



Appendix	F
SRPRS	19.043
File(s)	243 16 th Avenue

Corporate Services
Community Planning and Development Services

February 5, 2019

Simone Fiore
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Dear Ms. Fiore:

**Re: First Submission Site Plan Comments
Zen Homes (Azure) Inc.
243 16th Avenue
Town of Richmond Hill
Town File No.: D06-14038
Our File No.: SP.14.R.0082**

This is a preliminary letter, not an approval and is subject to modification. It is intended to provide information to the applicant regarding the Regional requirements and comments that have been identified to date. By copy of this letter, feedback regarding the status of this application is being provided to the owner.

This section of Red Maple Road is located within Regional lands and within the road allowance of 16th Avenue. Accordingly, the Region will be party to the site plan agreement with the Owner and the Town of Richmond Hill for this application.

The Region is processing a concurrent subdivision application under file SUBP.14.R.0042 (19T-14R02). The Owner is advised that site plan approval will only be provided after the approval and registration of this subdivision application.

This is not a Site Plan Approval. To obtain Site Plan approval the Owner must satisfy all the conditions below and execute a Site Plan Agreement with the Town and Region.

Submission Requirements

1. The Owner shall address, to the Region's satisfaction, the comments on the red-lined plans and/or reports provided by email to the Town and the Owner's representative with this letter.
2. The Owner shall submit to the Region the following plans and reports not yet submitted with previous submissions:

- a) Final cost estimate for civil works required on Red Maple Road based on the red lined plans and reports
 - b) \$3,200 minimum site plan review fee
 - c) \$2,000 Legal Fee for preparation of the site plan agreement
 - d) Separate pavement marking plan
3. This application is subject to payment of the Region's development review fees identified in York Region Fee By-law 2010-15, as amended. **The fee for application review is \$3,200.00 minimum or 7% of the estimated cost of works on the York Region road allowance, whichever is greater.** The minimum fee must be submitted so we can proceed with the review. Please forward a **certified cheque** in the amount of **\$3,200.00** to the Community Planning and Development Services Branch, payable to "The Regional Municipality of York". To the attention of the Development Review Coordinator.
4. Upon final review York Region shall advise the Owner of any other property, financial, legal, insurance, technical, notification and other requirements, which will become part of the conditions of approval for the subject application.
5. The Owner is advised that residential development in the Town of Richmond Hill requires servicing capacity allocation prior to final approval. If the Town of Richmond Hill does not grant this development allocation from the existing capacity assignments to date, then the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:
 - Duffin Creek WPCP Outfall Modification - 2021 pending outcome of the Class EA
 - Other projects as may be identified in future studies.

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only

6. The FSR and site servicing plan indicate that the wastewater and water servicing for the proposed development is connecting to Town of Richmond Hill infrastructure in the Red Maple Road/16th Avenue right-of-way. Should there be any change in the proposed servicing design the Owner shall forward the revised site servicing plan to the Region for review and record.

Environmental IAM Conditions

7. 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 site plan or any phase thereof.

8. The Owner shall agree in the site plan agreement that the Owner shall save harmless the Town of Richmond Hill and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

Transportation Planning Conditions

9. The Owner will be required through the site plan agreement, to acknowledge that the proposed access onto Red Maple Road will be restricted to right-in/right-out movements only. The Owner is required to design and construct this right-in/right-out access to the satisfaction of the Region.
10. The Owner shall agree in the Site Plan Agreement, all future Purchase Agreements, Condominium Agreements and Declaration of Condominium Agreements to include the following clause: "THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THE SITE ACCESS TO RED MAPLE ROAD SHALL BE RESTRICTED TO RIGHT-IN RIGHT-OUT OPERATION ONLY."
11. The Owner shall agree, at the time of occupancy, to assist the Region in contacting new homeowners for the purpose of implementing a Travel Demand Management Plan.

If there are any questions regarding the above noted application, please contact Duane Carson at extension 75221.

Sincerely,



Calvin J. Mollett P.Eng
Program Manager: Development Engineering

CM/DC/jb

Copy to: Michael Gagnon, Gagnon Walker Domes Limited (e-mail)