



Appendix	D8
SRPRS	19.097
File(s)	D02-17023, D03-17007 D05-17006

Corporate Services
Community Planning and Development Services

February 4, 2019

Katherine Faria
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Dear Ms Faria:

Re: Site Plan Comments – 1st Submission
Gil & Maria Shcolyar
39 Church Street North
Town of Richmond Hill
Town File No.: D06-18053
Our File No.: SP.18.R.0296

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.

1. 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.

2. **Prior to Site Plan approval** the Owner shall submit written confirmation from the Town of Richmond Hill that the Town has allocated water supply and sewage capacity to the development.
3. The Owner is required to contact Darryl Young of the Region's Transportation Services group (Active and Sustainable Transportation) at 1-877-464-9675 extension 75829 to discuss Travel Demand Management options for the proposed development. The applicant is

advised there may be Transportation Demand Management conditions to fulfil prior to Regional approval of this application.

4. The owner is advised that the development is in close proximity to an identified area of concern along Major Mackenzie Drive. This area has been identified as an area of concern due to known high water table conditions and confined artesian aquifer conditions in the area, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.
5. As such, the Region recommends that any geotechnical and hydrogeological investigations undertaken by the Owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for 27, 35 and 39 Church Street North must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at sewerusebylaw@york.ca for a dewatering permit, if required.
6. The Owner is advised that as the property is located within the WHPA-Q (Recharge Management Area). As such the CTC Source Protection Plan water quantity recharge policy will apply. The proponent must make best effort to maintain predevelopment recharge at the site using best management practices. The contact person for this requirement is Don Ford at TRCA.

If there are any questions in regards to the above noted application, please contact me at extension 75211.

Sincerely,



Calvin J. Mollett
Program Manager: Development Engineering

CM/DC/jb

Copy to: Adam Layton, Evans Planning Ltd., alayton@evansplanning.com

YORK-#9047590-v1-Letter-SP_18_R_0296_December_18_2018_Gil_&_Maria_Sheolyar_Site_Plan_Comments_Letter – 1st Submission