

The Corporation of the City of Richmond Hill

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-14015

Country Wide Homes (Jefferson) Inc.

Lots 58 and 59, and Part of Lot 57, Plan 1916

City of Richmond Hill

City of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Subdivision prepared by Evans Planning Inc., dated April 30, 2013 with a final revision date of May 16, 2022, and incorporating the following revision:
 - a) any revisions, if necessary, to meet the requirements of the Toronto and Region Conservation Authority pursuant to Condition 26 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 in the Site Plan Agreement 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 roads and servicing 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 a public authority 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), permit temporary or permanent emergency/construction access routes or install any services, within Blocks 2 and 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 a 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 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 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 a 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, specifically topsoil quality and quantity.

Regional Municipality of York

Regional Planning and Development Services Department

18. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Richmond Hill:
 - a) A copy of the Council resolution confirming that the City of Richmond Hill has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof; and,

- b) A copy of an email confirmation by the City of Richmond Hill staff stating that the allocation to the subject development remains valid at the time of the request for Regional clearance of this condition.
19. The Owner shall demonstrate that they have contacted the Region's Sustainable Mobility group to coordinate Transportation Demand Management options for the proposed development.
 20. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions financial and otherwise, of the Regional Corporation; Regional Developmental Charges are payable in accordance with the Regional Development Charges in effect at the time that Regional development charges, or any part thereof, are payable.
 21. The Owner shall agree to save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

Toronto and Region Conservation Authority

22. Prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, that the Owner shall submit, provide and/or attain the approval of the Toronto Region and Conservation Authority for:
 - a) a detailed engineering report stamped by a professional engineer that in addition to describing the storm drainage system for the proposed development on 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;

- c) a detailed and robust Buffer Restoration Plan which includes proposed species and quantities as well as planting locations which achieve 100% coverage to the satisfaction of TRCA and City of Richmond Hill staff; and,
 - d) a comprehensive Monitoring Plan for potential downstream erosion resulting from the stormwater management facility is prepared to our satisfaction. This monitoring plan must include monitoring throughout construction and post-construction (5 years after municipal assumption).
23. Verification that the Open Space Block (Block 2) and the Buffer Block (Block 3) have been placed into an appropriate Open Space or Environmental Protection Area zoning category.
24. 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.
25. The Owner shall agree in the Site Plan Agreement, in wording acceptable to The Toronto and Region Conservation Authority:
- a) to carry out, or cause to be carried out, to the satisfaction of the Toronto and Region Conservation Authority, the recommendations of the technical reports and analysis to be approved by the Toronto and Region Conservation Authority, including water balance and infiltration measures identified in the engineering report;
 - b) to acknowledge that LID measures identified in the engineering report and in accordance with the Harris-Beech MESP will need to be implemented at the detailed design stage. These LIDs include the currently contemplated infiltration trench(es) or other infiltration device and or any other LID measures found acceptable to the City and TRCA at detailed design;
 - c) to agree to, and implement, the requirements of the TRCA's conditions in wording acceptable to the TRCA;
 - d) to design and implement on-site erosion and sediment controls in accordance with the Erosion and Sediment Control Report and current TRCA standards;
 - e) 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;
 - f) to provide securities for the long-term monitoring of the downstream receiving system (5 years after municipal assumption) in accordance with the Monitoring Plan to the satisfaction of the TRCA and the City;

- g) to provide securities to conduct remediation works to the downstream receiving system in the event of erosion caused by discharge from the stormwater management facility (which forms a part of this subdivision) during the monitoring period to the satisfaction of the TRCA and the City;
 - h) to gratuitously convey the feature and buffer blocks (Blocks 2 and 3) into public ownership;
 - i) to provide for planting, restoration and enhancement within the buffer block in accordance with planting and restoration plan(s) to be approved by the TRCA, and that monitoring and replanting of these areas be completed for a minimum warranty period in accordance with City of Richmond Hill standards, with sufficient funds being secured through a letter of credit in favour of the City of Richmond Hill or other appropriate measure;
 - j) to erect a permanent fence 1.5 metre tall chain link fence to the satisfaction of the TRCA between Block 1 and the abutting the natural feature buffer (Block 3); and,
 - k) to obtain all necessary TRCA permits pursuant to Ontario Regulation 166/06 (as amended) from the TRCA.
26. That the draft plan be red-line 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

27. 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.
28. 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 27, 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

29. 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.

30. The Regional Planning and Development Services Department shall advise that Conditions 18 to 21 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
31. The Toronto and Region Conservation Authority shall advise that Conditions 22 to 26 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
32. The Ministry of Heritage, Sport, Tourism and Culture Industries shall advise that Conditions 27 and 28 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.