



November 9, 2018

Neil Garbe
Chief Administrative Officer
Town of Richmond Hill

Appendix J

Dear Mr. Garbe:

**Re: Request for Approval (Delegated Authority)
Enactment of a By-law to Remove Lands from Part Lot Control
LIVANTE HOLDINGS (305 Bloomington) INC.
Part of Block 1, Plan 65M-4516
251 to 301 Bloomington Road West and 5 to 57 Milbourne Lane (formerly 305 Bloomington Road West)
Town of Richmond Hill
Town File: D04-18013**

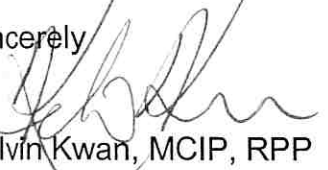
An application to Remove Lands from Part Lot Control was submitted to the Town on September 13, 2018 by Evans Planning Inc. on behalf of Livante Holdings (305 Bloomington) Inc. (Town File D04-18013) to facilitate the creation of forty-four (44) residential townhouse units on Part of Block 1, Registered Plan 65M-4516, designated as Parts 1 to 114 on Reference Plan 65R-37975 (see enclosed plans). Part 1 on Reference Plan 65R-36728 was dedicated to the Town for parkland purposes.

In this regard, a request has been submitted to pass a Part Lot Control Exemption By-law to exempt the subject lands from Part Lot Control pursuant to Subsection 50(7) of the *Planning Act* to facilitate the creation of forty-four (44) residential townhouse units. The applicant has submitted the requisite supporting documentation for the application and Town staff has confirmed that no objections to the request to remove the lands from Part Lot Control were received and that the required Section 118 Restriction is in place on the subject lands.

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 114-18 is requested.

Sincerely,


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

c: Denis Beaulieu, Manager of Development – Subdivisions
Ferdinando, Senior Planner - Zoning

BLOOMINGTON ROAD (REGIONAL ROAD No. 40)

ROAD ALLOWANCE BETWEEN LOTS 70 AND 71, CONCESSION 1

PIN 03671-0002 (LT)

BLOCK 176
(0.30 RESERVE)
PLAN 65M-2405

PART 4, PLAN 65R-8537
(SUBJECT TO RIGHT-OF-WAY AS IN INST. No. KJ 28623)
PIN 03671-0040(LT)
(DEDICATED AS PUBLIC HIGHWAY BY
BY-LAW No. RD-388-92-142, INST. No. LT 874357)

BLOCK 174
(STREET WIDENING)
PLAN 65M-2405

LOT 70, CONCESSION 1
PART 3, PLAN 65R-19869
SUBJECT TO RIGHT-OF-WAY AS
IN INST. KJ28623
PIN 03206-0741(LT)

PLAN 65R-31745

PART 3, EXP. PLAN YR1464637

LOT 70, CONCESSION 1
PART 1, EXP. PLAN YR1464637
PIN 03206-3246(LT)

SEE DETAIL 'A'

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

DATE OCTOBER 11, 2016

J. Eduardo Linhares
J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR

PLAN 65R-36728

RECEIVED AND DEPOSITED

DATE October 12, 2016

M. Pickard
M. PICKARD
REPRESENTATIVE FOR LAND REGISTRAR FOR
THE LAND TITLES DIVISION OF YORK REGION
(No. 65)

SCHEDULE

PART	BLOCK	PLAN	PART OF PIN	AREA (m ²)
1	PART OF BLOCK 1	65M-4516	03206-3811(LT)	377.1

PLAN OF SURVEY OF
PART OF BLOCK 1
PLAN 65M-4516
TOWN OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

KRCMAR SURVEYORS LTD.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS (NAD 83 ORIGINAL) DERIVED
FROM GPS OBSERVATIONS OF SPECIFIED CONTROL POINTS 'A' AND 'B',
USING THE LEICA SMARTNET NETWORK, AND ARE REFERRED TO THE 6TH UTM
COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE.

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN
BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED
SCALE FACTOR OF 0.99996986.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (OU) DENOTES ORIGIN UNKNOWN
- (WT) DENOTES WITNESS
- SCP DENOTES SPECIFIED CONTROL POINT
- ORP DENOTES OBSERVED REFERENCE POINT
- (P1) DENOTES PLAN 65R-19869
- (P2) DENOTES EXPROPRIATION PLAN YR1464637
- (P3) DENOTES PLAN 65R-35555
- (P4) DENOTES PLAN 65M-4516
- (17) DENOTES J. VAN NOSTRAND O.L.S.
- (110) DENOTES R.D. TOMLINSON O.L.S.
- (1370) DENOTES VLADIMIR KRCMAR O.L.S.
- (JOB) DENOTES J.D. BARNES O.L.S.
- (Y) DENOTES YATES & YATES LIMITED O.L.S.
- EXP. DENOTES EXPROPRIATION

MUNICIPAL ADDRESS

No. 305 BLOOMINGTON ROAD, RICHMOND HILL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 28th DAY OF SEPTEMBER, 2016

DATE SEPTEMBER 29, 2016

J. Eduardo Linhares
J. EDUARDO LINHARES
ONTARIO LAND SURVEYOR

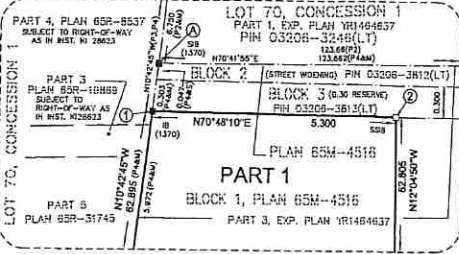
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD:	AL	DRAWN:	CY	CHECKED:	Y.K.S.N.R.	JOB NO.	11-122
DWG NAME:	11-132RPM4	PLOT INFO:	09-47 29/Sep/2016	WORK ORDER NO:	17954		
	1137 Centre Street Thornhill ON L4J3M6		905.738.0053	F 905.738.9221			

KRCMAR

DETAIL 'A'

(NOT TO SCALE)



INTEGRATION DATA

6TH UTM ZONE 17 COORDINATES
NAD 83 (ORIGINAL) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH
SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

MONUMENT ID.	NORTHING	EASTING
(A) SB	4 868 641.194	622 820.221
(B) SB	4 868 699.143	622 987.069

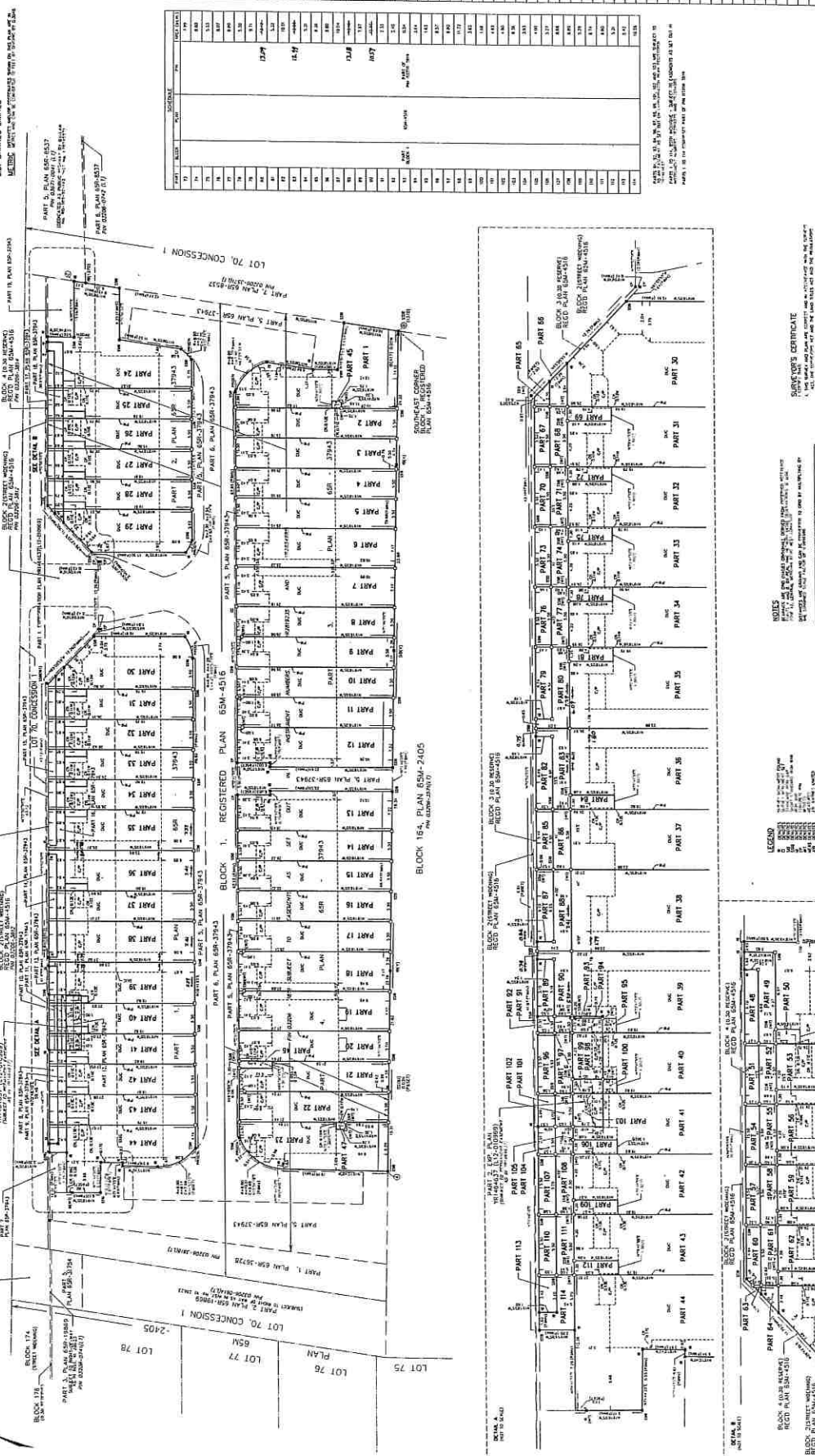
POINT	NORTHING	EASTING
1	4 868 640.85	622 820.29
2	4 868 642.29	622 825.30
3	4 868 580.88	622 836.44
4	4 868 579.05	622 831.98

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY.
COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS ON BOUNDARIES SHOWN ON THIS PLAN.

PLAN 65R-2797
 REGISTERED PLAN 65M-4516
 PART OF BLOCK 1
 BLOOMING ROAD REGIONAL ROAD (N. 43)
 CONVEYANCE IN ORDER OF THE PARTS OF SALES
 RECORDED AT 14,383,579.2
 DATE 11/2/2018
 BY J. L. BARNES, SURVEYOR
 J. L. BARNES, SURVEYOR
 J. L. BARNES, SURVEYOR

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By-law Subject: Part Lot Control Exemption By-law – 305 Bloomington
Road W – Condominium Townhouse Development

By-law File #: D04-18013

By-law Author: Ferdi Toniolo

By-law #: 114-18

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

- ☐ 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? Owner is aware~~

Reviewed by:	Signed Off:	Date:
Ferdi Toniolo Senior Planner		Nov 6/18
(For Legal Description only) Dawn Mansfield Legal Division		Nov 2/18
Denis Beaulieu Manager of Development		Nov 5/18

The Corporation of the Town of Richmond Hill

By-law 114-18

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 1, Registered Plan 65M-4516, save and except Part 1 on Reference Plan 65R-36728, 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 9th day of November, 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