



August 4, 2020

Appendix C

Mary-Anne Dempster
City Manager
City of Richmond Hill

Dear Ms. Dempster:

**Re: Request for Approval (Delegated Authority)
Enactment of a By-law to Remove Lands from Part Lot Control
THE OAK KNOLL REALTY CORPORATION
Block 1, Registered Plan 65M-4648 and Part of Block 3, Registered Plan 65M-4372
13715 Yonge Street
City of Richmond Hill
City File: D04-19028**

An application to Remove Lands from Part Lot Control was submitted to the City on December 20, 2019 by Baif Developments Ltd. on behalf of The Oak Knoll Realty Corporation (City File D04-19028) to facilitate a common element condominium development comprised of 38 townhouse dwelling units on the subject lands (see enclosed plans). The application was deemed complete on January 13, 2020.

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*. The applicant has submitted the requisite supporting documentation and no objections have been identified by either circulated departments or agencies to the request to remove the lands from Part Lot Control.

Pursuant to Council's Meeting held on June 24, 2020, the City Manager 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* during the summer recess period.

In accordance with the above, approval of By-law 104-20 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
Katherine Faria, Planner II – Subdivisions

The Corporation of the City of Richmond Hill

By-law 104-20

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 90-20, the Council of the City of Richmond Hill delegated the legislative power to the City Manager to enact a by-law to remove lands from part lot control pursuant to Subsection 50(7) of the Planning Act;

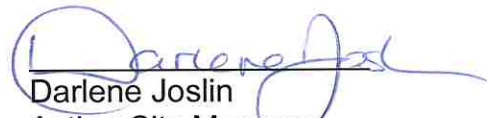
Now Therefore The Corporation of the City of Richmond Hill enacts as follows:

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 City of Richmond Hill, in The Regional Municipality of York, and being composed of Block 1, Registered Plan 65M-4648 and Part of Block 3, Registered Plan 65M-4372, designated as Part 132 on Plan 65R-35630, 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 day of August, 2020.

Approved for execution in
accordance with By-law 90-20:

Dave Barrow
Mayor



Darlene Joslin
Acting City Manager

Stephen M.A. Huycke
City Clerk

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.
DATE MARCH 24th, 2020
[Signature]
S. GOONEWARDENA, O.L.S.

RECEIVED AND DEPOSITED

DATE MARCH 27, 2020

"A. Huntzberg"

SCHEDULE			
PART	BLOCK	PLAN	P.I.N.
1 TO 39, INCLUSIVE AND 41 TO 91, INCLUSIVE	ALL OF BLOCK 1	65M-4648	ALL OF 03209-27
40	PART OF BLOCK 3	65M-4372	ALL OF 03209-24

PART 40 IS SUBJECT TO EASEMENTS IN GROSS AS SET FORTH IN INST. Nos. YR1925956 AND YR1991315.

PART 40 IS SUBJECT TO EASEMENTS AS SET OUT IN
INST. Nos. YR2337763, YR2458789, YR2233179,
YR2093603 AND YR2444630.

PARTS 42 TO 64, INCLUSIVE, 86 AND 91 ARE SUBJECT TO EASEMENTS AS SET OUT IN INST. Nos. YR2359936 AND YR2093603.

PARTS 41 AND 88 ARE SUBJECT TO EASEMENTS AS SET FORTH IN INST. Nos. YB2350037 AND YB2003603

INTERGRATION NOTE

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

SCP 00819730026	NORTH 4870622.608	EAST 623296.968
909 99919730650	NORTH 1000032.300	EAST 97037.563

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER
SEC. 14 (2) OF 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

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 THEREUNDER.

3. THE SURVEY WAS COMPLETED ON THE 11th DAY OF MARCH 2001. 229

DATE MARCH 24th, 2020

DAY OF MARCH, 2021



S. GODNEWARDENA

rpe **R-PE SURVEYING LTD.**
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DRAWN: A.R./J.W./I.A. CHECKED: S.G.
JOB NO. 17-213 CAD FILE No. 17-213-R01C(PL)