



Planning & Regulatory Services Department
Development Planning Division

October 8, 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
OH (RICHLANDS) INC.
Block 276, Plan 65M-4571
6, 8, 10, 12, 14, 16, 18, and 20 Hilts Drive
Town of Richmond Hill
Town File: D04-18011**

An application to Remove Lands from Part Lot Control was submitted to the Town on July 24, 2018 by Rady-Pentek & Edward Surveying Ltd. on behalf of OH (Richlands) Inc. (Town File D04-18011) to facilitate the creation of eight (8) residential townhouse units on Block 276, Registered Plan 65M-4571, designated as Parts 1 to 8 on Reference Plan 65R-37882 (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 eight (8) residential townhouse units. 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 111-18 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 111-18

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 Block 276, Registered Plan 65M-4571, 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 8th 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



By-law Subject: Part Lot Control Exemption By-law
By-law File #: D04-18011
By-law Author: Joseph M. Liberatore

By-law #: 111-18

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		Oct. 2/2018
(For Legal Description only) Dawn Mansfield Legal Division	email received Oct. 2, 2018 confirming Legal Description	
Denis Beaulieu Manager of Development	DB	Oct. 2/18

PLAN OF SURVEY OF BLOCK 276 PLAN 65M-4571 TOWN OF RICHMOND HILL REGIONAL MUNICIPALITY OF YORK

SCALE 1:300
10m 5m 0 10m 20m 30 metres

RADY-PEN TEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 29th DAY OF MAY, 2018.

DATE JUNE 15, 2018.

T. SINGH
ONTARIO LAND SURVEYOR

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

DATE JUNE 15, 2018.
T. SINGH, O.L.S.

PLAN 65R-37882

RECEIVED AND DEPOSITED

DATE June 18, 2018.

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

SCHEDULE

PART	ALL OF BLOCK	PLAN	ALL OF P.I.N.
1 TO 8 (INCLUSIVE)	276	65M-4571	03187-0525

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- 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-4571
- ℄ DENOTES CENTRELINE OF WALL
- SCP DENOTES SPECIFIED CONTROL POINT
- (RPE) DENOTES RADY-PEN TEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY DAVID B. SEARLES SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE.

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 00819770153 NORTH 4863897.323 EAST 628541.108

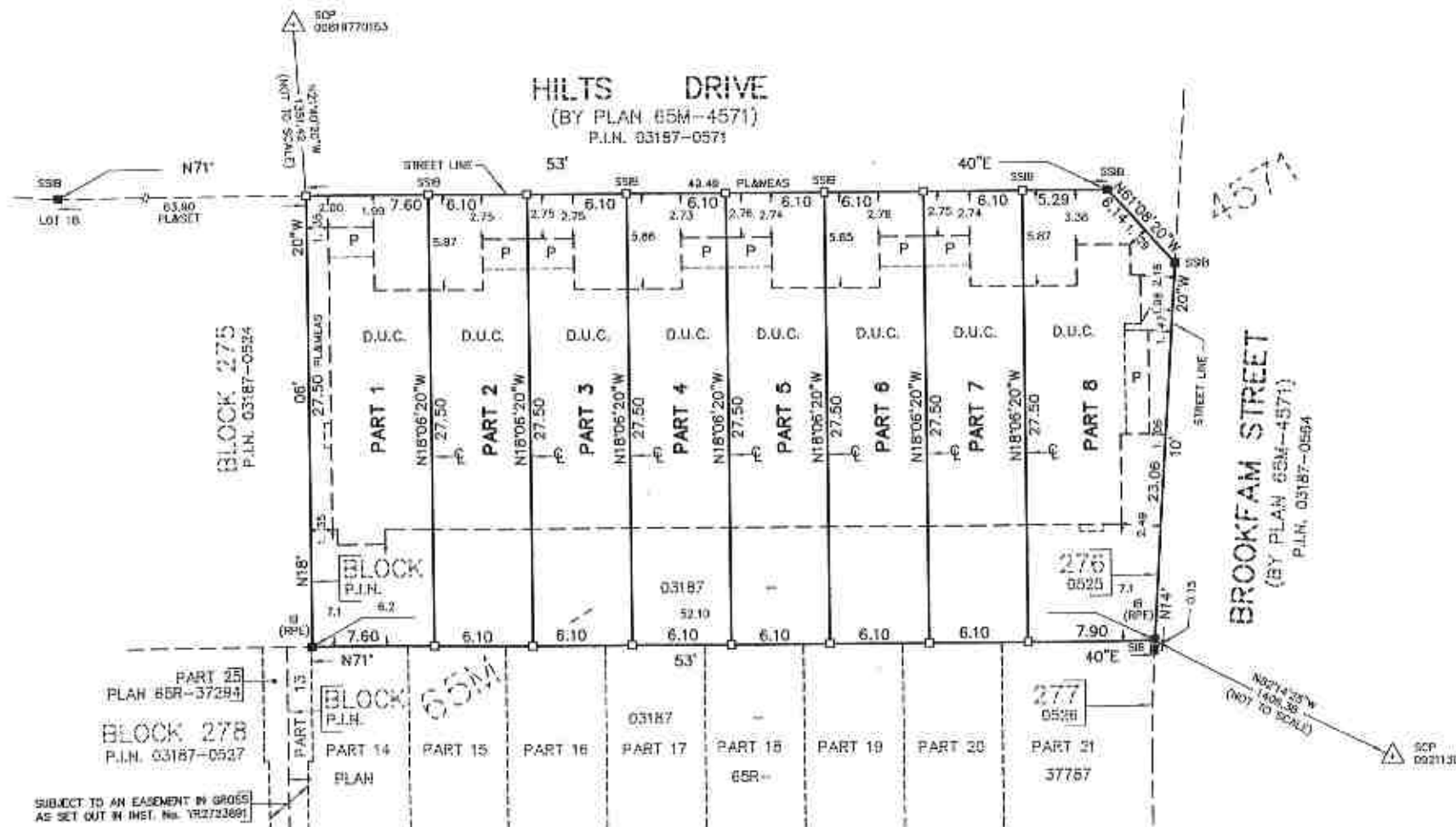
SCP 092113011 NORTH 4862441.912 EAST 630491.303

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 0.999773.



RADY-PEN TEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca
DRAWN: V.H. CHECKED: G.Y./T.S.
JOB No. 17-338 CAD FILE No. 17-338R02



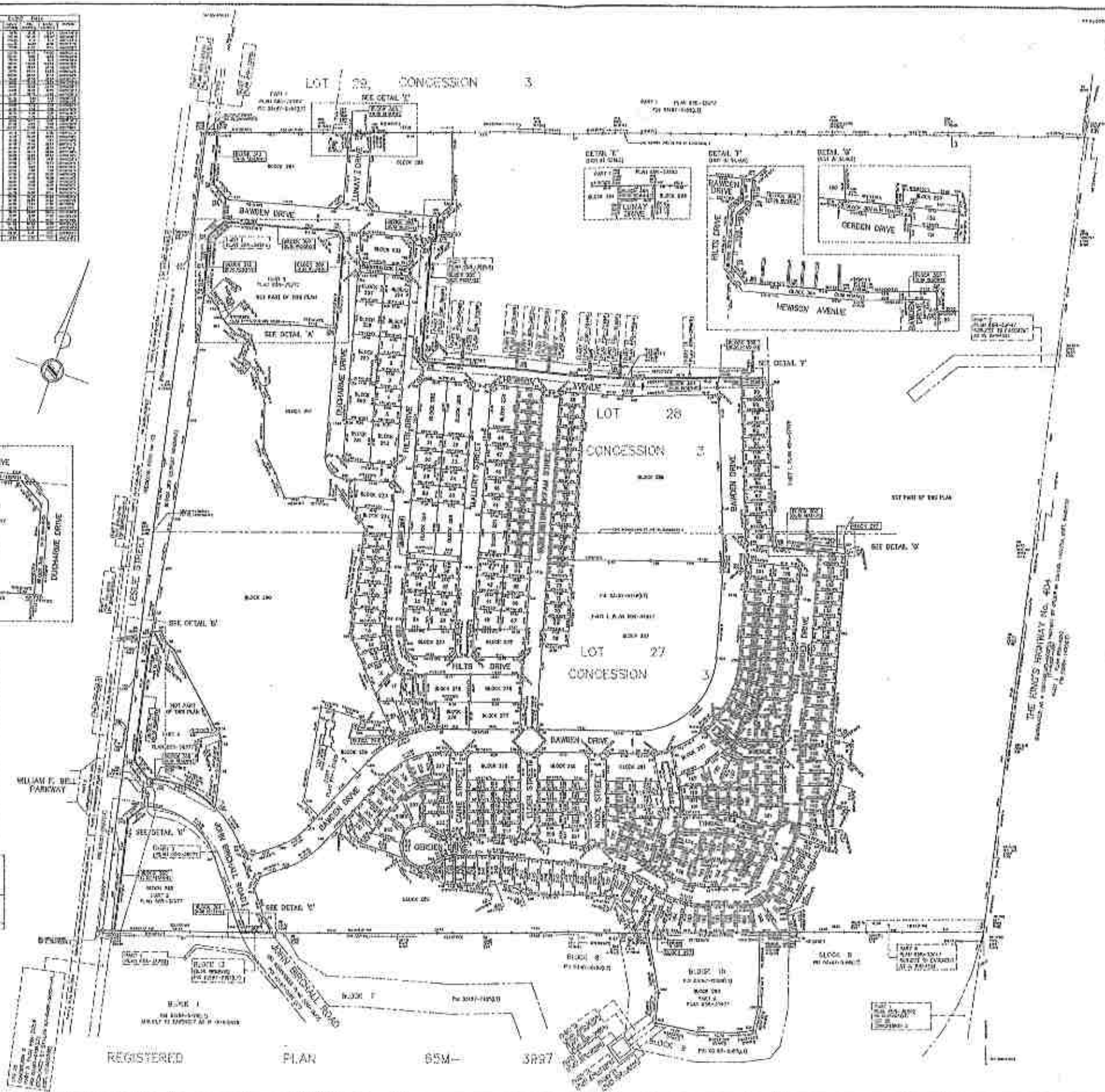
SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. 192/23691

PLAN

Return to O.L.S.

May 30, 2018 - 1352/57

Aerial photograph of a coastal area with a map overlay. The map shows a coastline with various points labeled, including 'POINT 2' and 'POINT 3'. A scale bar indicates '1:50,000'. The map is titled 'AERIAL PHOTOGRAPH' and 'MAP 2'.



PLAN 65M-4571

CERTIFICATE

PROPERTY

**PLAN OF SUBDIVISION OF
BLOCK 10
REGISTERED PLAN 63M-3997 AND
PART OF LOTS 27 AND 28
CONCESSION 3**

(CONTAINS PORTION OF HIGHWAY, CENTER OF ROAD,
TOWN OF RICHMOND HILL,
REGIONAL MUNICIPALITY OF YORK)

SCALE 1:1000

David S. Jenkins Surveying Ltd.
JANUARY 1997

DRAWN BY: JENNIFER L. BROWN, P.E., C.S.P., C.O.A.
CHECKED BY: DAVID S. JENKINS, P.E., C.S.P., C.O.A.

[illegible]

NAME	DATE	TIME	LOCATION	REMARKS
JOHN DOE	10/10/2023	14:30	Room 101	Initial registration
JANE SMITH	10/10/2023	15:00	Room 101	Registration complete
ALICE BROWN	10/10/2023	15:30	Room 101	Registration complete
BOB GREEN	10/10/2023	16:00	Room 101	Registration complete
CHARLIE WHITE	10/10/2023	16:30	Room 101	Registration complete
DAVID BLACK	10/10/2023	17:00	Room 101	Registration complete
EVE YELLOW	10/10/2023	17:30	Room 101	Registration complete
FRANK BLUE	10/10/2023	18:00	Room 101	Registration complete
GRACE PURPLE	10/10/2023	18:30	Room 101	Registration complete
HEIDI PINK	10/10/2023	19:00	Room 101	Registration complete
IGOR BROWN	10/10/2023	19:30	Room 101	Registration complete
JACK GREEN	10/10/2023	20:00	Room 101	Registration complete
KAREN WHITE	10/10/2023	20:30	Room 101	Registration complete
LEO BLACK	10/10/2023	21:00	Room 101	Registration complete
MARY YELLOW	10/10/2023	21:30	Room 101	Registration complete
NICK BLUE	10/10/2023	22:00	Room 101	Registration complete
OLIVIA PURPLE	10/10/2023	22:30	Room 101	Registration complete
PETER PINK	10/10/2023	23:00	Room 101	Registration complete
QUINN BROWN	10/10/2023	23:30	Room 101	Registration complete
Rachel Green	10/10/2023	00:00	Room 101	Registration complete
Sam White	10/10/2023	00:30	Room 101	Registration complete
Tina Black	10/10/2023	01:00	Room 101	Registration complete
Uma Yellow	10/10/2023	01:30	Room 101	Registration complete
Victor Blue	10/10/2023	02:00	Room 101	Registration complete
Wendy Purple	10/10/2023	02:30	Room 101	Registration complete
Xavier Pink	10/10/2023	03:00	Room 101	Registration complete
Yara Brown	10/10/2023	03:30	Room 101	Registration complete
Zoe Green	10/10/2023	04:00	Room 101	Registration complete

[illegible]

DISTANCE NOTE:
 All distances are approximate and may vary slightly due to road conditions and traffic.

NOTE:
PARTIAL POINTS ARE NOT GIVEN TO QUESTIONS MARKED CORRECT BUT FLAGGED
INCORRECT

[illegible]

MUNICIPAL APPROVAL: TETUJ-C4009
MANIFESTED BY: MAYOR RODRIGO DE SOUSA
NOTARY OF THE PUBLIC: JUDITH A. BARRA, REG. NO. 6811
Attest:

JUDITH A. BARRA
NOTARY PUBLIC

[illegible]