



May 19th, 2022

Memo to: Julie Mallany, Planner I
From: Taylor Posey, Planner I – Parks
File Number(s): D02-22010
Location: 599 Sunset Beach Road
Applicant: Raja Uppuluri

Materials reviewed:

- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc., August 9, 2021
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated August 9, 2021
- Natural Heritage Evaluation, prepared by Beacon Environmental, dated March 2022
- Grading and Servicing Plan, prepared by Mandarin Surveyors Limited, dated July 9, 2021
- Erosion and Sediment Control Plan, prepared by Edward Wong & Associated Inc., dated July 26, 2021
- Landscape Plan, dated September 2021
- Site Plan, prepared by MP Design & Associates, dated March 16, 2022

Zoning Comments:

1. The applicant must confirm the limit of the wetland (stake) to the satisfaction of the City and the TRCA. The 30m buffer should be measured from the staked limit. This area must be shown as a separate part on a Registered Plan. The area within the 30m buffer should be zoned an appropriate environmental category. The buffer area should be conveyed to a public agency.
2. Further to the above comment, as recommended in the NHE the applicant must provide a Restoration Plan for this area. The restoration planting should be within the portion of the 30m buffer to the PSW that is located on the property. We recommend the applicant plant native species appropriate for this area such as Red Osier Dogwood, Tamarack, Button Bush, Yellow Birch, and Swamp White Oak. The plan must also show how the soil where the existing house is located will be restored.
3. We note that the environmental consultant states that there is no connection between the wetland MAM2-7 on the property and the wetland located on the properties to the west. However, the plans show a culvert connecting the wetlands. Please revise the NHE to reflect this.
4. The subject property is located in an area that is a noted habitat of the Jefferson Salamander. In the NHE, please confirm whether there are any present on the site and if the habitat would support the species.
5. We note that the City's OP shows a significant woodland around the south of the Catfish Pond PSW. The environmental consultant should assess whether or not the forest cover around the subject property contributes to the continuation of the significant woodland.

Other Comments:

6. Please refer to the City's Site Plan and Site Plan Amendment Application Guide (available on the City's website at [2021 SITE PLAN AND SITE PLAN AMENDMENT APPLICATION GUIDE \(richmondhill.ca\)](https://www.richmondhill.ca/2021-SITE-PLAN-AND-SITE-PLAN-AMENDMENT-APPLICATION-GUIDE)) on requirements for a Landscape plan. Provide a detailed Landscape Plan that includes a variety of native species of shrubs and trees for planting. The proposed plantings should include a mix of native, non-invasive species, and should provide for a net ecological gain. There appears to be plenty of room on the property to provide a robust variety of plantings. Ensure all plantings proposed are sufficiently spaced to allow for ample room to grow and survive.



7. The Owner is required to install a 1.5m black vinyl chain link fence between the applicant's property and the abutting environmental lands that will be created through the zoning application. Please show the fence and fence detail on the Landscape/Restoration Plan. Please note, the fence post concrete footings must be 6 inches from the property line and the fence fabric needs to be on the public side of the property line. The applicant will be required to provide an OLS certificate confirming that the fence is installed on the public lands prior to release of securities.
8. Once the above noted comments have been addressed, staff will require a cost estimate for the landscape/restoration works, chain link fence and the items outlined in the Tree Inventory and Preservation Plan/Report for letter of credit purposes.

I trust this is of assistance. Should you require any further information regarding our comments, please contact the undersigned at taylor.posey@richmondhill.ca or (416) 571-9989.

Sincerely,

Taylor Posey
Planner I – Parks
Park and Natural Heritage Planning