

## **S-A-01-2023 Draft Plan of Subdivision – River Ridge Phase 10**

### **Municipality of Lakeshore Conditions**

1. That a subdivision agreement be entered into with the Municipality of Lakeshore to ensure that all required municipal infrastructure and services are designed and built by the Applicant to the satisfaction of the Town and that all required financial contributions be made and/or secured to the Municipality of Lakeshore, including all required letters of credit, cash securities, and insurances.
2. 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.
3. That a fence 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.
4. That 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).
5. Prior to obtaining 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.
6. 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 addition of this approval, the total number of single-family dwelling units proceeding under this draft plan approval is 688 of the 1154.
7. 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.

8. That the Applicant agrees to pay, at the time of issuance of a building permit, the appropriate Development Charges in accordance with the Municipality's Development Charges By-Law.

9. That the Applicant be required to provide to the Municipality cash in lieu of parkland equal to the appraised value of the standard parkland conveyance (5%) at the time of plan of subdivision approval.

10. Such other conditions requested by the Manager of Planning Services for the County of Essex as a condition of Draft Plan of Subdivision approval.