

The Corporation of the City of Richmond Hill

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-20002

Silver Spring Homes Inc.

Part of Lots 11, 12, 13, 32, 35 and 36, and all of Lots 33 and 34, Plan 3805 and

Part of Lot 13 and 53, Plan 3806

City of Richmond Hill

City of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Subdivision prepared by Altimap Land Surveyors Inc., having Project No. 19-1011, dated October 7, 2022 incorporating the following revisions:
 - a) any revisions, if necessary, to meet the requirements of the Toronto and Region Conservation Authority pursuant to Condition 80 herein;
 - b) the inclusion of external lands owned by the City of Richmond Hill and described as Part of Lot 10, Plan 3805, designated as Parts 2 and 3 on Plan 65R-16599, should they be acquired by the applicant; and,
 - c) the inclusion of a future development block(s) to reserve potential access to and frontage on Street "B" to facilitate future redevelopment on lands municipally known as 255 and 265 16th Avenue.
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.
 - a) 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 Subdivision Agreement that all street names shall be identified to the satisfaction of the City prior to construction of any buildings.
 - b) The Owner shall agree in the Subdivision Agreement, that no building permit application will be submitted for any individual lot or block until the Owner has submitted architectural design plans of the building facades, and floor plans, for all lots and/or blocks within the plan and obtained the approval of the City through the Architectural Design Control process, as per the Terms of Reference found on the City's website. The Owner shall agree to build in accordance with an approved Architectural Control Guidelines (ACG) document, or an addendum to an existing ACG document. Staff will provide detailed design comments through that process.
5. The Owner shall enter into a Sustainable Building Design Agreement, if required to do so by the City, to implement the sustainability components approved as part of the allocation of municipal servicing capacity to the proposed draft Plan of Subdivision on the subject lands.

Development Engineering Division

6. The road allowances and road widenings included within this draft Plan of Subdivision shall be dedicated as public highways to the City without monetary consideration and free of all charges and encumbrances.
7. Any dead ends or open sides of road allowances created by this draft Plan of Subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all charges and encumbrances.
8.
 - a) Prior to final approval of the draft Plan or any portion thereof, the Owner shall enter into one or more Subdivision Agreements with the City in order to satisfy the financial, servicing and other requirements of the City, including the construction and installation of municipal services (including, inter alia, roads, curbs, gutters, sidewalks, watermains, sanitary sewers, storm sewers, street lights, traffic lights, pavement marking, street name and regulatory signs) at the Owner's expense, both upon the lands within the draft Plan and upon lands external thereof, provision of insurance, payment of Development Charges and prepayment of Local Improvement charges as required by the City.
 - b) The Owner shall agree in the Subdivision Agreement to pay all processing fees in accordance with the City's Tariff of Fees By-law with respect to the subdivision of lands, and shall pay any new or additional costs or fees imposed upon the City by the Province of Ontario or The Regional Municipality of York which relate to the lands within the draft Plan and which may arise prior to final execution of the Subdivision Agreement. Payment of all applicable Regional, Educational and City-wide

Development Charges will be required prior to the issuance of any building permit upon the subdivision of the lands.

9. Prior to final approval of the draft Plan or in any portion thereof, the Owner shall enter into an Agreement with the distributor as that term is defined in the *Electricity Act*, 1998, respecting the provisions of electric service and streetlighting.
10. Such easements as may be required for utility, municipal servicing, drainage purposes or grading/alteration (including placement or removal of fill material and retaining wall structures), shall be granted to the City or other appropriate authority in priority to all charges and encumbrances. Such easements to be conveyed to the City, Region, the Province or the Toronto and Region Conservation Authority shall be conveyed without monetary consideration.
11. Prior to entering into any Agreement within any telecommunications service provider, any natural gas or electricity service distributor or transmitter or any public utility provider for the use of any lands within the Plan, which is to be deeded or dedicated to the City, the Region, the Province of Ontario or any other public authority, including, inter alia, land which is to be dedicated to the City, the Region or the Province of Ontario as public highways, the Owner shall obtain the approval of the City of the location of any services permitted by such agreement and the wording of the agreement.

Wherever any agreement with a telecommunications provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, and any easement which has been transferred or is to be transferred to a telecommunications service provider, any natural gas or electricity service distributor, or transmitter or any other public utility provider for the use of any lands within the Plan, permits or will permit the installation of aboveground services or facilities, prior to entering into the agreement or transferring such easement, the Owner shall obtain the approval of the City of the decision of such services and facilities. The Owner shall agree in the Subdivision Agreement to not construct or permit to be constructed any aboveground services or facilities inconsistent with or not in accordance with approved design drawings.

The Owner shall agree in the Subdivision Agreement to provide evidence satisfactory to the City that the aforesaid restrictions have been complied with prior to registration of the Subdivision Agreement.

12. The Owner shall agree in the Subdivision Agreement to obtain the approval of the appropriate authority for the installation of electric, gas, telephone and telecommunication services and that the installation of those services shall be underground within the road allowances or within the appropriate easements.
13. The Owner shall permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the registration provided the telephone or telecommunications service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such provider

will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed. The Owner shall agree to the foregoing in the Subdivision Agreement.

14. Public highways shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. For public highways designated as local roads, curb radii shall be designed to provide a 9.5 metre payment width within the horizontal curve at all changes in horizontal alignment between 60 to 90 degrees.
15. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and the Regional Transportation Department.
16. The Owner shall agree in the Subdivision Agreement that all portions of public highways which are not paved and all drainage swales on public or private property shall be graded and sodded in accordance with the standards of the City.
17. The Owner shall agree in the Subdivision Agreement to grade and seed all undeveloped lands within the plan, other than conservation lands, and to maintain, to the satisfaction of the City, all undeveloped lands within the plan.
18. The Owner shall agree in the Subdivision Agreement 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.
19. Prior to final approval, a soils report with respect to the sufficiency and adequacy of the soil within the draft Plan to sustain the municipal services and buildings and other structures within the draft Plan shall be submitted to the City for review and approval.
20. The Owner shall provide to the City, engineering drawings for, and shall agree in the Subdivision Agreement to install, to the satisfaction of the City, watermains, sanitary sewage works, storm sewage works, adequate pavement width for roadways, curbs, gutters, sidewalks, street lighting, traffic signals, regulatory signs, street name signs and any other services or facilities as required. The Owner shall not connect any watermain or sewer to existing municipal systems without the written approval of the City. All lands to be conveyed to the City for open space purposes and all easements shall be shown on the engineering drawings. The Owner shall obtain the approval of the Region and/or the Ministry of the Environment, Conservation and Parks, by way of certificate, for the installation of watermains, sanitary sewage works, and storm sewage works.

Further, the Owner shall agree in the Subdivision Agreement that the plan or any portion thereof shall not be granted final approval and registered until:

- a) adequate sanitary sewage is available as determined by the City and has been allocated, by the City, to the Plan; and,
- b) adequate water supply capacity is available, as determined by the City, and has been allocated, by the City, to the plan.

And further, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City and the Regional Municipality of York from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

- 21. The Owner shall agree in the Subdivision Agreement that the sanitary and storm sewers shall be connected and drained to outlets approved by the Ministry of the Environment, Conservation and Parks, the Region of York, the City of Richmond Hill and where applicable the Toronto and Region Conservation Authority.
- 22. The Owner shall agree in the Subdivision Agreement that the water distribution system for this draft Plan of Subdivision shall be looped within this draft Plan of Subdivision and with the existing watermain system on the periphery of this draft Plan of Subdivision as necessary, and that allowance shall be made for the future servicing of parcels of land abutting this draft Plan of Subdivision as required by the City.
- 23. The Plan of Subdivision or any portion thereof shall not be given final approval for registration until such time as storm and sanitary sewer outlets, water distribution systems, and site access via local and collector road systems are available or other arrangements satisfactory to the City have been made.
- 24. The Owner shall agree that no building permits will be applied for or issued for any individual lot or block until the Owner has submitted an individual house siting and grading plan and obtained the approval of the City for such individual lot or block plan showing inter alia, the driveway location(s) within the road allowance and the building(s) on the lot. The Owner shall agree to build in accordance with the approved plan.
- 25. The pattern of streets and the layout of reserve blocks within this draft Plan of Subdivision shall be designed to align precisely with the pattern and layout for existing plans or any adjoining proposed Plan of Subdivision.
- 26. The Owner shall agree in the Subdivision Agreement:
 - a) to be responsible for the proper drainage within this draft Plan of Subdivision and the effect of such drainage on all lands abutting this draft plan;
 - b) that all lot and block grading plans shall be prepared by the engineer for the Owner in accordance with the City's Design Criteria and Design Standards and to provide individual lot grading plans for each lot on the plan prior to the issuance of building permits;

- c) that for the purpose of preparation of the overall lot and/or block grading plans and the individual lot grading plans, the Owner shall comply with the City policy with respect to usable yard criteria;
 - d) to develop the lands within the plan in accordance with the approved grading plans and individual lot grading plans; and,
 - e) that the overall lot and/or block grading plans and the individual lot grading plans shall reflect the Tree Inventory and Preservation Plan and shall minimize grade changes in areas of trees to be retained.
27. The Owner shall agree in the Subdivision Agreement 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 shall agree in the Subdivision Agreement to provide as built engineering drawings (including tributary area 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.
28. Prior to final approval of the draft Plan or any portion thereof, arrangements satisfactory to the City shall be in place to provide for the following municipal services (at a time and with securities satisfactory to the City) and with the conveyance of the necessary lands or easements for the municipal services to the City at a time satisfactory to it, which municipal services are in accordance with, or necessarily incidental to the Functional Servicing Report and Stormwater Management Report (FSR and SWMR) prepared by Masongsong Associates Engineering Limited, Reference No. 18-930:
- a) Construction of one primary means of public road access from the roads within the draft plan to 16th Avenue together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - b) Construction of the piped water supply system and appurtenances external to the draft plan, including upgrades to the existing system, for the pressure district servicing the draft plan (to the satisfaction of the Region as well as the City) and construction of the piped water supply system to service the draft plan, all as outlined in the FSR and SWMR;
 - c) Construction of the sanitary sewer system and appurtenances external to the draft plan to an established outlet and construction of sanitary sewers and appurtenances to service the draft plan, all as outlined in the FSR and SWMR;
 - d) Construction of the stormwater management system to service the draft plan, including Storm Water Management (SWM) Facilities as shown in the FSR and SWMR, together with required outlet(s) to the existing watercourse(s) for stormwater management and municipal servicing purposes; and,

- e) Conveyance of all lands external to the draft plan required for municipal servicing purposes, all as outlined in the FSR and SWMR.
29. Prior to final approval of the Plan of Subdivision or any portion thereof, the Owner shall enter into one or more agreements, satisfactory to the City, pertaining to the provision the municipal services referenced in Condition 28, which said agreement(s) shall address, among other things, credits under the *Development Charges Act* to the satisfaction of the City.
30. Prior to any grading, stripping or servicing of the lands included within the draft plan, the Owner shall provide a detailed Stormwater Management Report. This report shall be completed to the satisfaction of the Commissioner of Planning and Infrastructure and shall address:
- a) the selection of stormwater management source, conveyance, low impact development and end-of-pipe practices to be implemented within and external to the draft plan to address water quantity, water quality, and erosion control;
 - b) the protection of groundwater quality and quantity including a water balance analysis and provision of low impact development measures to maintain predevelopment groundwater recharge;
 - c) the facility design, inspection, operation and maintenance procedures and associated costs;
 - d) monitoring plans, programs, equipment, procedures and associated costs required to address facility performance in accordance with the requirements of the Functional Servicing Report and Stormwater Management Report (FSR and SWMR); and,
 - e) erosion and sediment control measures to be implemented before stripping and grading of the subject lands to protect downstream watercourses and environmental features.

Such report(s) shall utilize as guidelines of the Ministry of the Environment, Conservation and Parks Stormwater Management Planning and Design Manual, and the City of Richmond Hill Stormwater Management Design Criteria. The Owner shall incorporate the recommendations of this report into the applicable engineering plans to be prepared for approval by the Commissioner of Planning and Infrastructure.

The Owner shall agree in the Subdivision Agreement:

- a) to implement the recommendations of the Stormwater Management Report;
- b) to undertake the performance monitoring program specified in the Stormwater Management Report and the SWMS and to provide

appropriate securities to carry out or cause to be carried out the performance monitoring program; and,

- c) to convey lands to the City for the necessary stormwater management facilities without monetary consideration and free of all charges and encumbrances to the satisfaction of the Commissioner of Planning and Infrastructure.
31. The Owner shall agree in the Subdivision Agreement:
- a) to demonstrate that, prior to assumption of municipal services, all stormwater management facilities are performing in accordance with their approved design to the satisfaction of the Commissioner of Planning and Infrastructure; and,
 - b) to satisfy the quality and quantity performance monitoring requirements during construction and for assumption specified in the City of Richmond Hill Stormwater Management Design Criteria.
32. The Owner shall engage the services of a certified noise consultant to complete a Noise Study recommending noise control features satisfactory to the City, the Regional Transportation and Works Department and in accordance with the Ministry of the Environment, Conservation and Parks noise guidelines.
33. The Owner shall agree in the Subdivision Agreement that the noise control features recommended by the study referred to in Condition 32, shall be implemented as approved. Prior to final approval of the Plan of Subdivision, a copy of the fully executed Subdivision Agreement shall be forwarded to the Regional Transportation and Works Department. The Owner shall agree in the Subdivision Agreement that prior to occupancy of any dwelling units, the installation of the required noise control measures must be inspected and certified by a professional acoustics engineer.
34. The Owner shall agree in the Subdivision Agreement that the noise warning clauses recommended by the Study referred to in Condition 32, shall be included in the registered Subdivision Agreement with respect to the affected lots or blocks, to the satisfaction of the Commissioner of Planning and Infrastructure. The Owner agrees that such warning clauses shall be required to be included in all offers of purchase and sale for the affected lots or blocks within the plan.

Policy Planning Division – Park and Natural Heritage Planning Section

35. Prior to removal or alteration of any trees, vegetation or environmentally significant features the Owner shall obtain written clearance from the City confirming approval to proceed with such removal or alteration. 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.

36. Prior to any grading, development, pre-servicing or site alteration 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 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.
37. The Owner shall agree in the Subdivision Agreement to remove all hazardous trees from within the plan area in a timely manner until such time as the above and below ground services associated with the subdivision are assumed.
38. Prior to execution of the Subdivision Agreement the Owner shall prepare and submit Landscape Plans which provide for the following items:
 - a) Boulevard/street trees;
 - b) Planting, restoration and enhancement of the floodplain and buffer;
 - c) Any landscaping indicated in the pending Sustainability Metrics;
 - d) Tree cover replacement; and,
 - e) Any other specific landscaping requirements.

The Owner shall agree in the Subdivision Agreement to implement the Landscape Plans as finally approved by the City, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.

39. The Owner shall agree in the Subdivision Agreement that topsoil used throughout the Plan will be fertile and consistent with City Standards. Further, the Owner shall confirm that such is the case by submitting reports and soil test results as requested by the City. If the results of the reports and soil tests indicate that topsoil is not fertile and/or does not meet City standards, reports must recommend how the topsoil should be amended to meet such requirements.

Regional Municipality of York

Regional Planning and Development Services Department

Conditions to be Included in the Subdivision Agreement

40. The Owner shall save harmless the City of Richmond Hill and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
41. The Owner shall agree to contact the Region's Sustainable Mobility group to discuss Transportation Demand Management options for the proposed development prior to occupancy.

42. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
43. The Owner shall agree that approvals from the Region are required to be in place before the commencement of any site alteration or construction works for Lot 21 abutting 16th Avenue.
44. The Owner shall agree to implement noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
45. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment, Conservation and Parks guidelines and the York Region Noise Policy.
46. The Owner shall include the following warning clause with respect to the lots or blocks affected:

“Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building occupants.”
47. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region’s Development Engineering, as follows:
 - a) That no part of any noise attenuation features shall be constructed on or within the York Region right-of-way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality’s concurrence; and,
 - c) That maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region.
48. The Owner shall agree to be responsible to decommission any existing wells on the Owner’s lands in accordance with all applicable Provincial legislation and guidelines and to the satisfaction of the area municipality.
49. The Owner shall agree that prior to the development approval of Lot 21 access to Lot 21 shall be via Street “A” (the internal road network) and direct access to 16th Avenue will not be permitted.
50. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants

retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

51. The Owner shall provide the Region with 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 a City of Richmond Hill staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
52. The Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services branch and the Infrastructure Asset Management branch for record.
53. Concurrent with the submission of the subdivision servicing application (MECP) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscape Plans, including tree preservation, relocation and removals;
 - k) Arborist Report;
 - l) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop location as required by York Region Transit/Viva;
 - m) Functional Servicing Report;
 - n) Stormwater Management Report;
 - o) Water Supply and distribution report and model; and,

- p) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
- 54. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
 - 55. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality.
 - 56. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
 - 57. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
 - 58. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the streetline elevations shall maintain a minimum 2% cross slope within the boulevard from the streetline to the top of curb, unless otherwise specified by Development Engineering.
 - 59. The Owner shall submit drawings depicting the following to the satisfaction of York Region Staff:
 - a) All existing woody vegetation within the York Region road right of way;
 - b) Tree protection measures to be implemented on and off the York Region road right-of-way to protect right-of-way vegetation to be preserved;
 - c) Any woody vegetation within the York Region road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal; and,
 - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right-of-way, based on the following general guideline:
 - (i) Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are

proposed in the York Region right-of-way by the Owner or the area municipality for aesthetic purposes they must be approved by Development Engineering and shall be maintained by the area municipality with the exception of the usual grass maintenance; and,

- (ii) For landscape features not maintained to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

- 60. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
- 61. The Owner shall agree that the following lands will be conveyed to York Region for public highway purposes free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
 - a) A widening across the full frontage of the site where it abuts 16th Avenue of sufficient width to provide a minimum of 21.5 metres from the centerline of construction of 16th Avenue and any lands required for additional turn lanes at the intersection;
 - b) A 15 metre by 15 metre daylight trapezoid at the intersection of 16th Avenue and Street "A" (to be a separate block in M-Plan); and,
 - c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts 16th Avenue and adjacent to the above noted widening(s).
- 62. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
- 63. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O.Reg 153/04 Records of Site Condition, as amended ("O.Reg.153/04). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyed Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O.Reg.153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the

submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O.Reg 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standards format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O.Reg.153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

64. The Owner or the Owner's authorized representative shall submit a Statutory Declaration that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental law is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.
65. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
66. The Owner shall submit engineering plans for York Region's approval that identify on the plans the Transit requirements.
67. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Division.

68. The Owner shall enter into an agreement with York Region, to satisfy all conditions, financial and otherwise, and state the date at which development charge rates are frozen, 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.

Toronto and Region Conservation Authority

69. The Owner shall demonstrate, with supporting discussion, analysis, drawings, etc. that TRCA's Stormwater Management Criteria has been satisfied:
- a) Given the size and location of the site, TRCA water quantity control criteria require that post-development peak flows are controlled to pre-development conditions for all storm events up to and including the 100 year event (i.e. 2 to 100 year storm events.);
 - b) Water quality control criteria for the site would require an *Enhanced* level of protection (i.e. 80% T.S.S. removal.) A "treatment train" approach should be utilized wherever feasible, in order to treat runoff at the source, en route, and at end-of-pipe;
 - c) The minimum erosion control requirement within TRCA's jurisdiction is retention of the first 5 mm of every rainfall event. For sites with stormwater management ponds, extended detention of the 25 mm event for a period of 48 hours would be required; and,
 - d) An annual water balance analysis is required for the site, which evaluates the pre-development, post-development (without mitigation), and post-development (with mitigation) conditions, to maintain the site's pre-development volumes in the post-development condition for evapotranspiration, infiltration, and runoff.
70. The Owner shall provide a Water Balance Assessment (if not already fully addressed above) outlining the required water balance criteria and how they are to be met or exceed by the proposed mitigation measures which have been deemed appropriate for the site.
71. The Owner shall provide a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* (available at www.sustainabletechnologies.ca).
72. That the floodplain and buffer identified within Block 27 be placed into an appropriate zoning category (i.e. Open Space) to ensure the long-term protection of the lands.
73. That in order to prevent increased fragmentation of ownership of the hazard, the entirety of the hazard lands remain under the ownership of a single lot.

74. 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.
75. That the Owner provides TRCA with stamped engineer drawing(s) by a qualified engineer should retaining walls be proposed.
76. That the Owner/applicant agrees to remit all outstanding TRCA review and/or clearance fees to the TRCA in accordance with the relevant TRCA fee schedule at that time.
77. That the Owner/applicant agrees to attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development that may be located off the subject property.
78. That the Owner/applicant provide an updated Flood Plain Map sheet as well as accompany digital modeling based upon new works and modifications to the satisfaction of the TRCA.
79. That the Owner agrees that the following clauses be required in the Subdivision Agreement, 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;
 - 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 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 include appropriate clauses in all agreements of purchase and sale, for lots or blocks on which infiltration infrastructure (whether structural or passive) is to be located that clearly identifies maintenance responsibilities of the landowner;
 - g) that the floodplain and buffer identified within Block 27 is free of all encumbrances; and,
 - h) to provide and install all LID measures identified in the engineering report(s) for the purchaser prior to occupancy to the satisfaction of the City and TRCA.

80. That the draft Plan be red-line revised, if necessary, in order 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

81. 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.
82. The Owner shall agree in the Subdivision Agreement that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 81, 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

83. The City of Richmond Hill shall advise that Conditions 1 to 39 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
84. The Regional Planning and Development Services Department shall advise that Conditions 40 to 68 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
85. The Toronto and Region Conservation Authority shall advise that Conditions 69 to 80 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
86. The Ministry of Heritage, Sport Tourism and Culture Industries shall advise that Conditions 81 and 82 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.