



S. C. LAND MANAGEMENT CORPORATION

DEVELOPMENT CONSULTANTS

May 23, 2018

Sent via e-mail only: clerks@richmondhill.ca

Town of Richmond Hill
P.O. Box 300
225 East Beaver Creek Road
Richmond Hill, ON L4C 4Y5

Re: **Payment for Oversized Services & Roads**
For 74A Bond Crescent
Proposed Draft Plan of Subdivision
Town File: D03-18004
Town of Richmond Hill

Att: Town Clerk

I act for Garden Homes (Bond) Inc. My client is the developer of Draft Plan 19(T)R-12009, which is immediately adjacent to 74A Bond Crescent.

I had previously written to the Town's Committee of Adjustment in February 2017 respecting a severance application affecting 74 Bond Crescent and 74A Bond Crescent. The application, which was heard and approved on March 2, 2017, severed land from 74 Bond Crescent and merged it into 74A Bond Crescent. At that time, I had requested that as a condition of the severance, the proponent be required to reimburse Garden Homes (Bond) Inc. for costs incurred in providing servicing outlets, oversized service connections, watermain system facilities and public road connections that directly benefit 74A Bond Crescent.

The severance was approved without the requested condition. At that time, staff in the Town's Development Engineering Division advised that they believed the request for a cost recovery condition to be premature. Staff indicated that the appropriate time in which to consider a cost recovery condition would be when an application to further subdivide the severed land comes forward.

The within application, which now seeks to subdivide 74A Bond Crescent to create 4 new lots on the westerly extension of Wellspring Avenue, is precisely the application contemplated by Development Engineering staff for the requested cost recovery condition.

Garden Homes (Bond) Inc. is accordingly renewing its request that a cost recovery condition be added as a condition of approval – this time, to the proposed draft plan of subdivision. The cost recovery condition is intended to reimburse Garden Homes (Bond) Inc. for the costs of infrastructure improvements incurred by Garden Homes (Bond) Inc. that directly benefit the subject lands and, in fact, make the proposed draft plan of subdivision capable of being approved.

In support of this request for a cost recovery condition, we are again providing a copy of Condeland Engineering's report dated February 9, 2017, which provides a summary of the infrastructure costs incurred by Garden Homes (Bond) Inc. As you will see, the calculated cost share is \$248,360.

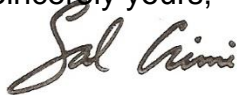
To ensure that Garden Homes (Bond) Inc. is reimbursed for the cost of infrastructure that benefits the proposed draft plan of subdivision, we request that the following approval condition be inserted into the conditions of approval:

"Prior to registration of the Draft Plan of Subdivision for D03-18004, the Owner of 74A Bond Street shall provide an acknowledgement from the owner of 19(T)R-12009 that satisfactory arrangements have been made for the payment of various services external to the D03-18004 lands which were provided by 19(T)R-12009 (as itemized in the report from Condeland Engineering dated February 9, 2017). A certificate confirming completion of said arrangements shall be provided by the owner of 19(T)R-12009 prior to registration of the Draft Plan of Subdivision"

Please ensure that the undersigned is copied on any further notices pertaining to the within application. Please also provide the undersigned with notice of the Town's decision once it has been rendered.

Should you have further questions please contact the undersigned.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Sal Crimi". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Sal Crimi, P.Eng.

Attachment: 11023EAST-Cost Sharing for Municipal Services, dated February 9, 2017