



S. C. LAND MANAGEMENT CORPORATION

DEVELOPMENT CONSULTANTS

January 8, 2020

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

Planning and Regulatory Services Department
City of Richmond Hill
P.O. Box 300
225 East Beaver Creek Road
Richmond Hill, ON L4C 4Y5

Re: **Payment for Oversized Services & Roads**
For 46 Bond Crescent
Draft Plan & Zoning Application
City of Richmond Hill

Att: To the Planner on the file

I act for Garden Homes (Bond) Inc. (being Draft Plan 19(T)R-12009) the property owner immediately adjacent to the above referenced property applications.

Garden Homes (Bond) Inc. has provided various servicing outlets, oversized service connections, watermain system facilities and public road connections which will be utilized by the applicant to provide municipal servicing and access for their lands. As such we are requesting that when planning staff and Council are reviewing these files that a Draft Plan condition be inserted to facilitate a reimbursement to Garden Homes (Bond) Inc. for those servicing and access costs associated with this consent application by inserting an approvals condition on the severance.

We request that the following approval condition be insert into the conditions for approval for the severance application or such alternative wording acceptable to Garden Homes;

“Prior to final registration of the Draft Plan of Subdivision, the Owner of 46 Bond Crescent shall enter into a Cost Sharing Agreement with the owner of 19(T)R-12009 to ensure payment for various services such as, municipal connections, watermain system facilities and public road connections required to facilitate the Draft Plan approval of 46 Bond Crescent; but provided by 19(T)R-12009. A certificate confirming completion of such Cost Sharing Agreement arrangements shall be provided by the owner of 19(T)R-12009 prior final registration of the Plan of Subdivision.”

We would ask that the planning department / Council include the above approval condition into the Draft Plan conditions being considered, so that a recovery of the above referenced costs incurred by Garden Homes (Bond) Inc. can be recovered.

Please provide the undersigned notification of the Public Meeting, Committee of the Whole meeting and Council decision.

Should you have further questions please contact the undersigned.

Sincerely yours,

A handwritten signature in black ink that reads "Sal Crimi". The signature is written in a cursive style with a large, looping initial "S".

Sal Crimi, P.Eng