

Appendix	11 D
SRPRS	19-197
File(s)	D02-140374 D03-18015

The Corporation of The City of Richmond Hill

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-18015

Althea Poulos

Part of Lot 13, Concession 2, E.Y.S.

City of Richmond Hill

City of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Subdivision prepared by Land Survey Group, having Plan No. LSG-2040C2, dated November 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 City 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. The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the City 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 City prior to construction of any buildings.

Development Engineering Division

5. The Owner shall convey to the City all lands or easements required for municipal servicing 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 City in priority to all charges and encumbrances and shall be conveyed without monetary consideration.

6. 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 lands to be transferred to the City, unless otherwise approved by the Commissioner.
7. The Owner(s) shall agree in writing to provide the City with digital copies of the draft and final Plan of Subdivision and all reference plans in accordance with the City'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. The Owner(s) shall agree in writing to provide as built engineering drawings (including tributary areas drawings), in accordance with the digital and hard copy submission requirements specified in City Standards and shall include the database required to satisfy the City's Infrastructure Management System.

Policy Planning Division – Park and Natural Heritage Planning Section

8. Prior to registration of the Plan, the Owner shall submit a Tree Inventory and Preservation Plan completed consistent with the City's guidelines for the preparation of such reports and to the satisfaction of the City. The Owner shall agree in the Site Plan Agreement applicable to the subject lands, to implement the recommendations of Tree Inventory and Preservation Plan finally approved by the City, to pay all costs associated with implementation, to replace the loss of tree cover either through replanting and/or cash-in-lieu of planting, and provide associated securities upon request to guarantee undertaking of the work.

Regional Municipality of York

Regional Planning and Development Services Department

9. 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.
10. 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. This includes current and potential transit routes, bus stops and shelter locations.
11. The Owner shall agree in wording satisfactory to Development Engineering, to include the following clause in the subsequent Site Plan Agreement(s), Purchase Agreement(s), Condominium Agreement(s) and Declaration of Condominium Agreement(s):

"THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT IN THE EVENT THE LANDS TO THE NORTH (LANDS LOCATED AT 8929 BAYVIEW AVENUE) REDEVELOP, ACCESS TO BAYVIEW AVENUE WILL BE CONSOLIDATED. AS SUCH, ACCESSES TO/FROM BAYVIEW TO THE FUTURE PROPOSED DEVELOPMENT TO THE NORTH WILL BE PROVIDED THROUGH THIS DEVELOPMENT."

12. The Owner shall agree in wording satisfactory to Development Engineering, that the private driveway access to Bayview Avenue will be restricted to right-in/right-out operation with an extension of the existing centre concrete median on Bayview Avenue from the intersection of Bayview Avenue/Bantry Avenue/Briggs Avenue.
13. The Owner shall agree in wording satisfactory to Development Engineering, that site plan approval for Regional File No. SP.18.R.0184 is required to be in place before the commencement of any site alteration or construction works for the subject site.
14. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Richmond Hill for the development proposed within this draft Plan of Subdivision or any phase thereof.
15. 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.
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.

Ministry of Culture

17. 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 City of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.
18. 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 17, 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 City of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.

Clearance Conditions

19. The City of Richmond Hill shall advise that Conditions 1 to 8 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
20. The Regional Planning and Development Services Department shall advise that Conditions 9 to 16 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
21. The Ministry of Culture shall advise that Conditions 17 and 18 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 City 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 City of Richmond Hill may from time to time extend the duration of the approval.

In accordance with Section 51(41) of the *Planning Act*, R.S.O. 1990, the decision to approve the draft Plan of Subdivision, subject to the above conditions, is deemed to have been made on _____.

Kelvin Kwan
Commissioner of Planning and Regulatory Services
The City of Richmond Hill

Date: