

Date: February 1, 2023
From: Sydnee Rivest, CET, Engineering Technologist - Development
To: Aaron Hair, RPP, Division Leader - Community Planning
Re: SA-01-2023 – River Ridge 10 – Draft Plan Approval
Municipality of Lakeshore

The following documents and drawings have been received as of January 3, 2023:

- Cover Letter, dated December 23, 2022
- Draft Plan of Subdivision drawing, dated December 21, 2022
- Conceptual Development Plan, dated December 21, 2022
- Plan of Survey, dated September 15, 2022
- Planning Justification Brief, dated December 2022

The above-noted documents have been reviewed by Engineering & Infrastructure Division and we offer the following comments:

1. It is understood that the 21 lots in River Ridge 10 will be serviced by municipal water, sanitary and storm services on Street 'C' in the Giorgi Subdivision (adjacent lands to the south). The design for the Giorgi Subdivision is required to incorporate the servicing of River Ridge 10. It is also understood that a 1-foot reserve has been put in place by the adjacent landowner between developments. Conditions on the removal of the 1-foot reserve between the subject lands and Street 'C' should be confirmed with the adjacent landowner.
2. A fence will be required to be installed along the north property line of the development along Oakwood Ave. The fence will be required to be placed on private lands and be constructed in compliance with Lakeshore's Development Manual Figure R-3.
3. The subdivision agreement for this development shall not be entered into until such time that Lakeshore issues Consolidated Linear Infrastructure approval to the adjacent development to the south (Giorgi Subdivision).
4. To obtain any building permits for River Ridge 10, final acceptance of the Giorgi Subdivision infrastructure must occur and submission of As-Constructed Drawings & PDC sheets for the 21 proposed lots be submitted to the satisfaction of Lakeshore's Engineering & Infrastructure Division.

5. It should be noted that this development forms part of the draft plan approval for River Ridge Subdivision (File No. 37-T-97010). Further, this draft plan approval aligns with the approved sanitary allocation for River Ridge Subdivision as outlined in the Sanitary Trunk Sewer Agreement, dated March 2003. Currently, 667 of the 1154 single-family detached dwellings have been approved and constructed. With the additional of this approval, the total number of single-family dwelling units proceeding under this draft plan approval is 688 of the 1154.
6. Based on the servicing strategy approved for these lots, the stormwater drainage for the development will be redirected into the existing Piroli Pond as opposed to the 4th concession drain. A reassessment of the 4th concession drain will be required to be completed under the Drainage Act once River Ridge Subdivision is completed. All costs associated shall be borne by the Developer. Since an enclosure of the 4th concession drain will be required under the Drainage Act south of Oakwood Ave once further development of this parcel proceeds to the west, the above-noted reassessment can be completed concurrently with the enclosure of the 4th concession drain. If the River Ridge Subdivision is not completed within 5-years from the subdivision agreement execution date for River Ridge 10, the reassessment must be completed at that time. This item is expected to form part of the subdivision agreement.

If you have any questions or require further clarification, please do not hesitate to contact the Engineering & Infrastructure Services Division.