

The Corporation of the City of Richmond Hill

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-14017

1000162801 Ontario Corp.

Lots 63, 66 and 67 and Part of Lots 1, 62, 64 and 65, Plan 136

City of Richmond Hill

City of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Subdivision prepared by Tham Surveying Limited Ontario Land Surveyors, having Project No. 14-050, dated June 24, 2021, incorporating the following revision:
 - a) any revisions, if necessary, to meet the requirements of the Toronto and Region Conservation Authority pursuant to Condition 25 herein.
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 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.
6. The Owners shall agree 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.
7. The Owner shall convey to the City all lands or easements required for municipal servicing of lands within or external to the plan to the satisfaction of the Commissioner of Planning and Infrastructure. Such lands or easements shall be granted to the City in priority to all charges and encumbrances and shall be conveyed without monetary consideration.

Policy Planning Division – Park and Natural Heritage Planning Section

8. Prior to execution of a Site Plan agreement for the subject lands, the Owner agrees to convey to the City Blocks 2 and 3 for environmental protection purposes free and clear of all encumbrances and/or encroachments.
9. Prior to conveyance of Blocks 2 and 3, the Owner shall submit a Phase 1 Environmental Site Assessment (ESA) for these lands carried out consistent with the Canadian Standards Association Standard Z768-01. Prior to conveyance of Blocks 2 and 3, the Owner shall implement the recommendations of the Phase 1 ESA including the undertaking of a Phase II ESA and/or a Remedial Plan if applicable, and pay for all costs associated with the implementation. Any required ESA/Remedial Plan should not contain a limitation upon the right of the City to rely upon it and/or the information contained therein.
10. The Owner shall not construct any permanent or temporary stormwater management facilities, store any construction related debris or materials (including topsoil), permanent temporary or permanent emergency/construction access routes or install any services, within Blocks 2 or 3 without the approval of the City.
11. The Owner shall agree in the Site Plan Agreement to maintain Blocks 2 and 3 in a manner and condition acceptable to the City until such time as the City advises in writing that all obligations with respect to the Site Plan have been fulfilled and the City will take over maintenance. The Owner shall indemnify and save the municipality harmless with respect to any occurrence on or related to Blocks 2 and 3 during the period for which the Owner is responsible for maintenance.
12. The Owner agrees that no trees, vegetation or environmentally significant features within the draft plan shall be removed or altered without the written consent of the City. Further, in the event that any trees, vegetation or environmentally significant features within the draft plan are removed or altered

without the written consent of the City, the Owner shall restore the lands and/or provide compensation to the municipality as required by the City.

13. Prior to registration of the Plan, the Owner shall submit a Natural Heritage Evaluation 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 Natural Heritage Evaluation as finally approved by the City, to pay all costs associated with implementation, and to provide associated securities upon request to guarantee undertaking of the work. In the event that a Site Plan Agreement is not executed within 3 years of draft plan approval, the Owner agrees to submit an update to the Natural Heritage Evaluation and to implement the recommendations of such update as approved by the City.
14. 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 the Tree Inventory and Preservation Plan as 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.
15. The Owner shall agree in the Site Plan Agreement applicable to the subject lands to grade and landscape Blocks 2 and 3 to the satisfaction of the City.
16. The Owner shall agree in the Site Plan Agreement applicable to the subject lands to install permanent chain link fencing consistent with City standards where Blocks 2 and 3 abut non-municipal lands.
17. Prior to execution of the Site Plan Agreement the Owner shall prepare and submit Landscape Plans which provide for the following items:
 - a) Any landscaping indicated in the applicant's IGMS/Sustainability Metrics proposal – soil volume and quality and tree planting.

Regional Municipality of York

Regional Planning and Development Services Department

18. The Owner shall save harmless York Region from any claim or action as a result of water or sanitary sewer services not being available when anticipated.
19. The Owner shall agree to implement the recommendations of the updated Transportation Study, prepared by Trans-Plan, dated September 4, 2020 including TDM measures and incentives, as approved by the Region.

Toronto and Region Conservation Authority

20. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit, provide and/or attain the approval from the TRCA for:
 - a) a detailed engineering report stamped by a professional engineer that in addition to describing the storm drainage system for the proposed development of the subject lands, includes:
 - i) location and description of all outlets and other facilities, grading, site alterations or development which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
 - ii) confirmation that TRCA's stormwater management criteria and the criteria requirements for water balance have been met or exceeded;
 - iii) water balance measures with supporting calculations;
 - iv) detail drawings, locations and plans for proposed water balance and LID measures on the appropriate drawings; and,
 - v) detailed grading plans and site servicing plans.
 - b) a detailed and comprehensive Erosion and Sediment Control Report, which complies with the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* (available at www.sustainabletechnologies.ca). The report should address sensitives on and adjacent to the site as identified in an environmental study.
21. That the applicant obtain all Ontario Regulation 166/06 (as amended) permits from the TRCA for all works proposed on the subject property for which permits would be required.
22. The implementing Zoning By-law recognize all natural features and environmental buffer blocks in an environmental protection or other suitable zoning category which has the effect of prohibiting development and structural encroachment, and ensuring the long term preservation of the lands in perpetuity, to the satisfaction of the TRCA.
23. That the Owner acknowledges that any changes to the Site Plan which may impact/affect the floodplain will be further assessed to the satisfaction of the TRCA.
24. That the Owner agrees in wording acceptable to the TRCA:
 - a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and analyses to be approved by

TRCA, including water balance and infiltration measures identified in the engineering report;

- b) to agree to, and implement, the requirements of the TRCA's conditions in wording acceptable to the TRCA;
- c) to design and implement on-site erosion and sediment controls in accordance with the Erosion and Sediment Control Report and current TRCA standards;
- d) to maintain all stormwater management and erosion and sedimentation control structures operating in good repair during the construction period, in a manner satisfactory to the TRCA;
- e) to obtain all necessary TRCA permits pursuant to Ontario Regulation 166/06 (as amended) from the TRCA;
- f) to provide and install the LID measures identified in the engineering report for the purchase prior to occupancy, these include increased topsoil depth and any other LID measures proposed and found acceptable to the City and TRCA;
- g) to erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting lands to be conveyed to the public authority, prior to occupancy of any homes within that lot or block;
- h) that a warning clause be included in all agreements of purchase and sale, and information is to be highlighted on all community information maps and promotional sales materials for lots which contain LID/ infiltration measures which identifies the following:

“The Low Impact Development measure(s) located on the subject property form an integral part of the stormwater management infrastructure for the community. It is the owner's responsibility to maintain this system and to ensure that proper drainage is maintained.”

25. That the draft plan be red-lined revised (if necessary), to meet the requirements of TRCA's conditions, or to meet current established standards in place as of the date of a request for registration of the Plan or any phase thereof.

Ministry of Heritage, Sport, Tourism and Culture Industries

26. 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 Heritage, Sport, Tourism and Culture Industries.

27. 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 26, 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 Heritage, Sport, Tourism and Culture Industries.

Clearance Conditions

28. The City of Richmond Hill shall advise that Conditions 1 to 17 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
29. The Regional Planning and Development Services Department shall advise that Conditions 18 and 19 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
30. The Toronto and Region Conservation Authority shall advise that Conditions 20 to 25 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
31. The Ministry of Heritage, Sport, Tourism and Culture Industries shall advise that Conditions 26 and 27 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 Infrastructure
The City of Richmond Hill

Date: