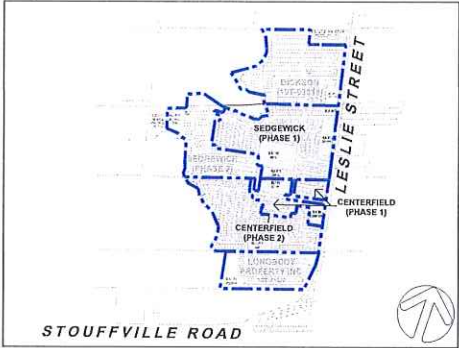


COMMUNITY INFORMATION MAP
West Gormley Community - Sedgewick Phase 1 and Centerfield Phases 1&2
City of Richmond Hill
City File No.: 19T-03019 and 19T-03021

the mbtw group
March 2022
Scale 1:1500
File # MET1235



Key Plan - N.T.S.



LEGEND

Residential Single Detached	Open Space	Oak Ridges Moraine Natural Core Area
Residential Townhouses	Window Buffer	SWM Pond or Channel/Wetland
Commercial	Park	Restoration Area
School	SWM Pond or Channel / Wetland Access	Vista
Limit of Subdivision	Hydro Transformers	Community Gateway
Phasing Line	Street Light Standard	2.5m HT. Acoustic Fence
Sidewalk	Fire Hydrant	1.8m HT. Wood Privacy Fence
Tree Locations	Bell Pedestal	1.5m HT. Chain Link Fence
Community Mailbox	Cable Pedestal	JESA Fence

NOTES:

- I) ENCROACHMENTS OF ANY KIND ARE NOT PERMITTED IN OPEN SPACE BLOCKS, VALLEYLANDS, VALLEYLAND BUFFERS, VISTAS, STORMWATER MANAGEMENT BLOCKS, OR PARK LANDS.
- II) COMMUNITY USES ARE INTENDED FOR PARK BLOCKS 414 AND 283. PARK USES MAY RESULT IN INCREASED TRAFFIC ON THE STREETS ADJACENT TO OR IN THE VICINITY OF THE PROPERTIES. PROPERTIES ADJACENT TO SUCH BLOCKS MAY BE AFFECTED BY NOISE AND LIGHTING FROM THE PARK USES.
- III) BLOCKS 412, 413, 284 AND 285 WILL BE USED FOR STORMWATER DETENTION PURPOSES AND MAY HAVE A POND RETAINING FROM TIME TO TIME A LEVEL OF WATER THAT MAY BE DANGEROUS TO UNATTENDED CHILDREN OR TO OTHER PERSONS NOT ADEQUATELY SUPERVISED.
- IV) ALL OR PART OF THE STORMWATER MANAGEMENT LANDS ARE TO BE NATURALIZED AND LEFT IN ITS NATURAL STATE.
- V) BLOCK 420 IS A PUBLIC WALKWAY AND TRAIL. SUCH USES MAY RESULT IN INCREASED VEHICULAR AND PEDESTRIAN TRAFFIC ON THE STREET AND ADJACENT TO OR IN THE VICINITY OF THE PROPERTY AND A HIGH VOLUME OF PEDESTRIAN TRAFFIC ON THE WALKWAYS. PROPERTIES ADJACENT TO SUCH BLOCKS MAY BE AFFECTED BY NOISE AND LIGHTING FROM SUCH USES.

LOTS AND BLOCKS ADJACENT TO THE TRCA LANDS:

- I) BUFFER BLOCK IS BEING PROVIDED BETWEEN THE REAR LOT LINE AND THE ADJACENT ENVIRONMENTAL PROTECTION LANDS, WHICH IS OWNED BY THE TORONTO AND REGION CONSERVATION AUTHORITY. THIS BUFFER BLOCK IS CONSIDERED TO BE PART OF THE PUBLICLY OWNED ENVIRONMENTAL PROTECTION AREA, WHICH IS INTENDED TO BE REMATERIALIZED, AND WILL NOT BE ACTIVELY MAINTAINED. A FUTURE TRAIL MAY BE LOCATED WITHIN ALL OR A PART OF THIS AREA. USES SUCH AS PRIVATE PICNIC, BARBEQUE OR GARDEN AREAS; STORAGE OF MATERIALS AND/OR THE DUMPING OF REFUSE OR PLOUGHED SHOW ARE NOT PERMITTED ON THESE LANDS. IN ADDITION, ACCESS TO THE ADJACENT TRCA LANDS THROUGH THE SUBJECT PROPERTY IS NOT PERMITTED. PRIVATE REAR YARD GATES ARE PROHIBITED.
- II) STORMWATER MANAGEMENT INFRASTRUCTURE IS LOCATED ON THE SUBJECT PROPERTY, WHICH FORMS AN INTEGRAL PART OF THE STORMWATER MANAGEMENT INFRASTRUCTURE FOR THE COMMUNITY. IT IS THE OWNER'S RESPONSIBILITY TO CLEAN THIS SYSTEM AND TO ENSURE THAT PROPER DRAINAGE IS MAINTAINED. GRADING WITHIN THE REAR YARD, SUCH AS SWALES WHICH CONVEY STORMWATER TO THIS SYSTEM MUST REMAIN IN THEIR ORIGINAL FORM.