

Appendix A



Planning & Regulatory Services Department
Development Planning Division

October 5, 2018

Neil Garbe
Chief Administrative Officer
Town of Richmond Hill

Dear Mr. Garbe:

**Re: Request for Approval (Delegated Authority)
Enactment of a By-law to Remove Lands from Part Lot Control
ASPEN (OHD) DEVELOPMENTS INC.
Lot 110, Plan 65M-4547
7 Orbit Avenue AND 11 Solar Street
Town of Richmond Hill
Town File: D04-18010**

An application to Remove Lands from Part Lot Control was submitted to the Town on July 20, 2018 by Rady-Pentek & Edward Surveying Ltd. on behalf of Aspen (OHD) Developments Inc. (Town File D04-18010) to facilitate the creation of two (2) semi-detached dwelling lots on Lot 110, Registered Plan 65M-4547, designated as Parts 1 to 3 on Reference Plan 65R-37914 (see enclosed plans).

In this regard, a request has been submitted to pass a Part Lot Control Exemption By-law to exempt the said lands from Part Lot Control pursuant to Subsection 50(7) of the *Planning Act* to facilitate the creation of two (2) semi-detached dwelling lots. The applicant has submitted the requisite supporting documentation for the submission of such applications and Town staff has confirmed no objections to the request to remove the lands from Part Lot Control.

Pursuant to Council's Meeting held on June 26, 2018, the Chief Administrative Officer has been delegated the legislative power to enact a by-law to remove lands from part lot control pursuant to Subsection 50(7) of the *Planning Act* from September 25 to November 18, 2018.

In accordance with the above, approval of By-law 110-18 is requested.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelvin Kwan".

Kelvin Kwan, MCIP, RPP
Commissioner of Planning and Regulatory Services

c: Denis Beaulieu, Manager of Development – Subdivisions
Joseph M. Liberatore, Planning Technician

The Corporation of the Town of Richmond Hill

By-law 110-18

A By-law to Remove Certain Lands from Part Lot Control

Whereas pursuant to Section 50(7) of the Planning Act, R.S.O. 1990, c. P. 13 (the "Planning Act"), the Council of a local municipality may by by-law provide that subsection 50(5) of the Planning Act does not apply to land that is within such Registered Plan or Plans of Subdivision or parts of them as are designated in the by-law;

And Whereas pursuant to Confirmatory By-law 91-18, Subsection k) i), the Council of the Town of Richmond Hill delegated the legislative power to the Chief Administrative Officer to enact a by-law to remove lands from part lot control pursuant to Subsection 50(7) of the Planning Act;

Now Therefore The Corporation of The Town of Richmond Hill enacts as follows:

1. That subsection 50(5) of the Planning Act as amended, does not apply to the Registered Plan or parts thereof described as follows:
 - a) ALL and SINGULAR those certain parcels or tracts of land in premises situate, lying and being in the Town of Richmond Hill, in The Regional Municipality of York, and being composed of Lot 110, Registered Plan 65M-4547, registered in the Land Registry Office for the Land Titles Division of York Region.
2. That this By-law shall expire two (2) years after the date of its enactment.

Passed this 5th day of October, 2018.



Dave Barrow
Mayor

Approved for execution in
accordance with By-law 91-18:



Neil Garbe
Chief Administrative Officer



Stephen M.A. Huycke
Town Clerk

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF MARCH, 2018.

HILL
CITY OF YORK

10m 20metres
EYING LTD., O.L.S.

DATE June 27, 2018.

T. SINGH
ONTARIO LAND SURVEYOR

TS

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE June 27, 2018.

TS

T. SINGH, O.L.S.

PLAN 65R-37914

RECEIVED AND DEPOSITED

DATE June 27, 2018.

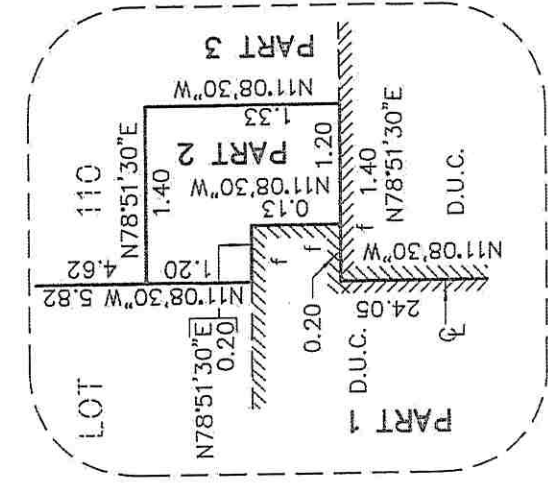
"L. BAVARO"

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (No.65)

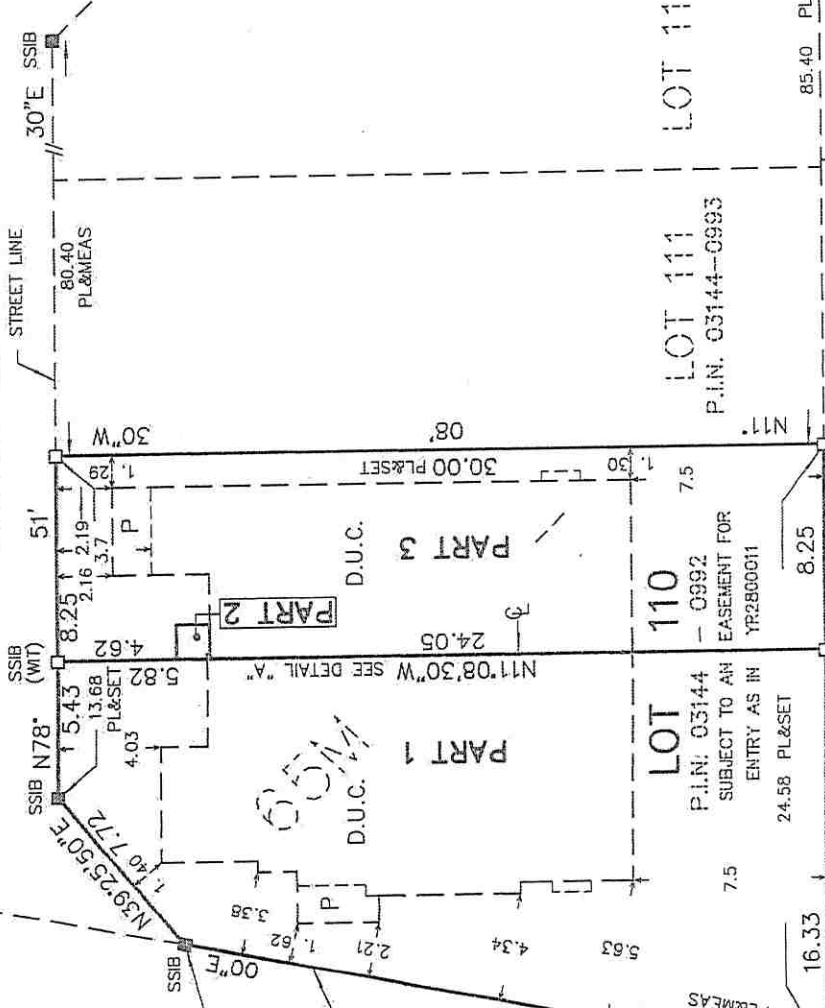
SCHEDULE			
PART	ALL OF LOT	PLAN	ALL OF P.I.N.
1, 2 & 3	110	65M-4547	03144-0992

PARTS 1 TO 3 ARE SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR2800011.

ORBIT AVENUE
(BY PLAN 65M-4547)
P.I.N. 03144-1368



DETAIL "A"
(NOT TO SCALE)



NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- PL DENOTES PLAN 65M-4547
- (WIT) DENOTES WITNESS
- ℄ DENOTES CENTRELINE OF WALL
- SCP DENOTES SPECIFIED CONTROL POINT

ALL FOUND MONUMENTS BY MMM GEOMATICS LIMITED, O.L.S.

ALL SET MONUMENTS ARE IRON BARS

UNLESS NOTED OTHERWISE.

ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM

SCP 10519980129 NORTH 4856135.088 EAST 623900.225

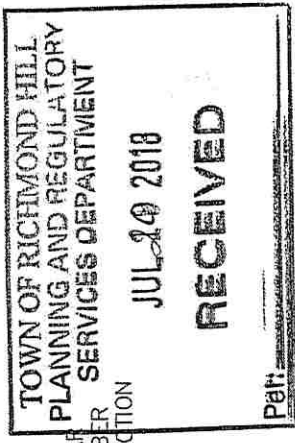
SCP 00819660058 NORTH 4854522.014 EAST 625780.096

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER

SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO

RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997679.



MALTING BY THE COMBINED SCALE METHOD OF 0.9978/103			
SPECIFIC COMB. POINTS: 105.75, 110.75, 115.75, 120.75, 125.75, 130.75, 135.75, 140.75, 145.75, 150.75, 155.75, 160.75, 165.75, 170.75, 175.75, 180.75, 185.75, 190.75, 195.75, 200.75, 205.75, 210.75, 215.75, 220.75, 225.75, 230.75, 235.75, 240.75, 245.75, 250.75, 255.75, 260.75, 265.75, 270.75, 275.75, 280.75, 285.75, 290.75, 295.75, 300.75, 305.75, 310.75, 315.75, 320.75, 325.75, 330.75, 335.75, 340.75, 345.75, 350.75, 355.75, 360.75, 365.75, 370.75, 375.75, 380.75, 385.75, 390.75, 395.75, 400.75, 405.75, 410.75, 415.75, 420.75, 425.75, 430.75, 435.75, 440.75, 445.75, 450.75, 455.75, 460.75, 465.75, 470.75, 475.75, 480.75, 485.75, 490.75, 495.75, 500.75, 505.75, 510.75, 515.75, 520.75, 525.75, 530.75, 535.75, 540.75, 545.75, 550.75, 555.75, 560.75, 565.75, 570.75, 575.75, 580.75, 585.75, 590.75, 595.75, 600.75, 605.75, 610.75, 615.75, 620.75, 625.75, 630.75, 635.75, 640.75, 645.75, 650.75, 655.75, 660.75, 665.75, 670.75, 675.75, 680.75, 685.75, 690.75, 695.75, 700.75, 705.75, 710.75, 715.75, 720.75, 725.75, 730.75, 735.75, 740.75, 745.75, 750.75, 755.75, 760.75, 765.75, 770.75, 775.75, 780.75, 785.75, 790.75, 795.75, 800.75, 805.75, 810.75, 815.75, 820.75, 825.75, 830.75, 835.75, 840.75, 845.75, 850.75, 855.75, 860.75, 865.75, 870.75, 875.75, 880.75, 885.75, 890.75, 895.75, 900.75, 905.75, 910.75, 915.75, 920.75, 925.75, 930.75, 935.75, 940.75, 945.75, 950.75, 955.75, 960.75, 965.75, 970.75, 975.75, 980.75, 985.75, 990.75, 995.75, 1000.75, 1005.75, 1010.75, 1015.75, 1020.75, 1025.75, 1030.75, 1035.75, 1040.75, 1045.75, 1050.75, 1055.75, 1060.75, 1065.75, 1070.75, 1075.75, 1080.75, 1085.75, 1090.75, 1095.75, 1100.75, 1105.75, 1110.75, 1115.75, 1120.75, 1125.75, 1130.75, 1135.75, 1140.75, 1145.75, 1150.75, 1155.75, 1160.75, 1165.75, 1170.75, 1175.75, 1180.75, 1185.75, 1190.75, 1195.75, 1200.75, 1205.75, 1210.75, 1215.75, 1220.75, 1225.75, 1230.75, 1235.75, 1240.75, 1245.75, 1250.75, 1255.75, 1260.75, 1265.75, 1270.75, 1275.75, 1280.75, 1285.75, 1290.75, 1295.75, 1300.75, 1305.75, 1310.75, 1315.75, 1320.75, 1325.75, 1330.75, 1335.75, 1340.75, 1345.75, 1350.75, 1355.75, 1360.75, 1365.75, 1370.75, 1375.75, 1380.75, 1385.75, 1390.75, 1395.75, 1400.75, 1405.75, 1410.75, 1415.75, 1420.75, 1425.75, 1430.75, 1435.75, 1440.75, 1445.75, 1450.75, 1455.75, 1460.75, 1465.75, 1470.75, 1475.75, 1480.75, 1485.75, 1490.75, 1495.75, 1500.75, 1505.75, 1510.75, 1515.75, 1520.75, 1525.75, 1530.75, 1535.75, 1540.75, 1545.75, 1550.75, 1555.75, 1560.75, 1565.75, 1570.75, 1575.75, 1580.75, 1585.75, 1590.75, 1595.75, 1600.75, 1605.75, 1610.75, 1615.75, 1620.75, 1625.75, 1630.75, 1635.75, 1640.75, 1645.75, 1650.75, 1655.75, 1660.75, 1665.75, 1670.75, 1675.75, 1680.75, 1685.75, 1690.75, 1695.75, 1700.75, 1705.75, 1710.75, 1715.75, 1720.75, 1725.75, 1730.75, 1735.75, 1740.75, 1745.75, 1750.75, 1755.75, 1760.75, 1765.75, 1770.75, 1775.75, 1780.75, 1785.75, 1790.75, 1795.75, 1800.75, 1805.75, 1810.75, 1815.75, 1820.75, 1825.75, 1830.75, 1835.75, 1840.75, 1845.75, 1850.75, 1855.75, 1860.75, 1865.75, 1870.75, 1875.75, 1880.75, 1885.75, 1890.75, 1895.75, 1900.75, 1905.75, 1910.75, 1915.75, 1920.75, 1925.75, 1930.75, 1935.75, 1940.75, 1945.75, 1950.75, 1955.75, 1960.75, 1965.75, 1970.75, 1975.75, 1980.75, 1985.75, 1990.75, 1995.75, 2000.75, 2005.75, 2010.75, 2015.75, 2020.75, 2025.75, 2030.75, 2035.75, 2040.75, 2045.75, 2050.75, 2055.75, 2060.75, 2065.75, 2070.75, 2075.75, 2080.75, 2085.75, 2090.75, 2095.75, 2100.75, 2105.75, 2110.75, 2115.75, 2120.75, 2125.75, 2130.75, 2135.75, 2140.75, 2145.75, 2150.75, 2155.75, 2160.75, 2165.75, 2170.75, 2175.75, 2180.75, 2185.75, 2190.75, 2195.75, 2200.75, 2205.75, 2210.75, 2215.75, 2220.75, 2225.75, 2230.75, 2235.75, 2240.75, 2245.75, 2250.75, 2255.75, 2260.75, 2265.75, 2270.75, 2275.75, 2280.75, 2285.75, 2290.75, 2295.75, 2300.75, 2305.75, 2310.75, 2315.75, 2320.75, 2325.75, 2330.75, 2335.75, 2340.75, 2345.75, 2350.75, 2355.75, 2360.75, 2365.75, 2370.75, 2375.75, 2380.75, 2385.75, 2390.75, 2395.75, 2400.75, 2405.75, 2410.75, 2415.75, 2420.75, 2425.75, 2430.75, 2435.75, 24			

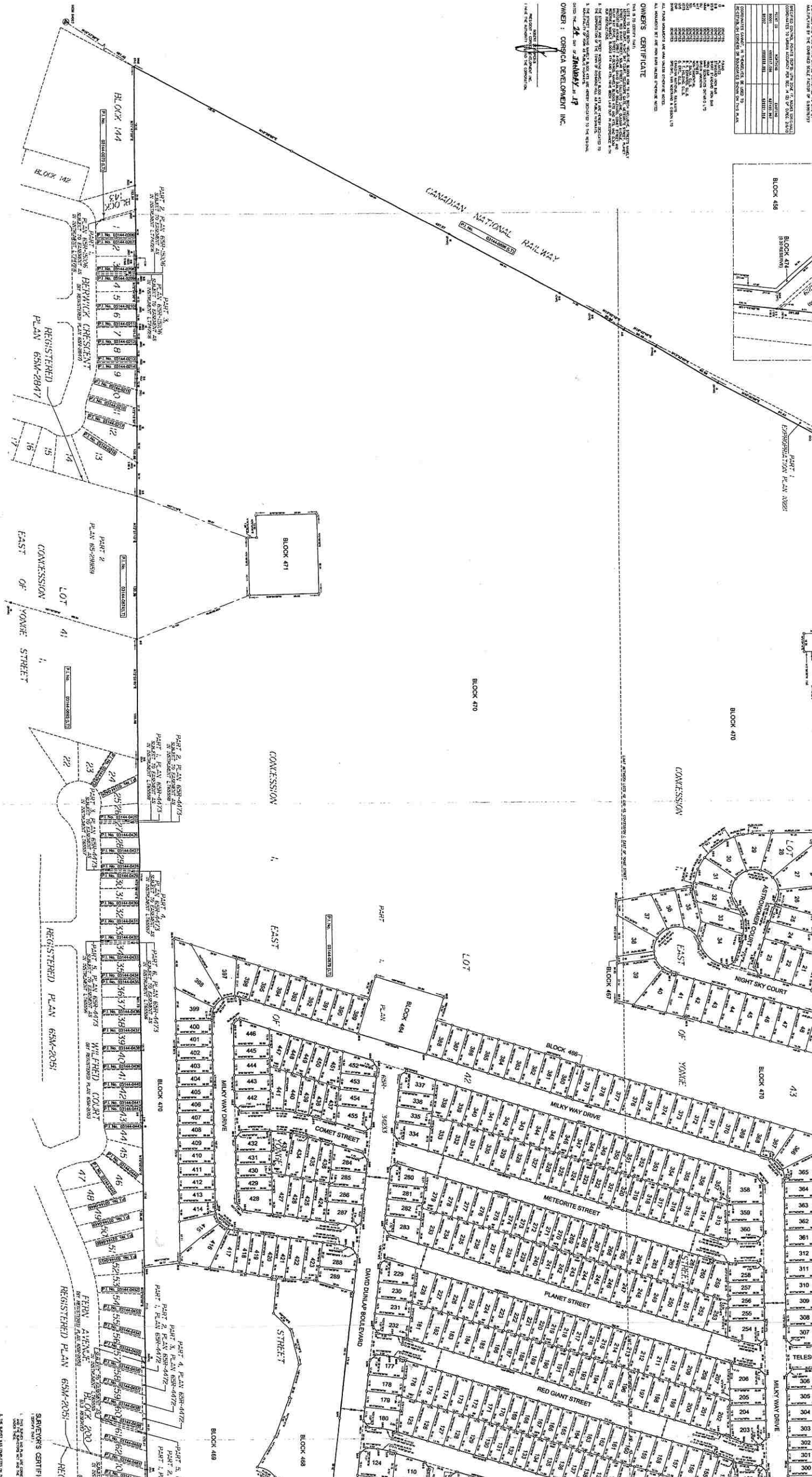
[illegible]

OWNER'S CERTIFICATE

1. I, LESLIE L. BARNES, being of legal age and of sound mind and memory, do hereby certify that I am the owner of the following described real estate, to-wit:

2. LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834,

ROBERT E. SPENCER
PRESIDENT • COUNCIL DEVELOPMENT INC.
I HAVE THE AUTHORITY TO SIGN THE CORPORATION.



SURVEYOR'S CERTIFICATE
I CERTIFY THAT,
1. THIS SURVEY AND PLAN ARE CORRECT
AND THE SURVEYING ACT AND THE
ORDINANCE THEREON,
2. THE SURVEY WAS COMPLETED ON 11/11/2016
11/11/2016



By-law Subject: Part Lot Control Exemption By-law

By-law File #: D04-18010

By-law Author: Joseph M. Liberatore

By-law #: 110-18

By-law Routing Form

By-law is to be presented at: **Delegated Authority**

Date of Meeting: Not Applicable

Due to Manager: Not Applicable

Due to Clerk's: **Not Applicable**

By-law Author Checklist

Planner

- ☐ Have I received the Zoning By-law Amendment processing fee cheque?
- ☒ Have I proofread the by-law?
- ☐ Have I stated the correct Council Public Meeting or Council Meeting (**ratified**) date in the first paragraph of the By-law?
- ☒ Have I checked to ensure that the format/font complies with the Town's standards?
- ☐ Have I checked to ensure that the By-law is amending the proper By-law Number?
- ☒ Have I checked to ensure that the By-law No. is correct throughout the text of the By-law?
- ☐ If there is a subsection, have I checked to ensure that I have the correct Section Number? not applicable
- ☒ Have I checked to ensure that all paragraphs are numbered properly?
- ☐ Have I checked to ensure that I have quoted the correct Schedule(s) to form part of this By-law?
- ☐ Have I checked to ensure that the correct Council Meeting date is stated at the bottom of the By-law?
- ☐ Have I checked to ensure that all Schedules are attached to the By-law and they have the correct location map, Schedule letter, i.e. "A", "B", etc.?
- ☐ Have I checked to ensure that all Schedules attached to the By-law state the correct Council Meeting date?
- ☒ Has the Zoning Section and Legal Division been provided with a copy of the By-law for their review and comment?
- ☒ Has the Owner/Agent been provided with a copy of the By-law for their review and comment?
- ☐ Has the Owner/Agent been notified of the Council Meeting Date?

Reviewed by:	Signed Off:	Date:
Joseph M. Liberatore Planning Technician	<i>[Signature]</i>	Oct 1/18
(For Legal Description only) Dawn Mansfield Legal Division	email received Sept. 28 confirming Legal Description	
Denis Beaulieu Manager of Development	<i>DB</i>	Oct. 1/18