

Appendix E to SRPRS.19.043

The Corporation of The Town of Richmond Hill

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-14002

2522772 Ontario Inc. (c/o Zen Homes Inc.)

Part of Lot 12, Plan 3806

Town of Richmond Hill

Town of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Subdivision prepared by Speight, Van Nostrand and Gibson Limited, dated March 1, 2019.
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 that all street names shall be identified to the satisfaction of the Town prior to construction of any buildings.

Development Engineering Division

5. The Owner shall agree that maintenance of any retaining walls constructed within this draft Plan of Subdivision shall be the responsibility of the owner, and of subsequent Owners. Retaining walls shall not be constructed upon Town lands, or lands to be transferred to the Town.

6. The Owner shall agree to provide the Town with digital copies of the draft and final Plan of Subdivision and all reference and 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.
7. The Owner shall convey to the Town all Lands or easements required for municipal servicing of lands within or external to the plan to the satisfaction of the Commissioner of Planning and Regulatory Services. Such Lands or easements shall be granted to the Town in priority to all charges and encumbrances and shall be conveyed without monetary consideration.

Regional Municipality of York

8. 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.
9. The Owner shall in wording satisfactory to Development Engineering that the proposed access onto Red Maple Road shall be restricted to right-in/right-out operation only.
10. The Owner shall agree in wording satisfactory to Development Engineering, at the time of occupancy, to assist the Region with contacting new homeowners for the purpose of implementation of the Travel Demand Management Plan.
11. 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.
12. The Owner shall agree in wording satisfactory to Development Engineering that a Site Plan Application approval from the Region is required to be in place before the commencement of any site alteration or construction works for Block 1 abutting Red Maple Road.
13. 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.
14. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management Branch for record.
15. The Owner shall demonstrate that sidewalk facilities will be provided that connect from the proposed development to the sidewalk facilities on 16th Avenue.
16. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.

Toronto and Region Conservation Authority

17. That prior to any development, pre-servicing and site alteration, or registration of this plan or any phase thereof, the applicant shall submit, provide and/or attain the approval from the TRCA for:
 - a) A detailed engineering report stamped by a professional engineer that in addition to describing the storm drainage system for the proposed development of the subject lands, includes:
 - i. location and description of all outlets and other facilities, grading, site alterations or development which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
 - ii. confirmation that TRCA's stormwater management criteria and the criteria requirements for water balance have been met or exceeded;
 - iii. water balance measures with supporting calculations;
 - iv. detail drawings, locations and plans for proposed water balance and LID measures on the appropriate drawings; and,
 - v. detailed grading plans and site servicing plans.
 - b) Confirmation that the proposed development has been adequately flood proofed and buffered from the Regulatory Flood Plain through detailed grading plans and elevation drawings of the proposed townhouse blocks;
 - c) A detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* (available at www.sustainabletechnologies.ca);
 - d) An up-to-date Natural Heritage Evaluation to the satisfaction of TRCA; and,
 - e) A detailed Planting / Restoration Plan(s) which includes proposed species and quantities as well as planting locations to the satisfaction of TRCA and Town of Richmond Hill staff.
18. The applicant provide an updated Flood Plain Map sheet as well as accompanying digital modeling.
19. The applicant obtain all Ontario Regulation 166/06 (as amended) permits from the TRCA for all works proposed on the subject property for which permits would be required and that sufficient securities are provided for the proposed restoration plantings.

Ministry Of Culture

20. 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.

21. The Owner shall agree that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 22, 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

22. The Town of Richmond Hill shall advise that Conditions 1 to 7 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
23. The Regional Municipality of York shall advise that Conditions 8 to 16 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
24. The Toronto and Region Conservation Authority shall advise that Conditions 17 to 19 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
25. The Ministry Culture shall advise that Conditions 20 and 21 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.