

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 "g"	Southeast corner	YRT-1.01	
Street "1"	Street "2"/Street "g"	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, MNR 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

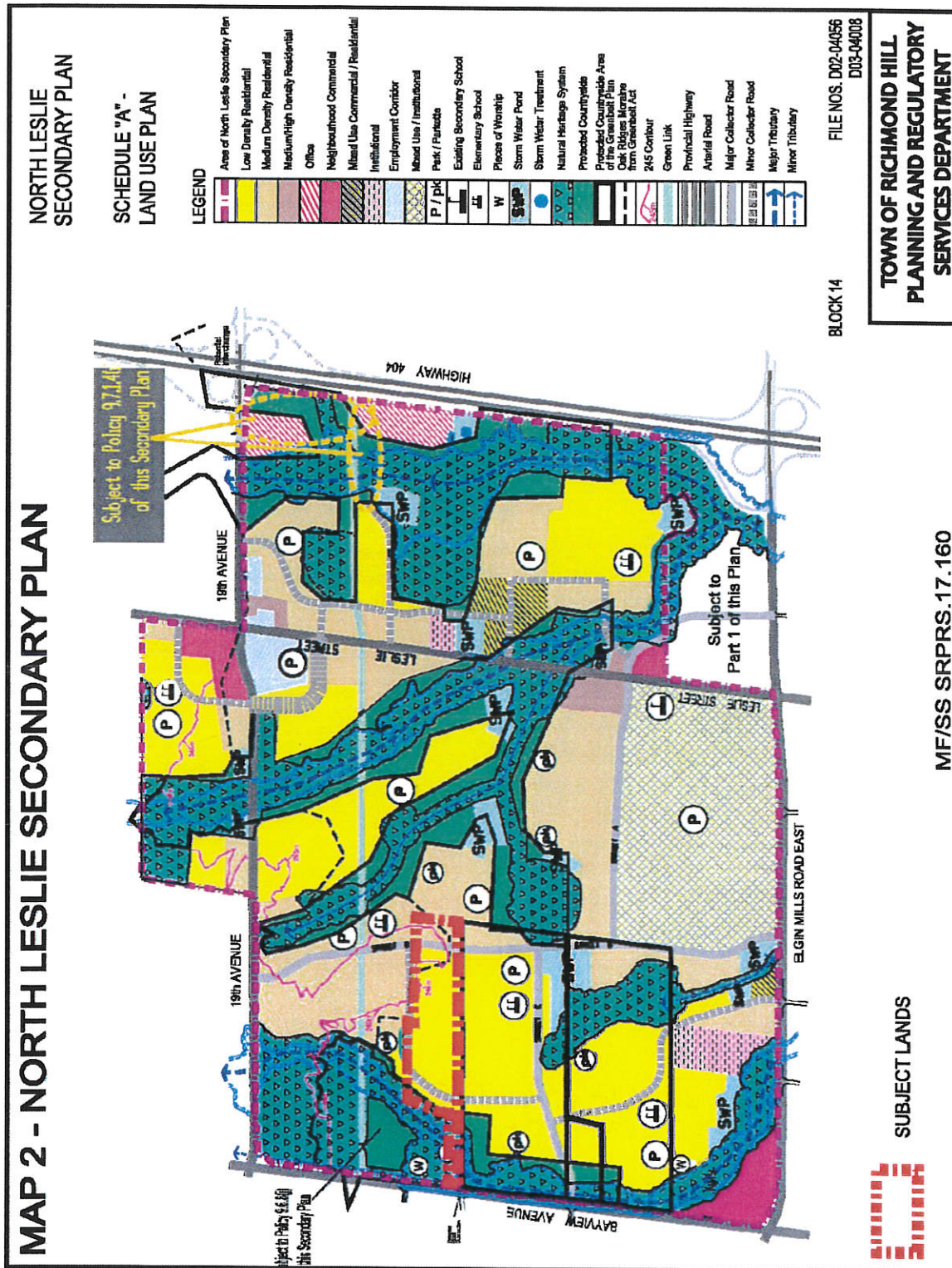
The Town of Richmond Hill

DATE:

Map 1 Aerial Photograph



Map 2 North Leslie Secondary Plan –Land Use Designations

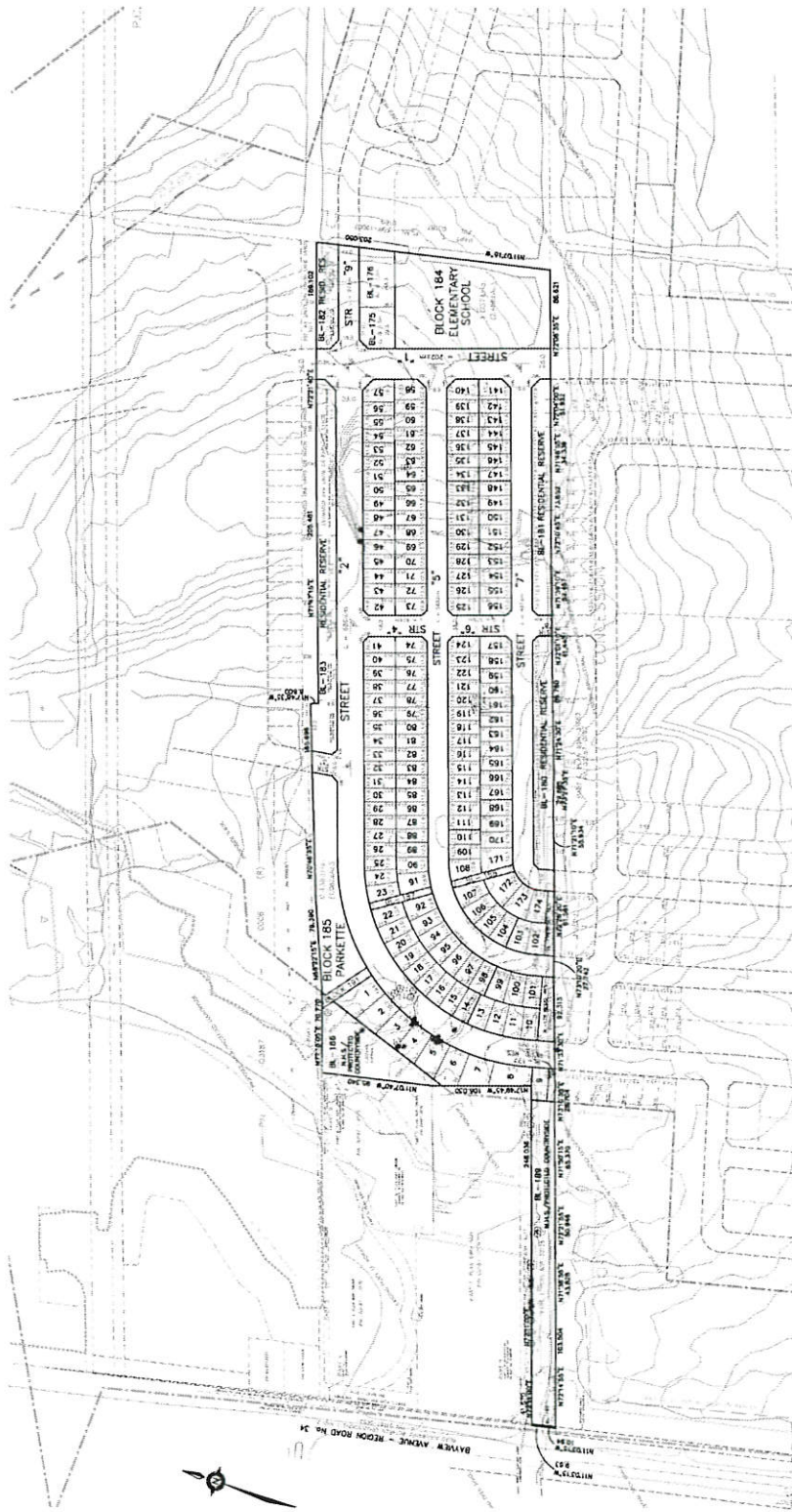


Map 3 North Leslie West Block Plan



Map 4 Draft Plan of Subdivision

MAP 4 - DRAFT PLAN OF SUBDIVISION



FILE NOS. D02-04056
 D03-04008

BLOCK 14

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

MF/SS SRPRS.17.160