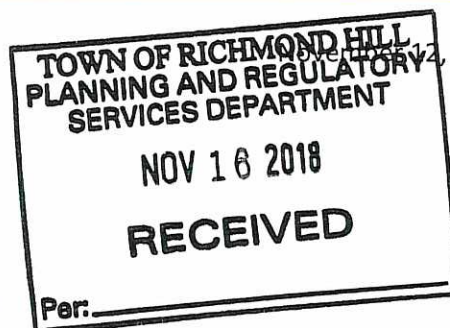




Appendix	A
SRPRS	19.012
File(s)	DD2-18027

Town of Richmond Hill  
Planning and Regulatory Services Department  
P.O. Box 300  
225 East Beaver Creek Road  
Richmond Hill, ON L4C 4Y5

Attn: Mr. Gus Galanis, Director of Development Planning



Dear Mr. Galanis,

Re: Application for an Amendment to the Town of Richmond Hill Zoning By-law  
King South Developments 65A Inc.  
Part of Lot 11, Plan M807  
67 Puccini Drive, Town of Richmond Hill

Evans Planning Inc. acts on behalf of King South Developments 65A Inc. the owner of land located on the south side of Puccini Drive east of Bathurst Street and municipally described as 65A Puccini Drive. It is our Client's intention to create by consent two single family residential lots fronting onto Puccini Drive. To do so, it will be necessary to consolidate Block 102 of the registered, 'King South' plan of subdivision (65M-4631) with a parcel of land to be created by Consent to Sever. The future lots will conform with the guidelines of the Puccini Infill study.

Please find attached an application to amend the Town's Zoning By-law. This development application is submitted to the Town

The property was previously subject to a Zoning By-law Amendment Application which was approved by Town Council wherein it was believed that the zoning standards were established to allow this future land division. Implementing By-law 5-17 was enacted by Town Council on April 12, 2017. A key component of the By-law was to create the definitional context to negate the ability of the two components of this consolidation effort to be conveyed independent of each other.

Unfortunately, in the crafting of the zoning by-law there was an omission in the text of Section 1 Subsection C, wherein only Parcel "A" depicted in the By-law was identified as the land to which this provision of the by-law pertained to. The intent of the by-law, as shown on Schedule "B", was to deem both parcels identified in the Schedule to the By-law ("A" and "B" on Schedule "B") to be the lot.

It is our intention to rectify this error through the submission and approval of an application for Minor Variance to the Town's committee of Adjustment. The variance would deem Block 102 parcel "B" to be a lot. To do so, it will be necessary to gain Town Council's direction for the committee to receive and process said application. In light that the sight specific zoning by-law was enacted by Town Council on



Appendix	<u>A</u>
SRPRS	<u>19.012</u>
File(s)	<u>D02-18027</u>

pApril 12, 2017, the submission of this Minor Variance application will be within the abeyance period established within the Planning Act. According, on behalf of our Client, we herewith submit an application to the Town for Council's consideration for relief from Section 34 (10.0.0.1) of the Planning Act. The purpose of this request is to receive permission to allow for a minor variance application prior to the expiry of the two-year period.

Should Town Staff require any additional materials in order to consider this request, please contact the writer.

Yours truly,

*For* Murray Evans

cc. King South Developments 65A Inc.