



Staff Report for CAO Delegated Authority

Appendix I

Date of Report: November 8, 2018

Report Number: DA.18.049

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **DA.18.049 – Request for Approval – Draft Plan of Subdivision – Carval Homes (Maple Grove) Inc. – Town File D03-16014 (Related File D02-16043)**

Owners:

Carval Homes (Maple Grove) Inc.
399 Applewood Crescent
Vaughan, Ontario L4K 4J3

Agent:

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

Location:

Legal Description: Lot 117 and Part of Lots 116 and 118, Plan 202
Municipal Addresses: 28, 30, and 32 Maple Grove Avenue

Purpose:

A request for approval concerning a proposed draft Plan of Subdivision application to permit a residential development comprised of 12 single detached dwelling lots, a new public road and a future road allowance block on the subject lands.

Recommendations:

- a) That the proposed draft Plan of Subdivision application submitted by Carval Homes (Maple Grove) Inc. for lands known as Lot 117 and Part of Lots 116 and 118, Plan 202 (Municipal Addresses: 28, 30 and 32 Maple Grove Avenue) Town File D03-16014 (19T(R) – 16014) be draft approved, subject to the following:

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- (i) that draft approval be subject to the conditions as set out in Appendix B to Staff Report DA.18.049; and,
 - (ii) that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law 79-17, as amended.
- b) That 32 persons equivalent of servicing allocation (9 additional single-detached dwellings) be assigned to the subject lands, to be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

Contact Person:

Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

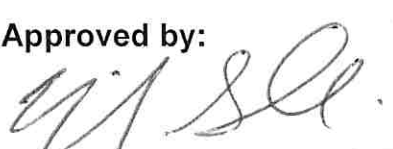
Report Approval:

Submitted by:



Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by:



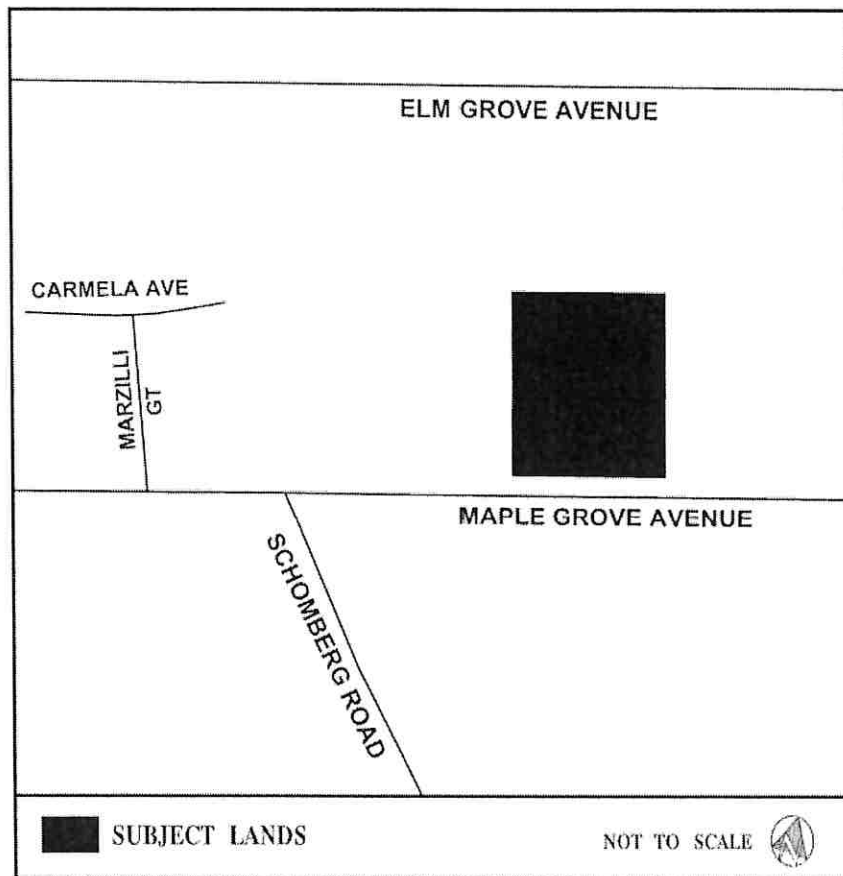
Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

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Location Map:

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



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Background:

The subject draft Plan of Subdivision application was considered at the Council Public Meeting held on March 29, 2017 pursuant to Staff Report SRPRS.17.046, along with a related Zoning By-law Amendment application (refer to Appendix A). No concerns from Council or members of the public were raised at the Public Meeting. A revised draft Plan of Subdivision has now been submitted to address technical comments from circulated Town departments.

The purpose of this report is to seek approval of the subject draft Plan of Subdivision application pursuant to the CAO's Delegated Authority during the Election Recess.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Maple Grove Avenue, west of Yonge Street and north of King Road (refer to Map 1). The lands are comprised of three existing lots and have a total combined area of approximately 0.775 hectares (1.915 acres). The lands abut Maple Grove Avenue to the south and low-density residential uses to the east, west and north.

Revised Development Proposal

The applicant is seeking approval of its revised draft Plan of Subdivision application to create a residential development comprised of 12 single detached building lots, a new north-south public road and a future road allowance block on its land holdings (refer to Map 6). The following is a summary outlining the pertinent statistics of the applicant's revised development proposal based on the draft Plan of Subdivision submitted to the Town:

Total Area:	0.775 hectares (1.915 acres)
Residential Development Area:	0.532 hectares (1.315 acres)
Future Road Allowance:	0.081 hectares (0.200 acres)
Number of Lots:	12
Minimum Lot Frontage (Corner):	15.5 metres (50.85 feet)
Minimum Lot Frontage (Interior):	13.4 metres (43.96 feet)

The applicant revised its original draft Plan of Subdivision to include a block to accommodate the future municipal road that is to be conveyed to the Town (Block 1). The revised Plan also reflects the required 0.3 metre reserve block at the entrance to Maple Grove Avenue and 4.5 metre daylighting triangles at the intersection of the proposed north-south municipal road and future road block. In addition, the applicant's resubmissions addressed various technical matters, including requirements related to servicing, grading, drainage and water balance.

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The applicant has filed a related Zoning By-law Amendment, which remains under review at the time of writing of this report.

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2-Land Use of the Town's Official Plan (the "Plan") (refer to Map 2). In accordance with Section 4.9.1 of the Plan, the predominant use of land within the **Neighbourhood** designation shall be for low-density residential uses, including low-rise single detached dwellings.

In accordance with Section 4.9.2 of the Plan, development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks. Where development is subject to an Infill Plan or Tertiary Plan, the criteria as set out in the plan approved by Council shall apply. In accordance with Section 4.9.1.1 of the Plan, the subject lands are located within the boundaries of the Elm Grove/Maple Grove/Aubrey Residential Infill Study.

The subject lands are located on the Oak Ridges Moraine and are within the **Settlement Area** as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (ORMCP). Pursuant to Section 3.2.1.1.18 of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans as amended from time to time shall be permitted within the **Settlement Area**. Permitted uses shall be subject to the requirements of Sections 19(3) and 31(4) of the ORMCP and Section 3.2.1.1 of the Town's Official Plan.

Elm Grove/Maple Grove/Aubrey Avenue Infill Study

The Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study ("Study"), approved by Council in 1999 encompasses the area bounded by Parker Avenue, George Street, Elm Grove Avenue, and the rear of the lot lines on the west side of Yonge Street. The overall objectives of the Study include the protection of the natural environment, compatibility of character with existing uses, the provision of efficient and safe street patterns, pedestrian connectivity, and good urban design.

The Study contains recommended concept plans demonstrating possible options for development of the neighbourhood over time (refer to Map 4). In this regard, the Study contemplates the creation of single detached building lots and a new road within the backlot areas of the lots fronting onto the north side of Maple Grove Avenue and the south side of Elm Grove Avenue. With respect to infill lot size, a minimum lot frontage of 13.5 metres (45 feet) and a minimum lot area of 450 square metres (4,843.76 square feet) is generally recommended by the Study, wherein a range of configurations may be permitted. The Study identifies residential zone categories under By-law 313-96, as

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amended that would be appropriate for the lands within the study area, including the "R5" and "R6" zones.

The applicant's draft Plan of Subdivision provides for lot frontages of 14.6 metres (47.9 feet) and 16.7 metres (54.79 feet) on Maple Grove Avenue and lot frontages of 13.4 metres (43.96 feet) and 15.5 metres (50.85 feet) for lots fronting on the new north-south road. Lot areas for the proposed interior building lots range from approximately 419 square metres (4,510.08 square feet) on the new public road to approximately 438 square metres (4,714.59 square feet) on Maple Grove Avenue.

The proposed land use and lot fabric are generally in keeping with the recommendations of the Study. However, the proposed north-south road depicted on the applicant's draft Plan was not contemplated by the recommended development concepts contained within the Study. Town staff has reviewed the proposed development, including the proposed demonstration plan and considers the proposed road network to be both appropriate for the development of the lands and consistent with the broader principles of the Study.

On the basis of the foregoing, Planning staff is satisfied that it conforms to the Town's Official Plan and is consistent with the recommendations of the approved Study.

Proposed Zoning By-law Amendment

The subject lands are currently zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (refer to Map 3). The applicant is seeking Council's approval to rezone the subject lands to **Single Detached Five (R5) Zone** under By-law 313-96, as amended, with site-specific development standards to facilitate the creation of four single detached dwelling lots fronting on Maple Grove Avenue and eight single detached dwelling lots fronting on a proposed new public road.

As noted in the earlier sections of this report, a related Zoning By-law Amendment application has been filed in conjunction with the subject draft Plan of Subdivision application. Staff has reviewed the applicant's proposed Zoning By-law Amendment application and is satisfied with the principle and general form of the applicant's draft by-law. In this regard, a recommendation report respecting the Zoning By-law Amendment application will be brought forward for Council's consideration at a later date.

Proposed Draft Plan of Subdivision

In addition to the proposed lots described above, the subject draft Plan of Subdivision proposes an 18.0 metre, north-south public road with access onto Maple Grove Avenue, as well as a 10.0 metre road allowance block to accommodate a future east-west road within the rear of the lots fronting on the north side of Maple Grove Avenue and the south side of Elm Grove Avenue (refer to Map 6). The future road allowance block is to be conveyed to the Town.

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Department and External Agency Comments:

The subject draft Plan of Subdivision application, in addition to the related Zoning By-law Amendment application and the associated background studies and reports submitted in support of same were circulated to various Town departments and external agencies for their review and comment. The following is a summary of the comments received with respect to the applicant's development proposal, and applicable conditions of draft approval are contained in Appendix B, attached hereto.

Development Planning Division

Planning staff has reviewed the applicant's proposed draft Plan of Subdivision and finds that it has appropriate regard for and is consistent with the broader policy direction for this part of the Town as outlined within the Plan. On this basis, it is recommended that the draft Plan of Subdivision application be approved for the following reasons:

- the proposed low density development is permitted within the **Neighbourhood** designation of the Plan;
- the subject lands are situated within a Priority Infill Area identified pursuant to Section 4.9.1.1 of the Town's Official Plan and are subject to the Elm Grove/Maple Grove/Aubrey Residential Infill Study. The proposed draft Plan of Subdivision is consistent with the objectives and recommendations of the Study;
- as noted in the earlier sections of this report, the applicant's draft Plan of Subdivision contains a proposed 18.0 metre north-south road that is not contemplated within the recommended development concepts. However, staff has reviewed the materials submitted in support of the subject development proposal and is satisfied that the proposed road network meets the principles of the Study and represents good planning; and,
- the proposed lot fabric is considered appropriate for the orderly development of the subject lands and is in keeping with the evolving character of the neighbourhood.

Development Engineering Division

The Town's Development Engineering Division has reviewed the subject draft Plan of Subdivision and has provided conditions of draft approval (refer to Appendix B). Development Engineering staff has also provided comments with respect to the Functional Servicing Report submitted in support of the applicant's development proposal to be addressed at the detailed design stage.

Community Services Department

Community Services staff has advised that a temporary turnaround must be provided within the proposed development prior to the ultimate construction of the future east-west road.

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Park and Natural Heritage Planning Section

Park Planning staff has reviewed the applicant's development proposal and has provided conditions of approval for the proposed draft Plan of Subdivision (refer to Appendix B). Park Planning staff has also provided technical comments to be addressed at a more detailed stage in the review process with respect to planting and landscaping, soil volume, and tree protection.

Urban Design and Heritage Section

Urban Design and Heritage staff has reviewed the applicant's development proposal and has advised that the Town's Architectural Design Control process will be required as a condition of approval.

Regional Municipality of York

The Regional Municipality of York has advised that the subject development is subject to the policies of the *CTC Source Protection Plan*. York Region staff has confirmed that they have no objections to the proposed development, subject to their conditions of approval (refer to Appendix B).

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the applicant's development proposal and has advised that they have no objections to the proposed development. In addition, TRCA staff has provided advisory comments with respect to water resources engineering and water balance requirements.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. Providing community benefits and completion of required key infrastructure.
2. Developments that have a mix of uses to provide for live-work relationships.
3. Developments that enhance the vitality of the Downtown Core.
4. Higher-order transit supportive development.
5. Developments that represent sustainable and innovative community and building design.
6. Completion of communities.
7. Small scale infill development.
8. Opportunities to provide affordable housing.

As part of the review of the above noted Interim Growth Management Strategy (IGMS) Criteria Number 5 (Sustainable and Innovative Community and Building design), the applicant has submitted the required Sustainability Metrics Tool in support of its development proposal. The submitted Metrics Tool demonstrates an Overall application-based score of 23, which meets the approved threshold score of 21 points

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for Plans of Subdivision and therefore achieves a “good” score for this type of development. In this regard, the applicant has made sustainability commitments with respect to soil volume, depth and composition, street tree placement and tree canopy, block length and perimeter, and reduction of light pollution.

In order to secure implementation of the sustainability commitments at the Building Permit stage, it should be noted that Site Plan approval may be required for the subject lands. A recommendation with respect to Site Plan approval will be addressed as part of a future staff report, if required.

The subject lands consist of three existing lots. In this regard, servicing allocation will be required for a total of 12 single detached dwelling lots and a servicing credit is recommended with respect to the three existing dwelling units currently located on the lands. In consideration of the applicant’s sustainability commitments, it is recommended that servicing allocation for nine additional single detached dwelling lots (a population equivalent of 32 persons) be granted with respect to the proposed draft Plan of Subdivision.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The recommendations of this report are generally aligned with **Goal Two – Better Choice in Richmond Hill** in facilitating the establishment of a range of housing within the Town, and **Goal Four – Wise Management of Resources** in facilitating responsible use of available land.

Conclusion:

The applicant is seeking approval of a draft Plan of Subdivision application submitted in support of its proposal to construct a residential development comprised of 12 single detached building lots, a new north-south road allowance and a future road allowance block on its land holdings. The applicant has satisfactorily addressed the issues and concerns raised by circulated departments and agencies through the circulation of the proposal. The proposed draft Plan of Subdivision conforms with the applicable policies of the Town’s Official Plan and has regard for the criteria described under Subsection 51(24) of the *Planning Act*. In light of the preceding, the proposed development represents good planning and is appropriate for the orderly redevelopment of the lands. Therefore, it is recommended that the applicant’s draft Plan of Subdivision be approved subject to the conditions outlined in this report.

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Attachments:

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 #11-17 held March 29, 2017
- Appendix B, Schedule of Draft Plan Approval Conditions
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Elm Grove/Maple Grove/Aubrey Residential Infill Study Concept Plan
- Map 5, Original draft Plan of Subdivision 19T(R)-16014
- Map 6, Revised draft Plan of Subdivision 19T(R)-16014
- Map 7, Applicant's Infill Study Demonstration Plan

**Extract from Council Public Meeting
C#11-17 held March 29, 2017**

Appendix	A
SRPRS	DA.18.049
File(s)	D03-16014

3.3 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications - Carval Homes (Maple Grove) Inc. - Lot 117 and Part of Lots 116 and 118, Registered Plan 202 - 28, 30 and 32 Maple Grove Avenue - File Numbers D02-16043 and D03-16014 – (staff report SRPRS.17.046)

Debora 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 12 single detached dwellings and a new public road on the subject lands. 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.

Adam Grossi, KLM Planning Partners Inc., agent for the applicant, provided a brief overview of the proposed development application submitted by his clients to facilitate a residential development on the subject lands and advised that he had no concerns with the staff report. He noted the area infill study highlighting the variation in his clients proposed development with regard to the proposed new north-south road connection from Maple Grove Avenue to the future east-west connection and the possible impacts on future area development. Mr. Grossi noted concerns raised by the neighboring property owner related to tree removal and advised that his clients had no intention to remove any trees indicated and had no issues working with them in the future regarding tree protection and maintenance and construction timing.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Beros
Seconded by: Councillor Chan

That Staff Report SRPRS.17.046 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Carval Homes (Maple Grove) Inc. for lands known as Lot 117 and Part of Lots 116 and 118, Plan 202 (Municipal Addresses: 28, 30 and 32 Maple Grove Avenue), Town File Nos. D02-16043 and D03-16014, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

The Corporation of The Town of Richmond Hill

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-16014

Carval Homes (Maple Grove) Inc.

Lot 117 and Part of Lots 116 and 118, Plan 202

Town of Richmond Hill

Town of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Subdivision prepared by KLM Planning Partners Inc., having Project No. P-2661 and a Surveyor's Certificate signed on December 20, 2016 with a last revised date of August 14, 2018.
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.
 - a) The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the Town and the York Region Planning and Development Services Department. 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.
 - b) 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.

5. The Owner shall enter into a Sustainable Building Design Agreement, if required to do so by the Town and subject to Council's approval of a Site Plan Control By-law, to implement the sustainability components approved as part of the allocation of municipal services for the proposed development on the subject lands.

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 or open sides of 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 street lighting.
10. Such easements as may be required for utility, municipal servicing, drainage purposes or grading/alteration (including placement or removal of fill material and retaining wall structures), 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.
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, unless otherwise approved by the Commissioner.
19. Prior to final approval, a soils 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.
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:

- a) adequate sanitary sewage is available as determined by the Town and has been allocated, by the Town, to the plan; and,
- b) 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 municipal services (at a time and with securities satisfactory to the Town and with the conveyance of the necessary lands or easements for the municipal services to the Town at a time satisfactory to it), which municipal services are in accordance with, or necessarily incidental to the Functional Servicing Report (FSR) prepared by Valdor Engineering Inc.:
- a) Construction of one primary means of public road access from the road within the draft plan to Maple Grove Avenue, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - b) 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 FSR;
 - c) 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 FSR;
 - d) Construction of the stormwater system to service the draft plan, including Storm Water Management (SWM) Facilities as shown in the FSR, together with required outlet(s) to the existing watercourse(s) for stormwater management and municipal servicing purposes; and,

- e) Conveyance of all lands internal and external to the draft plan required for municipal servicing purposes.
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 municipal 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 the community services referenced in Condition 29, and other community services, 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 LPAT.
32. 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 water quantity, water quality, and erosion control;
 - b) the protection of groundwater quality and quantity including a water balance analysis and provision of low impact development measures to maintain predevelopment groundwater recharge;
 - c) the stormwater management design, inspection, operation and maintenance procedures and associated costs; and,
 - d) 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, and the Town of Richmond Hill Stormwater Management Design Criteria. 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. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the Stormwater Management Report.

Policy Planning Division – Park and Natural Heritage Planning Section

33. Prior to the removal or alteration of any trees, vegetation or environmentally significant features the Owner shall obtain written clearance from the Town

confirming approval to proceed with such removal or alteration. 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.

34. 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 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.
35. The Owner shall agree in the Subdivision Agreement to remove all hazardous trees from within the plan area in a timely manner until such time as the above and below ground services associated with the subdivision are assumed.
36. Prior to execution of the Subdivision Agreement the Owner shall prepare and submit Landscape Plans which provide for the following items:
 - a) Landscaping of traffic islands and circles;
 - b) Boulevard/street trees;
 - c) Entrance features
 - d) Landscaping indicated in the applicants IGMS/Sustainability Metrics proposal – tree replacement, topsoil quality and volume for tree planting;
 - e) Tree cover replacement; and,
 - f) 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.

37. 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.

Regional Municipality of York

Conditions to be Included in the Subdivision Agreement

38. The Owner shall save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

39. The Owner shall agree in wording satisfactory to Development Engineering, to advise all potential purchasers of the existing and future introduction of transit services in this development. This includes current and potential transit routes, bus stops and shelter locations.

Conditions to be Satisfied Prior to Final Approval

40. 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.
41. 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.
42. The engineering drawing(s) showing the layout of the watermains and sewers shall be submitted to the Region for review by the Infrastructure Asset Management Branch.
43. The Owner shall agree in a Letter of Approval, at the time of occupancy, to provide the Region with the contact information of new homeowners. This information will be used to contact new homeowners for the purposes of implementing a Travel Demand Management outreach program.
44. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
45. 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.

Ministry Of Culture

46. 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.
47. 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 46, 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

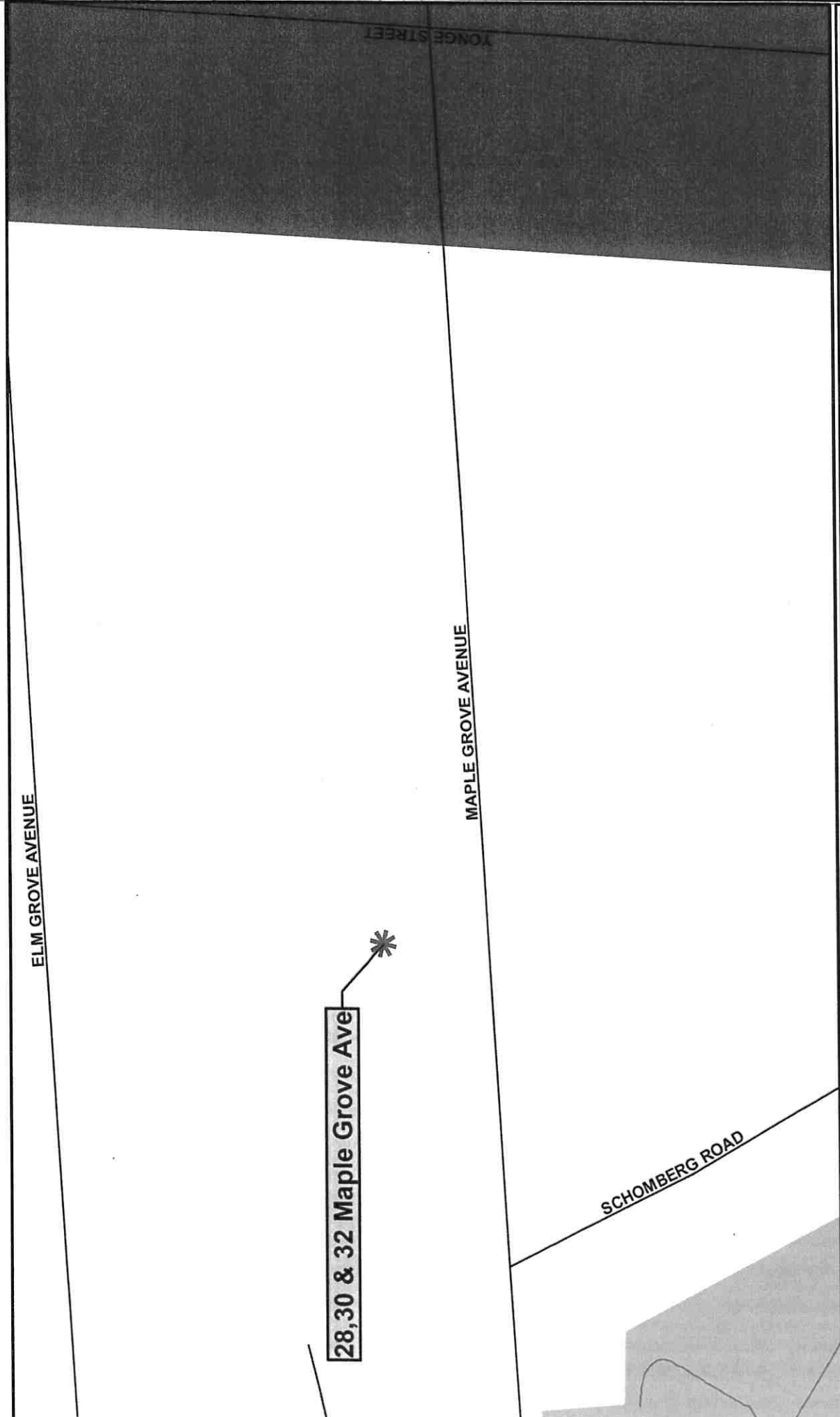
48. The Town of Richmond Hill shall advise that Conditions 1 to 37 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
49. The Regional Corporate Services Department shall advise that Conditions 38 to 45 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
50. The Ministry Culture shall advise that Conditions 46 and 47 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.

MAP 1 - AERIAL PHOTOGRAPH



MAP 2 - OFFICIAL PLAN DESIGNATION



NOTE: The information provide in this map is a depiction of a portion of the Richmond Hill Official Plan. For accurate reference, the schedules and policies of the Richmond Hill Official Plan must be consulted. In the case of a discrepancy between the schedules and the policies of the Richmond Hill Official Plan, the policies shall take precedence.

Legend

- * Subject Lands
- Natural Core
- Neighbourhood
- Oak Ridges Local Centre



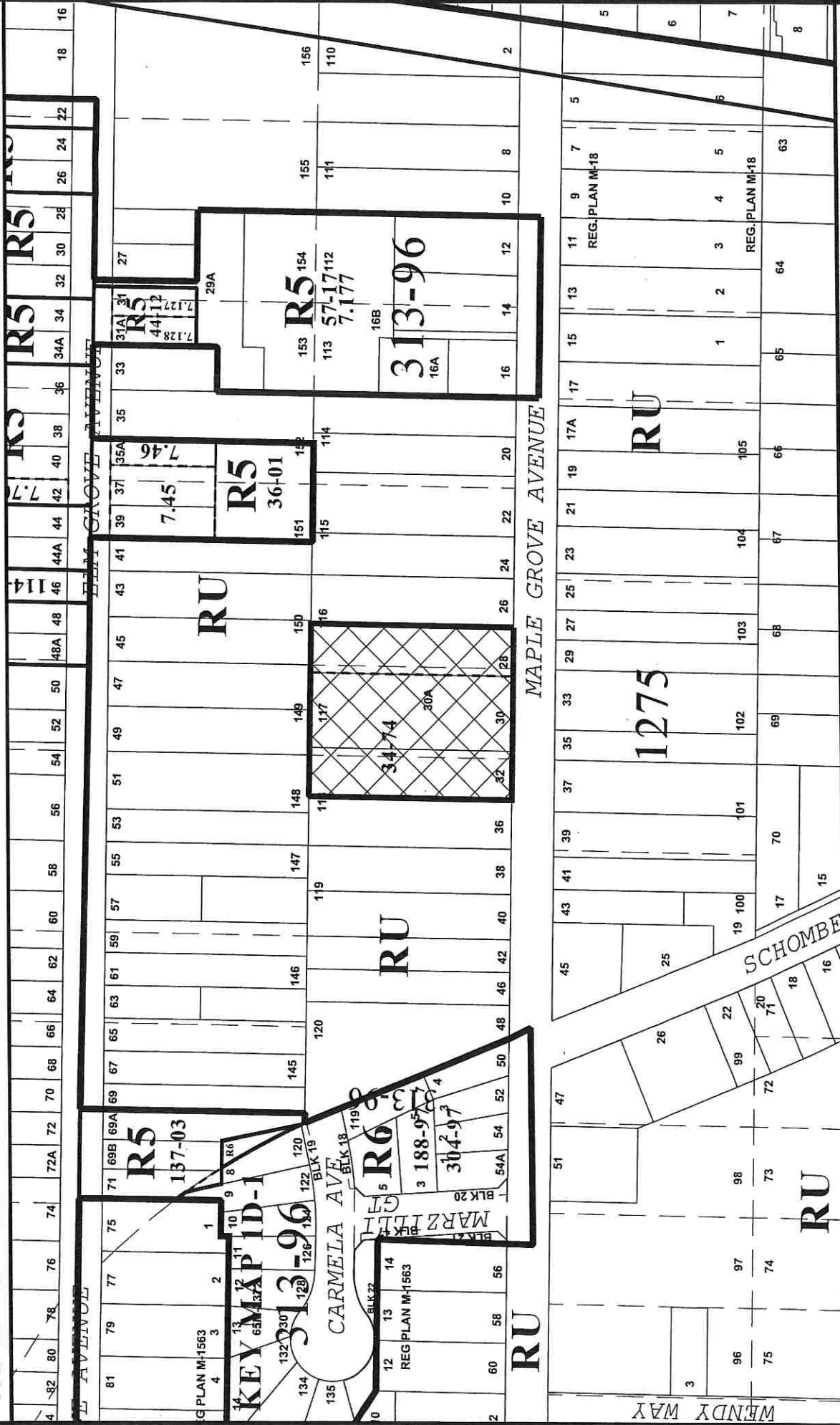
BLOCK 01

FILE No D03-16014

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

KF/SS DA.18.049

MAP 3 - EXISTING ZONING



FILE No. D03-16014

BLOCK 01

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

KF/SS DA.18.049

SUBJECT LANDS



ZONING_S316014A.DGN

[illegible]

STUDY AREA
PROPOSED PARK
PROPOSED INFILL SINGLE FAMILY
RESIDENTIAL 45 LOTS
PROPOSED DENSE SINGLE FAMILY
RESIDENTIAL 60 WIDE SHALLOW LOTS
PROPOSED MEDIUM DENSITY
RESIDENTIAL INFILL
CONSERVATION LAND

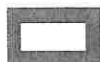
АВВВВВ

ELM GROVE/ MAPLE GROVE/ AUBREY RESIDENTIAL INFILL STUDY

 $UD \div D$

Map 2

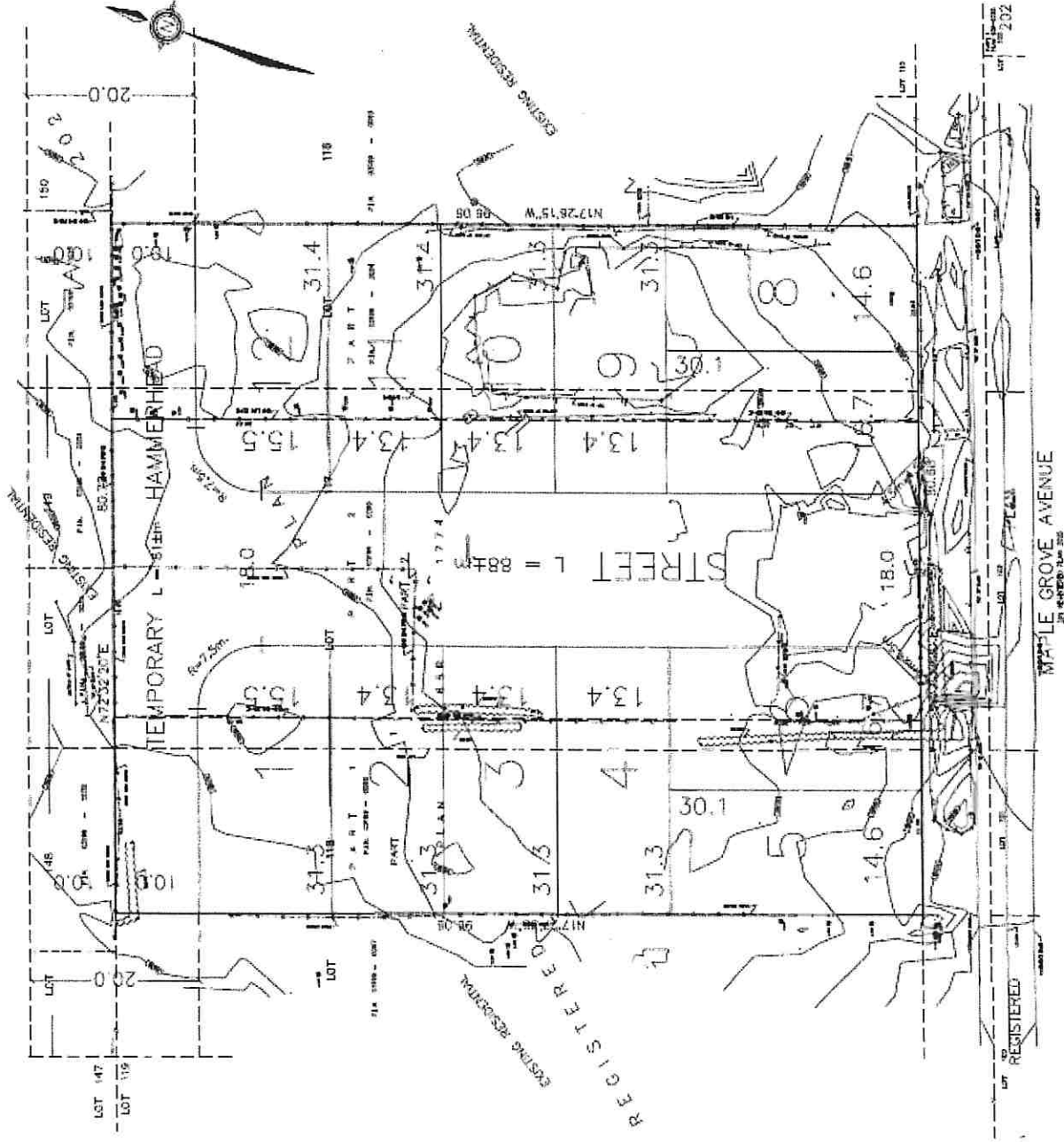
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Subject Lands

**Town of Richmond Hill
Planning and Regulatory
Services Department**

MAP 5 ORIGINAL DRAFT PLAN OF SUBDIVISION

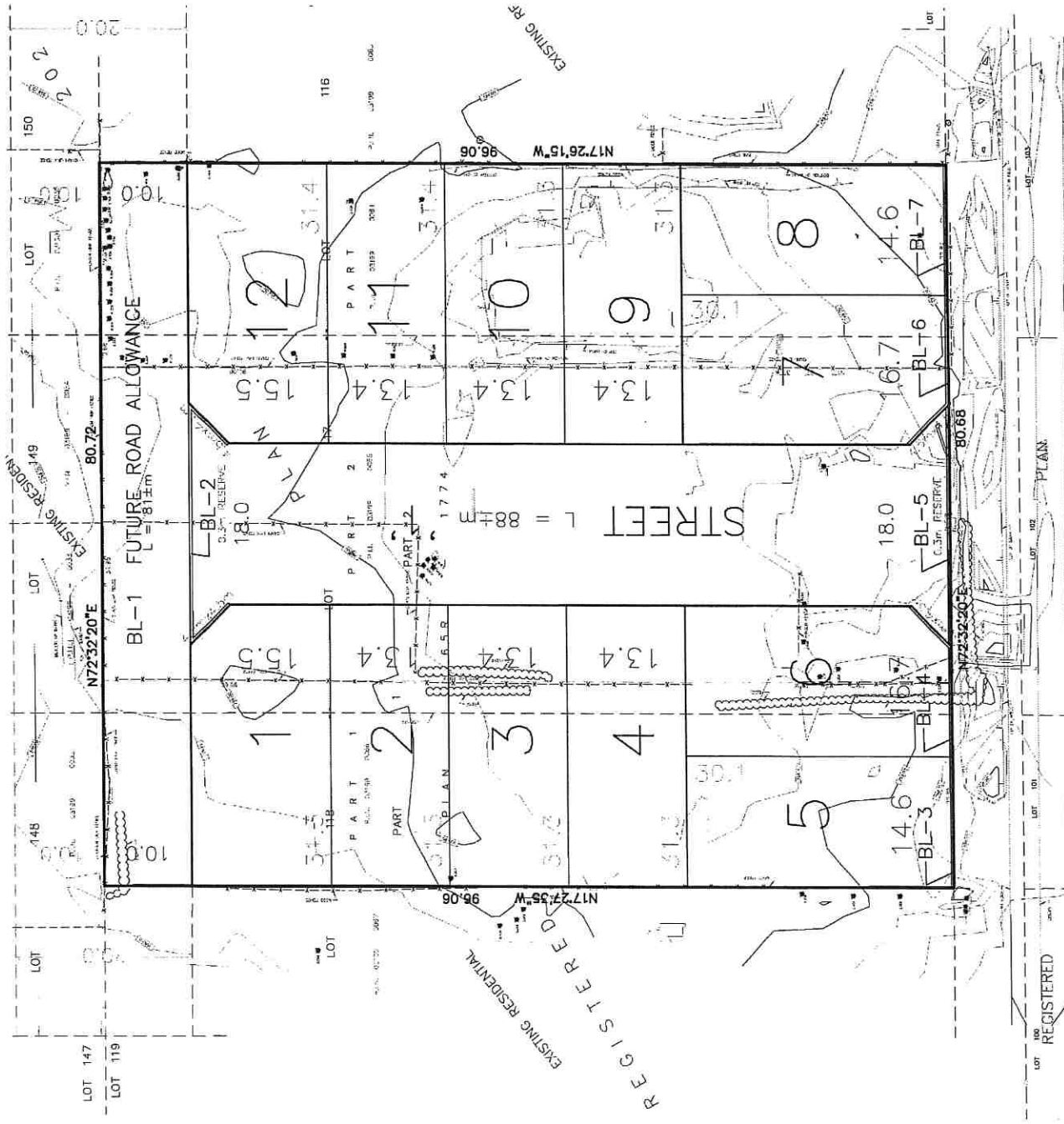


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TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

KF/SS DA.18.049

MAP 6 - REVISED DRAFT PLAN OF SUBDIVISION



MAPLE GROVE AVENUE

KF/SS DA.18.049

BLOCK 01 FILE No.D03-16014

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 7 - APPLICANT'S INFILL STUDY DEMONSTRATION PLAN



SUBJECT LANDS

28, 30 & 32 Maple Grove Road
Richmond Hill, Ontario
Lot 117 & Part of Lot 116 & 118,
Registered Plan 202

- Proposed Infill Single Family Residential 16.5m (54ft.) Lots
- Proposed Infill Single Family Residential 13.5m (44ft.) Lots
- Proposed Infill Medium Density Residential

- * Proposed Infill Wide-Shallow Lots
- Proposed Infill Street

SCALE 1:3500 JANUARY 11, 2016

BLOCK 01 FILE No.D03-16014

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

KF/SS DA.18.049