs or fees imposed upon the Town by the Province of Ontario or The Regional Municipality of York which relate to the lands within the draft plan and which may arise prior to the final execution of the subdivision agreement. Payment of applicable Regional, Educational and Town-wide Development Charges will be required prior to the issuance of any building permit upon the subdivision lands.
9. Prior to final approval of the draft plan or in any portion thereof, the owner shall enter into an agreement with a distributor as that term is defined in the [Electricity Act, 1998](#), respecting the provisions of electric service and streetlighting.
10. Such easements as may be required for utility, municipal servicing or drainage purposes shall be granted to the Town or other appropriate authority in priority to all charges and encumbrances. Such easements to be conveyed to the Town, Region, the Province or the Toronto and Region Conservation Authority shall be conveyed without monetary consideration.
11. Prior to entering into any agreement with any telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, which is to be deeded or dedicated to the Town, the Region, Her Majesty the Queen in the Right of the Province of Ontario or any other public authority, including, inter alia,

land which is to be dedicated to the Town the Region, Her Majesty the Queen in the Right of the Province of Ontario as public highways, the Owner shall obtain the approval of the Town of the location of any services permitted by such agreement and the wording of the agreement.

Wherever any agreement with a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, and any easement which has been transferred or is to be transferred to a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, permits or will permit the installation of aboveground services or facilities, prior to entering into the agreement or transferring such easement, the Owner shall obtain the approval of the Town of the design of such services and facilities. The Owner shall agree in the Subdivision Agreement to not construct or permit to be constructed any aboveground services or facilities inconsistent with or not in accordance with approved design drawings.

The Owner shall agree in the subdivision agreement to provide evidence satisfactory to the Town that the aforesaid restrictions have been complied with prior to registration of the subdivision agreement.

12. The Owner shall agree in the Subdivision Agreement to obtain the approval of the appropriate authority for the installation of electric, gas, telephone and telecommunication services and that the installation of those services shall be underground within the road allowances or within other appropriate easements.
13. The Owner shall permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the Town. The Owner shall ensure that any such provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed. The Owner shall agree to the foregoing in the Subdivision Agreement.
14. Public highways shall be designed in accordance with the Town's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. For public highways designated as local roads, curb radii shall be designed to provide a 9.5 metre pavement width within the horizontal curve at all changes in horizontal alignment between 60 to 90 degrees.
15. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the Town and the Regional Transportation Department.

16. The Owner shall agree in the Subdivision Agreement that all portions of public highways which are not paved and all drainage swales on public or private property shall be graded and sodded in accordance with the standards of the Town.
17. The Owner shall agree in the Subdivision Agreement to grade and seed all undeveloped lands within the plan, other than conservation lands, and to maintain, to the satisfaction of the Town, all undeveloped lands within the plan.
18. The Owner shall agree in the Subdivision Agreement 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.
19. Prior to final approval, a geotechnical report with respect to the sufficiency and adequacy of the soil within the draft plan to sustain the municipal services and buildings and other structures to be constructed within the draft plan shall be submitted to the Town for review and approval. The owner agrees that the geotechnical report shall include a detailed investigation of site conditions based on sufficient boreholes to support final engineering design. The owner agrees that the geotechnical report shall address the site specific groundwater, geologic and hydrogeologic conditions with respect to the final design and construction of municipal services including groundwater monitoring in accordance with the findings and recommendations of the Master Environmental Servicing Plan for the North Leslie West Secondary Plan area.
20. The Owner shall provide to the Town, engineering drawings for, and shall agree in the Subdivision Agreement to install, to the satisfaction of the Town, watermains, sanitary sewage works, storm sewage works, adequate pavement width for roadways, curbs, gutters, sidewalks, street lighting, traffic signals, regulatory signs, street name signs, and any other services or facilities as required. The Owner shall not connect any watermain or sewer to existing municipal systems without the written approval of the Town. All lands to be conveyed to the Town for open space purposes and all easements shall be shown on the engineering drawings. The owner shall obtain the approval of the Region and/or the Ministry of the Environment, by way of certificate of approval, for the installation of watermains, sanitary sewage works, and storm sewage works.

Further, the Owner shall agree in the Subdivision Agreement that the plan or any portion thereof shall not be granted final approval and registered until:

- i) adequate sanitary sewage is available as determined by the Town and has been allocated, by the Town, to the plan;
- ii) adequate water supply capacity is available, as determined by the Town, and has been allocated, by the Town, to the plan;

And further, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town and the Regional Municipality of York from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

21. The Owner shall agree in the Subdivision Agreement that the sanitary and storm sewers shall be connected and drained to outlets approved by the Ministry of the Environment, the Region of York, the Town of Richmond Hill and where applicable, the Toronto and Region Conservation Authority.
22. The Owner shall agree in the Subdivision Agreement that the water distribution system for this draft Plan of Subdivision shall be looped within this draft Plan of Subdivision and with the existing watermain system on the periphery of this draft Plan of Subdivision as necessary, and that allowance shall be made for the future servicing of parcels of land abutting this draft Plan of Subdivision as required by the Town.
23. The Plan of Subdivision or any portion thereof shall not be given final approval for registration until such time as storm and sanitary sewer outlets, water distribution systems, and site access via local and collector road systems are available or other arrangements satisfactory to the Town have been made.
24. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued for any individual lot or block until the Owner has submitted an individual house siting and grading plan and obtained the approval of the Town for such individual lot or block plan showing inter alia, the driveway location(s) within the road allowance and the building(s) on the lot. The Owner shall agree to build in accordance with the approved plan.
25. The pattern of streets and the layout of reserve blocks within this draft Plan of Subdivision shall be designed to align precisely with the pattern and layout for existing plans or any adjoining proposed Plan of Subdivision.
26. The Owner shall agree in the Subdivision Agreement:
 - a) to be responsible for the proper drainage within this draft Plan of Subdivision and the effect of such drainage on all lands abutting this draft plan;
 - b) that all lot and block grading plans shall be prepared by the engineer for the owner in accordance with the Town's Design Criteria and Design Standards and to provide individual lot grading plans for each lot on the plan prior to the issuance of building permits;
 - c) that for the purpose of preparation of the overall lot and/or block grading plans and the individual lot grading plans, the owner shall comply with the Town policy with respect to usable yard criteria;
 - d) to develop the lands within the plan in accordance with the approved grading plans and individual lot grading plans; and,

- e) that the overall lot and/or block grading plans and the individual lot grading plans shall reflect the Tree Inventory and Management Plan and shall minimize grade changes in areas of trees to be retained.
27. The Owner(s) shall agree in the Subdivision Agreement 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. The owner(s) shall agree in the subdivision agreement to provide as built engineering drawings (including tributary areas drawings), in accordance with the digital and hard copy submission requirements specified in Town Standards and shall include the database required to satisfy the Town's Infrastructure Management System.
28. The Owner(s) shall contribute towards the cost of supplying and installing horizontal and vertical control and certification by an Ontario Land Surveyor as part of the Town's survey monumentation program.
29. Prior to final approval of the draft plan or any portion thereof, arrangements satisfactory to the Town shall be in place to provide for the following community services (at a time and with securities satisfactory to the Town and with the conveyance of the necessary lands or easements for the community services to the Town at a time satisfactory to it), which community services are in accordance with, or necessarily incidental to the Water Resource Management Report (WRMR) and Functional Servicing and Stormwater Management Report (FSSWMR) prepared for the Plan and Master Environmental Servicing Plan (MESP) for the North Leslie West Secondary Plan Area:
- a) Construction of one primary means of public road access from the road within the draft plan to Bayview Avenue, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewers(s) thereunder.
 - b) Construction of one secondary means of public road access from the roads within the draft plan to Elgin Mills Road East or 19th Avenue, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - c) Construction of the piped water supply system and appurtenances external to the draft plan, including upgrades to the existing system, for the pressure district servicing the draft plan (to the satisfaction of the Region as well as the Town) and construction of the piped water supply system to service the draft plan, all as outlined in the WRMR, FSR and MESP;
 - d) Construction of the sanitary sewer system and appurtenances external to the draft plan to an established outlet and construction of sanitary sewers and appurtenances to service the draft plan, all as outlined in the WRMR, FSR and MESP;

- e) Construction of the stormwater system to service the draft plan, including Storm Water Management (SWM) Facilities as shown in the WRMR, FSR and MESP, together with required stormwater system outlet(s) external to the plan to the existing watercourse(s) for stormwater management and municipal servicing purposes; and,
 - f) Conveyance of all lands within and external to the draft plan required for municipal servicing purposes, all as outlined in the WRMR, FSR and MESP.
30. Prior to final approval of the Plan of Subdivision or any portion thereof, the Owner shall enter into one or more agreements, satisfactory to the Town, pertaining to the provision of the community services referenced in Condition 29, which said agreement(s) shall address, among other things, credits under the *Development Charges Act* to the satisfaction of the Town.
31. Prior to final approval of the Plan of Subdivision or any portion thereof, one or more by-laws enacted by the Town under the *Development Charges Act* providing for development charges for boundary road improvements shall have come into force as provided for under that Act and any appeals to the said by-laws shall have been disposed of by the OMB.
32. Prior to final approval of the Plan of Subdivision or any portion thereof, the Owner shall provide evidence satisfactory to the Commissioner of Planning and Regulatory Services that the Owner has executed a cost sharing agreement with other owners within the North Leslie Secondary Plan area for the provision of community services within or external to the plan.
33. Prior to any grading, stripping or servicing of the lands included within the draft plan, the Owner shall provide a detailed Stormwater Management Report. This report shall be completed to the satisfaction of the Commissioner of Planning and Regulatory Services and shall address:
- a) the selection of stormwater management source, conveyance, low impact development and end-of pipe practices to be implemented within and external to the draft plan to address storm water quantity, quality, runoff volume and erosion control;
 - b) the protection of groundwater quality and quantity;
 - c) the facility design, inspection, operation and maintenance procedures and associated costs;
 - d) monitoring plans, programs, equipment, procedures and associated costs required to address storm water management and facility performance in accordance with the requirements of the Water Resource Management Report (WRMR), Functional Servicing Report (FSR) and Master Environmental Servicing Plan (MESP); and,

- e) erosion and sediment control measures to be implemented before stripping and grading of the subject lands to protect downstream watercourses and environmental features.

Such report(s) shall utilize as guidelines the Ministry of the Environment Stormwater Management Planning and Design Manual, the Town of Richmond Hill Stormwater Management Design Criteria and the Master Environmental Servicing Plan. The Owner shall incorporate the recommendations of this report into the applicable engineering plans to be prepared for approval by the Commissioner of Planning and Regulatory Services.

- 34. The Owner shall agree in the Subdivision Agreement:
 - a) to implement the recommendations of the Stormwater Management Report;
 - b) to undertake the stormwater management monitoring program specified in the Stormwater Management Report and to provide appropriate securities to carry out or cause to be carried out the monitoring program; and,
 - c) to convey lands to the Town for the necessary stormwater management facilities without monetary consideration and free of all charges and encumbrances to the satisfaction of the Commissioner of Planning and Regulatory Services.
- 35. The Owner shall agree in the Subdivision Agreement:
 - a) to demonstrate that, prior to assumption of municipal services, all stormwater management facilities are performing in accordance with their approved design to the satisfaction of the Commissioner of Planning and Regulatory Services; and,
 - b) to satisfy the facility quality and quantity performance monitoring requirements during construction and for assumption specified in the Town of Richmond Hill Stormwater Management Design Criteria.
- 36. The Owner shall engage the services of a certified noise consultant to complete a noise study recommending noise control features satisfactory to the Town, the Regional Transportation and Works Department and in accordance with Ministry of the Environment and Energy noise guidelines.
- 37. The Owner shall agree in the Subdivision Agreement that the noise control features recommended by the study referred to in Condition 36, shall be implemented as approved. Prior to final approval of the Plan of Subdivision, a copy of the fully executed Subdivision Agreement shall be forwarded to the Regional Transportation and Works Department.
- 38. Where the noise study has determined that a noise level of between 55 dBA to 60 dBA will remain, despite the implementation of the recommendations of that

study, the following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may continue to be of concern, occasionally interfering with some activities of the building occupants."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

39. Where the noise study has determined that noise attenuation fences will be constructed onto lots or blocks within the plan, the following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that where noise attenuation fences are shown on the plans attached to the Subdivision Agreement with the Town (Schedule B"), it is the requirement of the Town that such noise attenuation fences be constructed on private property and that they be maintained by the individual owner of the lot(s) or block(s) to the satisfaction of the Town."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

40. Prior to final approval, the Owner shall agree in the Subdivision Agreement to retain a qualified hydrogeologist to assess the condition of all private wells with respect to quantity of water produced and its quality for drinking purposes. The hydrogeologist will identify the potential area of impact of the proposed construction and assess and report on the potential for construction activity, associated with the servicing of the subdivision, to detrimentally impact any of the wells. In the event any of the identified wells deteriorate as a result of this development, as determined by the hydrogeological assessment, the Owner agrees to provide the services of a hydrogeologist to investigate claims and recommend appropriate solutions, in a timely manner, and that the cost of any or all investigations and remedies will be the sole responsibility of the Owner.

41. The owner shall agree to include the following warning clause in the registered Subdivision Agreement with respect to Lots 1 to 58, Lots 140 and 141, Blocks 175, 177, 178, 181, 182 and 183:

"Purchasers are advised that this lot or block fronts onto or abuts a public highway designated as a Collector Road. Purchasers may experience heavy traffic volumes at times which may occasionally interfere with driveway access and egress from the property."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

42. The Owner shall agree in the Subdivision Agreement to retain a qualified geotechnical engineer to provide full time resident inspection during the construction of below ground municipal services including storm sewers, sanitary sewers, watermains and stormwater management facilities. The owner agrees that the geotechnical engineer shall monitor and provide recommendations for excavation stability with respect to the local groundwater, geologic and hydrogeologic conditions in accordance with the geotechnical report for the plan and in accordance with the findings and recommendations of the Master Environmental Servicing Plan for the North Leslie West Secondary Plan area.
43. The Owner shall agree in the Subdivision Agreement that Blocks 177 to 183 all inclusive, shall be shown as blocks on the final plan and shall be developed only in conjunction with abutting lands. If the owner acquires the abutting lands prior to the release of the draft plan for registration, the abutting lands may be combined with the said blocks and shown as lots within the final plan. Further, with respect to this restriction, the owner shall provide and register restriction under Section 118 and 119 of the *Land Titles Act*, satisfactory to the Town.
44. Prior to final approval of the Plan either;
 - 1) Draft plan(s) in the form approved by the Town (or OMB) shall be registered and adequate road access to Bayview Avenue and to Elgin Mills Road East or 19th Avenue adjacent to the Plan (to the north and south) shall have been provided, together with all required above and below ground municipal services to the satisfaction of the Town or;
 - 2) The lands to form the public highway adjacent to the plan (to the north and south) shall have been conveyed to the Town including lands for stormwater management facilities without cost and free of encumbrances, and arrangements satisfactory to the Town shall be in place for the construction of the public highway thereon, together with all required above and below ground municipal services including stormwater management facilities.

Heritage and Urban Design Section

45. Prior to final approval, the Owner shall submit an Architectural Design Control Guideline document for review and approval in accordance with the Town's Terms of Reference for Architectural Control Guidelines to the satisfaction of the Manager of Heritage and Urban Design.

Policy Planning Section – Parks Planning and Natural Heritage Section

46. The Owner shall convey the Block 185 with a minimum area of 0.438 ha to the Town free and clear of all encumbrances and/or encroachments, for park and recreational purposes.
47. The Owner shall agree in the Subdivision Agreement to convey to the Town free and clear of all encumbrances and/or encroachments Blocks 186 and 189 for

environmental protection purposes, Blocks 187 and 188 for walkway block purposes and Block 191 for stormwater management purposes.

48. Prior to registration of any phase of the plan, the Owner shall enter into a Master Parks Agreement with the Town and obtain, and provide to the Town, a clearance letter from the Trustee for the North Leslie West Landowners Group, confirming adherence to the North Leslie West Master Parks Agreement.
49. The Owner shall convey to the Town Park Blocks 185 on the Draft Plan in partial fulfillment of parkland dedication requirements. The Owner shall agree in the subdivision agreement that the remaining parkland dedication obligations associated with this plan of subdivision will be fulfilled through future parkland conveyances within the North Leslie West Planning District as described in the North Leslie West Master Parks Agreement.
50. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the Phase 1 ESA prepared by Soil Engineers Ltd. dated October 11, 2012 including the undertaking of a Phase II ESA. The Owner shall also agree to implement the recommendations of the Phase II ESA and pay for all costs associated with 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.
51. The Owner shall not undertake any of the following without specific permission from the Town:
 - a. Construction of permanent or temporary stormwater management facilities in or on any park or open space blocks within the draft plan;
 - b. Storage of construction related debris or materials in or on any park or open space blocks within the draft plan;
 - c. Installation of subdivision services within the park block other than those required to service the park itself; nor,
 - d. Construction of temporary or permanent emergency/construction access routes through any park or open space lands other than those required to build the park itself.
52. 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.
53. Prior to any grading, development, pre-servicing or site alteration 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 to implement the recommendations of the 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.

54. The Owner shall agree in the Subdivision Agreement to remove all hazardous trees from within the plan area in a timely manner.
55. Prior to registration of the plan, the Owner shall submit an Environmental Impact Statement (EIS) to the satisfaction of the Town. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the EIS as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work. In the event that construction of the subdivision does not commence within 3 years of draft plan approval, the Owner agrees to submit an update to the EIS and to implement the recommendations of such update as approved by the Town.
56. Prior to execution of the Subdivision Agreement, the Owner shall prepare and submit for approval by the Town Landscape Plans, which will provide for:
 - a. Landscaping traffic islands and circles;
 - b. Boulevard/street trees;
 - c. Planting, restoration and enhancement of all disturbed areas within the Open Space, Natural Heritage System, and Protected Countryside (Blocks 186 and 189);
 - d. Landscaping within Block 191;
 - e. Pedestrian/trail linkages and associated landscaping through Blocks 187 and 188 (from Street '2' to Street '7');
 - f. Entrance features
 - g. Any landscaping indicated in the applicants IGMS/Sustainability Metrics proposal: satisfying municipal tree planting standards, tree planting to mitigate lost canopy and ecological gain above and beyond municipal natural heritage requirements;
 - h. Tree cover replacement; and
 - i. Any other specific landscaping required.

The Owner shall agree in the Subdivision Agreement to implement the Landscape Plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.

57. The Owner shall agree in the Subdivision Agreement that topsoil used throughout the Plan will be fertile and consistent with Town standards. Further, the Owner shall confirm that such is the case by submitting reports and soil test results as requested by the Town. If the results of the reports and soil tests indicate that the topsoil is not fertile and/or does not meet Town standards, reports must recommend how the topsoil should be amended to meet such requirements.
58. The applicant shall agree in the Subdivision Agreement that topsoil remediation and other design measures to achieve the feature-based water balance are implemented. Further, the Owner shall confirm that such is the case by submitting reports and soil tests as requested by the Town. If the reports and soil

tests do not meet the design specifications to achieve the feature-based water balance, reports must recommend how the topsoil and designs should be amended to meet such requirements, and implement these requirements.

59. Prior to any grading, stripping or pre-servicing of the lands, the Owner shall prepare and submit for approval by the Town, grading, servicing and utility coordination plans, which provide for:
- a. Consistency with the recommendations of the approved Tree Inventory and Preservation Plan;
 - b. Grading within Park Block 185 to generally result in between two (2%) percent and five (5%) percent grade differential across the entire block;
 - c. Servicing of Park Block 185 in accordance with Town standards including 50 mm water service to the property line (with curb stop/valve box at street line), electrical connection to the property line, a storm sewer manhole within 1 metre of the property line;
 - d. Engineered fill and all backfill material used to grade Park Block 185 shall be compacted to the Town's standards, and shall be selected material from excavation or other sources for the use intended, unfrozen and free of rocks larger than 75 mm, cinders, ashes, sods, refuse or other deleterious materials;
 - e. Finished elevations of Park Block 185 that include 20 cm topsoil depth and meet and match the proposed finished grade at all property lines for all abutting land uses;
 - f. Adequate space within the boulevard for planting street trees consistent with Town standards;
 - g. Permanent chain link fencing consistent with Town standards, where parkland, valleylands, stormwater management facilities and pedestrian walkway blocks abut non-municipal lands; and,
 - h. Temporary post and wire fencing along the perimeter of Park Block 185 where it abuts road allowances or other potential access points, to prohibit access to such lands until such time as parkland improvements proceed.

The Owner shall agree in the Subdivision Agreement to implement the grading and servicing plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.

60. Following completion of the grading and servicing works referred to in the condition above (and prior to application of the topsoil), the Owner shall provide the Town with post-grading geotechnical soil tests, and a topographic survey that meets Town requirements, confirming that the grading and servicing of Park Block 185 are consistent with approved plans.
61. The Owner shall agree in the Subdivision Agreement to provide topsoil on Park Block 185 to Town standards. Prior to application of the topsoil to Park Block 185 the Owner will provide the Town with the results of a topsoil fertility analysis confirming that the topsoil to be applied to the park meets Town standards.

Following application of the topsoil to the Park Block the Owner will provide the Town with a finished grade topographical survey consistent with Town requirements.

62. The Owner shall agree in the Subdivision Agreement to sod/seed Park Block 185 if requested to do so by the Town.
63. The Owner shall agree in the Subdivision Agreement to install a sign on Park Block 185 notifying residents of the future park planned for the site and indicating that no dumping is permitted on the future park lands.
64. The Owner shall agree in the Subdivision Agreement to provide securities for all required works in the park including grading, servicing, topsoil, sodding/seeding, fencing, signage etc. The Owner understands that the Town will draw on the securities to undertake required works if the Owner fails to proceed with the park works at a reasonable speed.
65. The Owner shall agree in the Subdivision Agreement to maintain Blocks 185, 186, 187, 188, 189 and 191 in a manner and condition acceptable to the Town until such time as the above and below ground services associated with the subdivision are assumed by the Town or such earlier time as advised in writing by the Town. The Owner shall indemnify and save the municipality harmless with respect to any occurrence on or related to Blocks 185, 186, 187, 188, 189 and 191 until such time as the above and below ground services associated with the subdivision are assumed.
66. The Owner shall agree in the Subdivision Agreement that warning clauses will be included in all agreements of purchase and sale, and that information will be provided on all community information maps and promotional sales materials, providing notice as follows:
 - a. that encroachments of any kind are not permitted in natural heritage and protected countryside blocks, stormwater management blocks, or park blocks;
 - b. that Park Block 185 will be developed into an active park and uses may include sports facilities, courts, play equipment, and other facilities that will attract a range park users, sports groups and spectators. Purchasers are advised that properties in the vicinity of the park may be affected by increased traffic and parking on the streets, and ambient noise and lighting from park use.
 - c. that Block 191 will be used for stormwater detention purposes and may have a pond which retains a level of water that may be dangerous to unattended children or to other persons not adequately supervised. Neither the Owner nor the Town shall be responsible to provide any supervision on the said land of any kind and purchasers agree to release, indemnify and save harmless the Owner and Town from any and all claims arising from the use or occupation of Block 191, by the purchasers, their family, friends or invitees;
 - d. that it is the intention of the Town that all or part of the stormwater management lands are to be naturalized and left in its natural state with

- minimal maintenance. Nothing in this notice shall in any manner whatsoever preclude or be interpreted as precluding the Town from undertaking any improvements to the said lands at any further date;
- e. that Blocks 185, 186, 187, 188, 189 and 191 are intended to include public walkways and trails and that such uses may result in increased vehicular and pedestrian traffic on the street and adjacent to or in the vicinity of the property and a high volume of pedestrian traffic on the walkways. Purchasers are further advised that properties adjacent to such Blocks may be affected by noise and lighting from such uses.

Region of York - Regional Corporate Services Department

- 67. 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.
- 68. 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.
- 69. The Owner shall enter into an agreement with the Region wherein the Owner shall save harmless the Town of Richmond Hill and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 70. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
- 71. Prior to final approval, the Owner shall satisfy York Region with respect to improvements to 19th Avenue, between the intersections of Bayview Avenue and Leslie Avenue, to its ultimate full urban cross section, per the approved Environmental Assessment and subject to DC credits in accordance with Regional policy.
- 72. Prior to final approval, the Owner shall agree to provide the following, in regards to the 19th Avenue improvement, to the satisfaction of York Region:
 - a. Engineering drawings to 60% detail,
 - b. Detailed financial cost sharing arrangements of the construction cost to improve 19th Avenue, and
 - c. The timeline for the completion of the 19th Avenue improvement works.
- 73. Prior to final approval, the Owner shall provide a comprehensive Transportation Impact Study (TIS) to address the comments provided in Section A.2. of the Region's Memo dated December 15, 2016, to the satisfaction of the Region.

74. Prior to final approval, the Owner shall satisfy York Region that it will provide direct shared pedestrian/cycling facilities and connections from the proposed development to surrounding local/collector roads to support active transportation and public transit, where appropriate. A drawing showing the conceptual routing layout of active transportation facilities and connections internal to the site and to the Regional roads shall be provided.
75. Prior to final approval, the Owner shall agree to provide a Transportation Demand Management (TDM) Plan to address the following comments to the satisfaction of the Region:
 - a) The TDM Plan shall include a TDM recommendations checklist that summarizes the programs and measures, responsibility of the applicant, and the estimated costs for these recommendations.
 - b) The TDM Plan shall include a TDM communication strategy, to communicate and notify the Region and the Town of Richmond Hill to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards.
76. Unless otherwise conveyed in a separate Agreement of Purchase and Sale in accordance with the Minutes of Settlement dated July 18, 2012, prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
 - a. A widening across the full frontage of the site where it abuts Bayview Avenue in accordance with the Minutes of Settlement dated July 18, 2012.
77. Prior to final approval, the Owner shall provide, prior to commencement of construction, a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
78. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the

Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

79. The Owner shall also provide the Region's Development Engineering Section with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

80. The Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to Bayview Avenue, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for Bayview Avenue and any intersection(s);
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;

- g) Line Painting;
- h) Traffic Control/Management Plans;
- i) Erosion and Siltation Control Plans;
- j) Landscaping Plans, including tree preservation, relocation and removals;
- k) Requirements of York Region Transit/Viva

81. The Owner shall, in wording satisfactory to Development Engineering, be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
82. All local underground services will be installed within the area of the development lands and not within the Bayview Avenue right-of-way. If a buffer or easement is needed to accommodate the local services adjacent to the Bayview Avenue right-of-way, then the Owner shall provide a satisfactory buffer or easement to the local municipality, at no cost to the Region.
83. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that have/will have transit services.

Existing YRT/Viva transit services operate on the following roadway in the vicinity of the subject lands:

- Bayview Avenue

Future YRT/Viva transit services are planned for the following roadways or sections of:

- Street "1"
- Street "2"

84. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing areas/shelter pads shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the Subdivision Agreement.

Subject to approval by YRT/Viva, passenger standing areas and shelter pads shall be provided at the following locations:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Street “1”	Street “2”/Street “9”	Southeast corner	YRT-1.01	
Street “1”	Street “2”/Street “9”	Northwest corner	YRT-1.01	
Street “2”	Street “1”	Southwest corner	YRT-1.01	

The passenger standing areas/shelter pads shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner/consultant shall confirm with YRT/Viva the final bus stop locations/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

85. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.
86. The Owner shall satisfy York Region that it will advise all potential purchasers of the existing and future introduction of transit services in this development as identified in Condition 83. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps and providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
87. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the plan will include illumination in accordance with the local municipality’s design standards along all

streets which have or will have transit services, sidewalks, pedestrian access and bus stop locations.

88. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Corporate Service Department, outlining all requirements of Corporate Service Department.
89. 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.

Region of York – Development Engineering Department

90. Unless otherwise conveyed in a separate Agreement of Purchase and Sale in accordance with the Minutes of Settlement dated July 18, 2012, prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
 - a) A widening across the full frontage of the site where it abuts Bayview Avenue in accordance with the Minutes of Settlement dated July 18, 2012.
91. Prior to final approval, the Owner shall provide, prior to commencement of construction, a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
92. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required

regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to “The Regional Municipality of York”; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

93. The Owner shall also provide the Region’s Development Engineering with a certified written statement from the Owner or the Owner’s authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner’s certified written statement shall be provided at no cost to the Region.

94. The Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to Bayview Avenue, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for Bayview Avenue and any intersection(s);
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;

k) Requirements of York Region Transit/Viva

95. The Owner shall, in wording satisfactory to Development Engineering, be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
96. All local underground services will be installed within the area of the development lands and not within the Bayview Avenue right-of-way. If a buffer or easement is needed to accommodate the local services adjacent to the Bayview Avenue right-of-way, then the Owner shall provide a satisfactory buffer or easement to the local municipality, at no cost to the Region.

York Region – Transportation Planning

97. Prior to final approval, the Owner shall satisfy York Region with respect to improvements to improve 19th Avenue, between the intersections of Bayview Avenue and Leslie Avenue, to its ultimate full urban cross section, per the approved Environmental Assessment and subject to DC credits in accordance with Regional policy.
98. Prior to final approval, the Owner shall agree to provide the following, in regards to the 19th Avenue improvement, to the satisfaction of York Region:
 - a) Engineering drawings to 60% detail,
 - b) Detailed financial cost sharing arrangements of the construction cost to improve 19th Avenue, and
 - c) The timeline for the completion of the 19th Avenue improvement works.
99. Prior to final approval, the Owner shall provide a comprehensive Transportation Impact Study (TIS) to address the comments provided in Section A.2. of the Region's Memo dated August 25th 2016, to the satisfaction of the Region.
100. Prior to final approval, the Owner shall satisfy York Region that it will provide direct shared pedestrian/cycling facilities and connections from the proposed development to surrounding local/collector roads to support active transportation and public transit, where appropriate. A drawing showing the conceptual routing layout of active transportation facilities and connections internal to the site and to the Regional roads shall be provided.
101. Prior to final approval, the Owner shall satisfy York Region that it will provide a Transportation Demand Management (TDM) Plan to address the following comments to the satisfaction of the Region:

- a) The TDM Plan shall include a TDM recommendations checklist that summarizes the programs and measures, responsibility of the applicant, and the estimated costs for these recommendations.
- b) The TDM Plan shall include a TDM communication strategy, to communicate and notify the Region and the Town of Richmond Hill to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards.

York Region– Transit

102. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that have/will have transit services.

Existing YRT/Viva transit services operate on the following roadway in the vicinity of the subject lands:

- Bayview Avenue

Future YRT/Viva transit services are planned for the following roadways or sections of:

- Street "1"
- Street "2"

103. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing areas/shelter pads shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT/Viva, passenger standing areas and shelter pads shall be provided at the following locations:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Street “1”	Street “2”/Street “9”	Southeast corner	YRT-1.01	
Street “1”	Street “2”/Street “9”	Northwest corner	YRT-1.01	
Street “2”	Street “1”	Southwest corner	YRT-1.01	

The passenger standing areas/shelter pads shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner/consultant shall confirm with YRT/Viva the final bus stop locations/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

104. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.
105. The Owner shall satisfy the Region that it will advise all potential purchasers of the existing and future introduction of transit services in this development as identified in Condition 102. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
106. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality’s design standards along all streets which have or will have transit services, sidewalks, pedestrian access and bus stop locations.

Toronto and Region Conservation Authority

107. That **prior to** any development, pre-servicing or site alteration, or registration of or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
- a) The final consolidated North Leslie (West) Master Environmental Servicing Plan (MESP), be provided to the satisfaction of the TRCA.
 - b) The final Environmental Impact Study (EIS), revised to include ecological justification for the location of Block 191. The study be reviewed and approved to the satisfaction of the TRCA.
 - c) The final Environmental Management Plan (EMP), including a dynamic Adaptive Management Plan, be approved to the satisfaction of the TRCA.
 - d) A development phasing plan illustrating the various phases of development and associated timing of construction to implement the draft plan be provided to the TRCA. Temporary stormwater management schemes should be included for lots and blocks which drain to lands which do not form part of this draft plan;
 - e) A detailed engineering report or technical memo confirming how targets (i.e. quantity, quality, thermal impacts, downstream erosion thresholds) have been updated and/or refined to reflect the detailed design stage, as identified in the related detailed studies within the approved MESP, to the satisfaction of the TRCA. The report will include;
 - i. proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas and/or discharge to wetland areas during and after construction, in accordance with current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and an ESC report must address phasing and staging, demonstrate how impacts to the NHS will be minimized, and contingency measures within the EMP Adaptive Management Plan;
 - ii. the integration of LID measures and the employment of source and conveyance controls to mimic to the extent possible, pre-development hydrology to the satisfaction of the TRCA;
 - iii. mapping of all proposed Low Impact Development measures with consideration for existing vegetation to be disturbed, grade differentials and extent and depth of grading required for construction.
 - iv. detailed design of all proposed infiltration and low-impact development measures that are to be employed, demonstrating that TRCA's requirements, which include but are not limited to quality and quantity requirements, have been satisfied and how the receiving stormwater

management ponds (which may or may not be located on this property) are being managed during the construction phase while some or all of the LIDs are not in operation. Should the LIDs be constructed in the first phase of development, the report should also identify how the LIDs will be maintained during and after construction to ensure they function in accordance with the intended design parameters;

- v. the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. If required to meet TRCA requirements, red-lined revisions be made to the plan to provide for necessary blocks within the Plan. This may require modifications to the size or configuration of the LID into surrounding lands within this subdivision which are currently proposed for development.
- vi. no foundations or basements shall be permitted within the IMEE unless it can be demonstrated that excavation for the foundations and private servicing of the lots shall not go beyond the safe excavation depths, and the lot will not require active permanent dewatering. Passive permanent dewatering such as foundation drains may be permitted subject to collected groundwater directed into a 3rd pipe or equivalent to promote infiltration or appropriately convey the groundwater to the Natural Heritage Features. The HSPF model will be required to be updated and the Feature Based Water Balance should be updated to account for the additional groundwater inputs.
- vii. the Feature based Water Balance report and updated HSPF model shall be completed to address water balance contributions of this site to Wetland 18/Woodlot 7 and Wetland 19, to the satisfaction of TRCA.
- f) Detailed grading plans shall be provided for the subject lands, illustrating how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks, associated environmental buffers, or adjacent landowners not yet draft approved;
- g) That a habitat plan be provided to locate and construct hibernacula and nesting areas for amphibians and reptiles within Protected Countryside blocks 189 and 186 to the satisfaction of the TRCA.
- h) All buffers related to the floodlines be established based on the revised floodlines as a result of the works undertaken by the Region of York and the realigned channel works associated with the widening of Bayview Avenue.
- i) All applicable plans illustrating that all works, including grading, site alterations, construction staging, or materials associated with these

activities, will not encroach or be placed on lands owned by the TRCA, Town of Richmond Hill, or lands to be conveyed to a public agency as part of this plan of subdivision, or on environmental lands adjacent to this plan of subdivision;

- j) Detailed Site Water Balance and Feature-Based Water Balance reports which identifies measures that will be implemented during construction and post-construction be provided. The reports shall demonstrate how the development meets the water balance for their site to the greatest extent possible, to the satisfaction of the TRCA, including:
 - i. how the proposed mitigation measures will not have a negative impact on the overall site water balance as outlined in the approved MESP;
 - ii. the integration of low impact development measures and the employment of source and conveyance controls to mimic pre-development surface and groundwater water balance to the extent possible, to the satisfaction of the TRCA.
 - iii. maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features - including but not necessarily limited to wetlands, watercourses, woodlands. Alterations to the approved drainage patterns in the MESP to any natural feature will require a reassessment of the HSPF model calibration to demonstrate how the feature based water balance is maintained;
 - iv. mitigate against any potential on-site or downstream erosion associated with the stormwater management system and maintain (not exceed) target flows to downstream wetlands and watercourses;
 - v. provide a suite of proposed mitigations which follow the principles of the MESP, whereby the peak flow rates, volumes, and hydroperiod of the features will be mitigated in subsequent design stages to match the existing conditions;
 - vi. provide detailed design of the system(s) and implementation information and measures;
 - vii. provide a comprehensive monitoring plan for site water balance and feature based water balance which includes a monitoring program to assess the functioning and effectiveness of proposed stormwater LID (in accordance with the MESP), source and conveyance measures. This monitoring plan must include

monitoring throughout construction and post-construction and provide funding securities for the long-term monitoring of this system (5 years after municipal assumption) to the satisfaction of the TRCA and the Town.

- k) provide an Adaptive Management Report and Plan within an approved EMP that includes a comprehensive monitoring program associated with adjacent wetlands where the pre-development catchment area is being altered through this development, and watercourses to which stormwater from this property is being discharged. This report must compile all available pre-development/baseline monitoring information, provide for on-going pre-development monitoring where possible, and provide a plan with measures to be implemented for maintaining the pre-development water balance (in accordance with the requisite water balance reports) during construction and post-construction to the greatest extent possible. In the absence of sufficient pre-development monitoring, this report must also identify contingency measures and specific actions that may be taken within the development area to supplement and/or modify the quantity and quality of flows being directed to each impacted feature on an on-going basis, should the monitoring program identify that the pre-development conditions and/or pre-development wetland characteristics are being adversely impacted, to the satisfaction of the TRCA. The Adaptive Management Report must also include a specific section including an assessment of potential options for addressing unanticipated results of the monitoring – such as erosion downstream of the stormwater management outlet, or sediment discharge to natural features;
- l) provide a ground water constraint assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure to further confirm safe excavation depths to avoid potential basal heave during construction. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements must be identified, with refinements and/or revisions made as necessary to mitigate against any potential impacts to the satisfaction of the Town's Geotechnical Peer Reviewer. Confirmation from the peer reviewer or the Town Engineering Department will be required to be provided to the TRCA.
- m) permanent dewatering of groundwater or interflow associated with any component of this development shall not be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated;
- n) information detailing all anticipated temporary dewatering that may be

required during the construction phase, including anticipated volumes, duration, discharge locations, erosion threshold analysis, recovery rates and time to recover groundwater to 90% recovery on an upward trend, and filtration media - as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit, PTTW, MNRF permit, and/or Fisheries Act review is required;

- o) mitigation measures to confine the zone of influence (to the greatest extent possible) for the temporary dewatering and/or depressurization of the Oak Ridges Aquifer for the purposes of installing infrastructure and or services, will be reviewed and approved to the satisfaction of the TRCA and the Town;
- p) for areas in which the pre-development catchments of adjacent wetland features are being affected by this development, an assessment of phasing opportunities related to grading work and dewatering be undertaken, including undertaking additional continuous groundwater and surface water level monitoring of all PSW's during construction, and data to be compared against existing conditions to ensure that no negative impacts are observed in accordance with the MESP.
- q) 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. No grading, pre-servicing or temporary stormwater management works are to be initiated until such time as a permit from the TRCA and all requisite TRCA approvals are attained;
- r) no grading shall be permitted within any Natural Heritage Feature. Grading encroachment within the established environmental buffers (as determined on a site by site basis) shall not be permitted unless otherwise agreed upon by the Town and the TRCA. All areas to be protected must be effectively isolated through fencing or other appropriate measures prior to any site alteration being initiated.
- s) a restoration and enhancement strategy be completed to the satisfaction of the TRCA, for all natural heritage systems, environmental buffer lands and any areas in which works associated with this subdivision may extend onto lands to be conveyed to a public agency;
- t) all slopes be designed to be at a stable incline, without the use of retaining walls (to the greatest extent possible), and with regard for TRCA's Healthy Soil Guidelines within all buffer areas, and restored with a robust planting plan, consistent with TRCA's planting guidelines, to the satisfaction of the TRCA;

- u) the IMED is respected for all excavations and mitigated for all infrastructure works approved by the Town's Geotechnical Peer Reviewer. The landowner will conduct any additional borehole and monitoring well investigations prior to construction to confirm the IMED and ensure all measures for safe construction are addressed as required;
 - v) an Infrastructure Maintenance Manual and Groundwater Control Manual be provided for review and approval to the satisfaction of the TRCA and the Town;
 - w) best efforts be undertaken to incorporate Ecological Significant Groundwater Recharge Areas (EGRAs) into the Environmental Management Plan if possible. EGRAs were identified as part of the Rouge River Watershed Plan.
 - x) any proposed servicing crossings of the NHS, associated buffers or adjacent areas for interim and/or permanent servicing, will provide further detailed information with respect to the size and location of the servicing, and shall be consistent with TRCA's guidelines, and permits pursuant to Ontario Regulation 166/06 be obtained, to the satisfaction of the TRCA;
108. That a contingency plan as a component of the EMP be provided for review and approval by the TRCA prior to earthworks being undertaken, in such case as the ORAC is breached during the construction/excavation of infrastructure or foundations. The Plan shall outline potential measures for reconstruction of the till cap in the event of unexpected bottom heave/excavation into the underlying Oak Ridges Moraine Aquifer occurs, and be submitted to the Town as part of the detailed design.
109. The design and coordination of the spine servicing plans for the North Leslie Area be provided for review and approval to the satisfaction of the TRCA. Servicing within North Leslie must demonstrate that the alignment and location of the services are feasible with due consideration to avoid natural features, and demonstrate the proposed works will have no negative impacts upon the ecological, hydrogeological and geotechnical concerns within the North Leslie Secondary Plan area.
110. That the implementing zoning by-law recognize all natural heritage feature/systems and environmental buffer blocks, in an environmental protection 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;
111. Comprehensive restoration and enhancement plans be provided to the satisfaction of the TRCA for all natural heritage system blocks and their applicable environmental buffers;

112. That the Owner agrees in the Subdivision Agreement, 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, including but not limited to;
 - (i) MESP for North Leslie West
 - (ii) Environmental Impact Study
 - (iii) Environmental Management Plan
 - (iv) Adaptive Management Plan
 - (v) Stormwater Management Plan
 - (vi) Functional Servicing Report
 - (vii) Hydrogeological Reports
 - (viii) Geotechnical Investigations
 - (ix) Infrastructure Maintenance Manual and Groundwater Control Manual
 - (x) Erosion and Sediment Control Plan and Report
 - (xi) Restoration and Enhancement Plans for all NHS areas and Environmental Buffers
- 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 obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA, in addition to all other necessary permits and approvals from applicable Ministries and Agencies;
- e. to erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting lands to be conveyed to the public authority (including lots 1-6, 9 and Block 177), prior to occupancy of any homes within that lot or block;
- f. to implement all water balance/infiltration measures identified in the water balance study and feature based water balance that is to be completed for the subject property;
- g. to design a comprehensive monitoring protocol and provide the requisite funding (to be secured in the subdivision agreement) and permissions for the construction and long-term monitoring and maintenance of the water balance and infiltration measures on this site to the satisfaction of the TRCA;
- h. that prior to a request for registration of any phase of this subdivision –

should registration not occur within 10 years of draft approval of this plan - that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies, as required, to reflect current day requirements.

113. That the Owner shall carry out, or cause to be carried out, the removal and restoration of any historical, man-made intrusions on lands to be conveyed to a public agency, including Blocks 186 and 189. This includes but is not limited to the removal of asphalt, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state, to the satisfaction of TRCA and/or the Town.
114. That the Owner shall provide a habitat plan to locate and construct hibernacula and nesting areas for amphibians and reptiles within the Protected Countryside blocks 189 and 186 to the satisfaction of the TRCA. The subdivision agreement shall include appropriate securities for the design and construction of the habitat structures to the satisfaction of the TRCA and the Town.
115. That Natural Heritage System Blocks 186 and 189 be conveyed into public ownership.
116. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots or blocks (including lots 1-6, 9, and Block 177) adjacent to Natural Heritage System Blocks which identifies the following:
 - a. That the rear lot lines are adjacent to environmental protection lands, which are regulated by the Toronto and Region Conservation Authority. These lands are considered to be part of the publically owned environmental protection area, which is intended to remain naturalized, and may not be actively maintained. A future trail may be located within all or a part of this area, however private uses such as 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 adjacent TRCA lands through the subject property is not permitted. Private rear yard gates are prohibited.
117. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for all private lots or blocks with respect to groundwater conditions in the area which identifies the following:
 - a. Owners are advised that the land within the North Leslie Secondary Plan area is subject to high groundwater conditions and upward hydraulic pressure from the underlying Oak Ridges Moraine Aquifer Complex. It is the owner's responsibility to undertake due diligence with the Town of

Richmond Hill and the Toronto and Region Conservation Authority prior to any site alteration, grading, or excavation of privately owned lands to ensure the overlying soils will sufficiently maintain a safe depth of soil to ensure the aquifer is not breached. The owner is advised this may preclude the ability to install any works which require excavations, including but not limited to in-ground swimming pools and/or basement walkouts. For any proposed excavations, an assessment may be required to be completed by a qualified hydrogeologist or geoscientist.

118. That the draft plan be red-line revised, if necessary, in order to meet the requirements of TRCA's conditions, or to meet current established standards in place as of the date of a request for registration of the Plan or any phase thereof.

York Region District School Board

119. That the following conditions of draft plan approval to be imposed upon the subject draft Plan of Subdivision D03-04008 relative to the York Region District School Board:
- a) That prior to final approval, the Owner shall have made Agreement satisfactory to the York Region District School Board for the transfer of a public elementary school site, as shown in the Draft Plan of Subdivision D03-04008 dated July 26, 2017 by KLM Planning (Project No. P-2250, Dwg No. 17:5). The partial public elementary school site, Block 184, shall contain not less than 1.007 hectares (2.488 acres).
 - b) That the Owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:
 - i) to grade the school site and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - ii) to remove any buildings on the school site;
 - iii) to remove trees, as required to accommodate school layout;
 - iv) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
 - v) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;

- vi) to construct a black vinyl coated chain link fence, Type II 1 ½ “ mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
 - vii) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
 - viii) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
 - ix) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
 - x) to provide the foregoing at no cost to the Board;
 - xi) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.
- c) That the owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:
- i) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and
 - ii) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.
- d) That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition c) ii) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.
- e) That prior to final approval, the Owner shall submit to the School Board an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the Town of Richmond Hill which indicate the storm drainage system, utilities, and the overall grading plans for the complete subdivision area.
- f) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
- g) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.

- h) That the Subdivision Agreement include warning clauses advising the Town of Richmond Hill, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.

Ministry Of Culture

- 120. 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.
- 121. The Owner shall agree in the Subdivision Agreement that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 120, 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

- 122. Final approval for registration may be issued in phases provided that all government agencies agree to registration by phases and provide clearances as required in Conditions 123 to 127 inclusive; clearances will be required for each phase proposed for registration by the Owner; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 123. The Town of Richmond Hill shall advise that Conditions 1-66 inclusive and 122 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 124. The Regional Corporate Services Department shall advise that Conditions 67 to 106 inclusive and 122 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 125. The Toronto and Region Conservation Authority shall advise that Conditions 107 to 118 and 122 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 126. The York District School Board shall advise that Condition 119 and 122 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

127. The Ministry Culture shall advise that Conditions 120 and 121 and 122 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.

In accordance with Section 51(41) of the *Planning Act*, R.S.O. 1990, the decision to approve the draft Plan of Subdivision, subject to the above conditions, is deemed to have been made on _____

Kelvin Kwan

Acting Commissioner of Planning and Regulatory Services

The Town of Richmond Hill

DATE:

Map 1 Aerial Photograph



MAP 1 - AERIAL PHOTOGRAPH

Legend

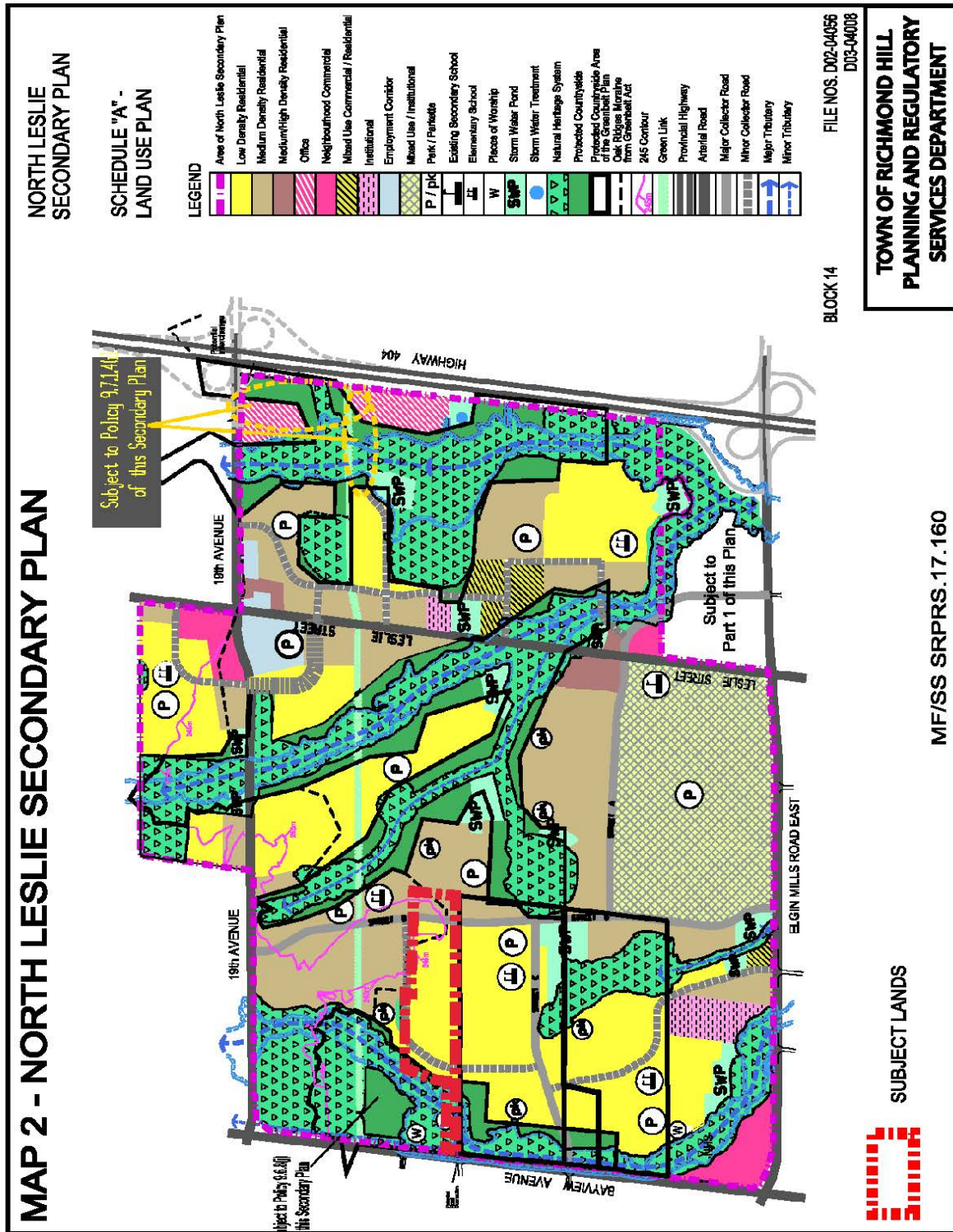
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MF/SS SRPRS.17.160

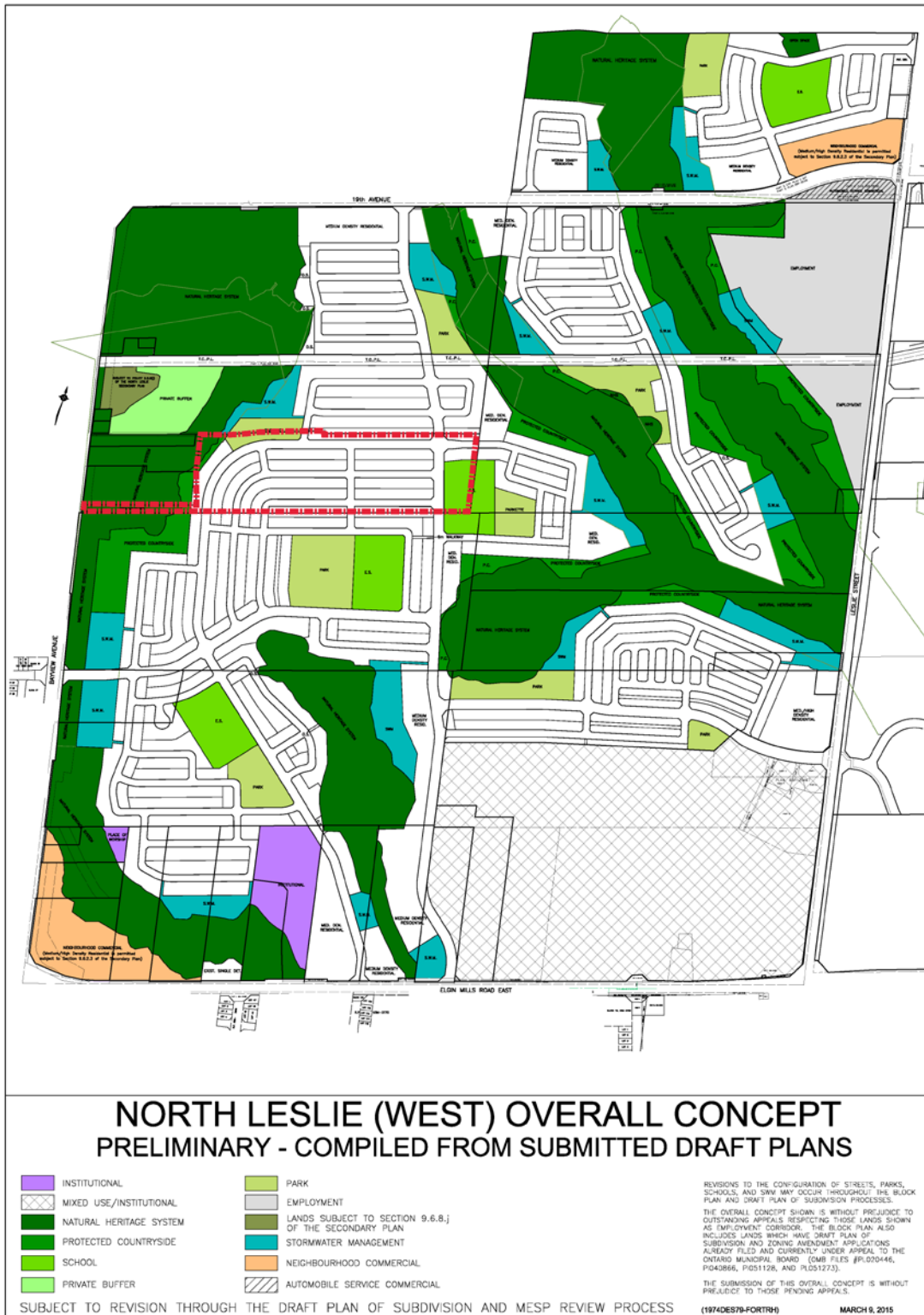
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BLOCK 14
File Nos. D02-04056
D03-04008

**TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT**

Map 2 North Leslie Secondary Plan –Land Use Designations



Map 3 North Leslie West Block Plan



Map 4 Draft Plan of Subdivision

