

**The Corporation of the City of Richmond Hill**

**By-law 108-20**

**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 Lots 1 and 2, Plan 65M-4571 and Blocks 259, 260 and 279, 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      day of August, 2020.

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

\_\_\_\_\_  
Dave Barrow  
Mayor

  
\_\_\_\_\_  
Mary-Anne Dempster  
City Manager

\_\_\_\_\_  
Stephen M.A. Huycke  
City Clerk



August 19, 2020

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  
BROOK RL HOMES LIMITED  
Lots 1 and 2, and Blocks 259, 260 and 279, Plan 65M-4571  
39, 41, 43, 45, 47, 49, 51, 53 Bawden Drive, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55  
Ducharme Drive, and 116, 118, 120, 122 Hilts Drive  
City of Richmond Hill  
City File: D04-20003**

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An application to Remove Lands from Part Lot Control was submitted to the City on May 21, 2020 by Fieldgate Homes on behalf of Brook RL Homes Limited (City File D04-20003) to facilitate the construction of 4 semi-detached dwelling units and 21 townhouse dwelling units (see enclosed plans). The application was deemed complete on June 9, 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 108-20 is requested.

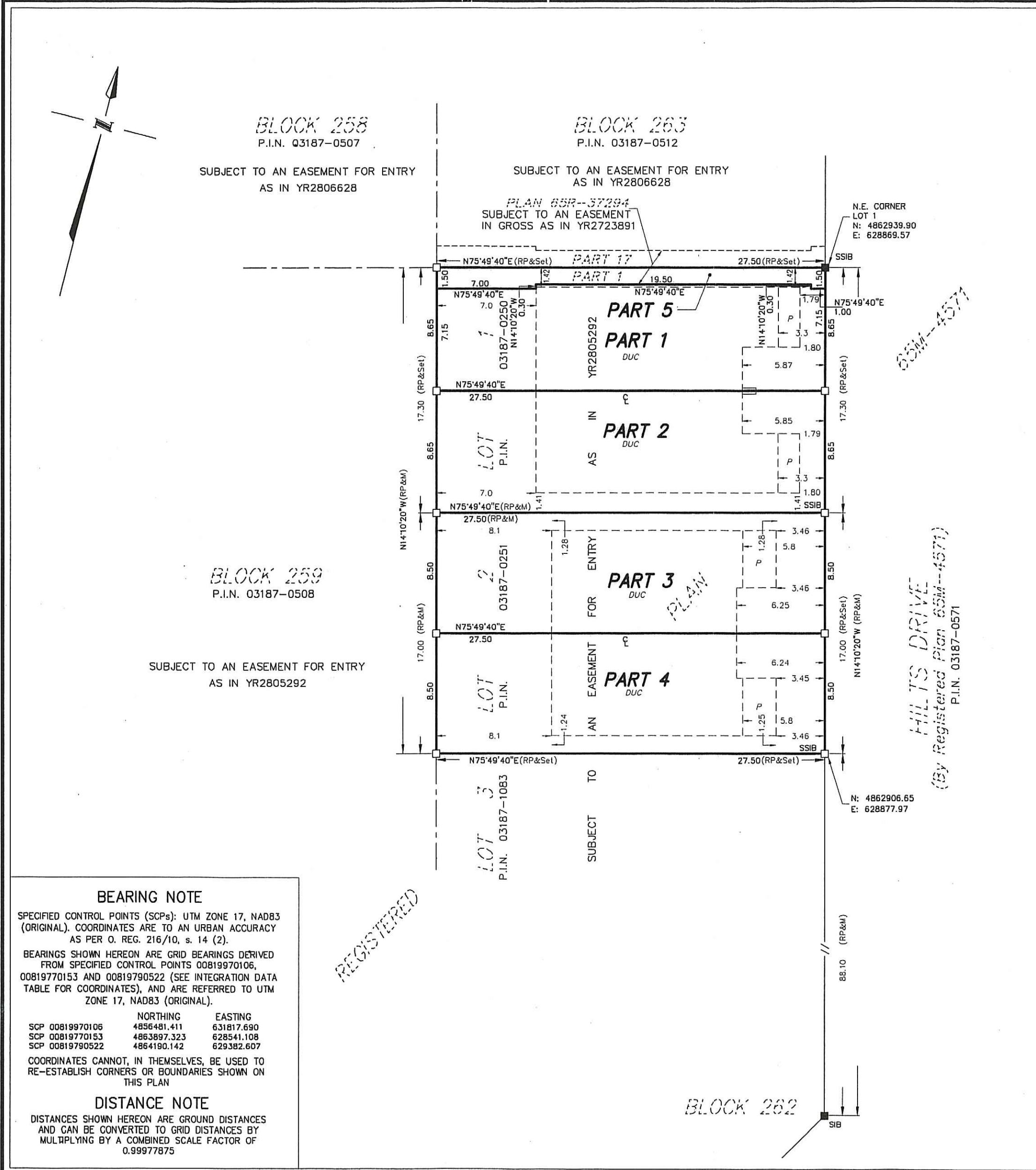
Sincerely

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  
Sarah Mowder, Planner I – Subdivisions





REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: MARCH 26 2020

*Chris Beresniwicz*  
CHRIS BERESNIWCZ  
ONTARIO LAND SURVEYOR

PLAN 65R-38883

RECEIVED AND DEPOSITED

DATE: April 6, 2020

*W.P. Conroy*  
W.P. CONROY  
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION. (No.65)

SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF P.I.N.
1, 2 and 5	1	65M-4571	03187-0250
3 and 4	2		03187-0251

PART 5 IS SUBJECT TO AN EASEMENT IN GROSS AS IN YR2723891

PARTS 1 TO 5, INCLUSIVE, ARE SUBJECT TO AN EASEMENT FOR ENTRY AS IN YR2805292

PLAN OF SURVEY OF  
LOTS 1 and 2  
REGISTERED PLAN 65M-4571  
CITY of RICHMOND HILL  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1 : 250

YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

METRIC  
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE  
ALL FOUND SURVEY MONUMENTS ARE BY DAVID B. SEARLES SURVEYING LTD., O.L.S. UNLESS NOTED OTHERWISE ALL SET SURVEY MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE

LEGEND

□	DENOTES	SURVEY MONUMENT SET
■	—	SURVEY MONUMENT FOUND
RP	—	REGISTERED PLAN 65M-4571
N,S,E,W	—	NORTH,SOUTH,EAST,WEST
M	—	MEASURED
SIB	—	STANDARD IRON BAR
SSIB	—	SHORT STANDARD IRON BAR
P.I.N.	—	PROPERTY IDENTIFIER NUMBER
DUC	—	DWELLING UNDER CONSTRUCTION
P	—	PORCH
⊕	—	CENTRE LINE OF WALL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 20th DAY OF MARCH, 2020.

MARCH 26, 2020.  
DATE

*Chris Beresniwicz*  
CHRIS BERESNIWCZ  
ONTARIO LAND SURVEYOR

BEARING NOTE

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL). COORDINATES ARE TO AN URBAN ACCURACY AS PER O. REG. 216/10, s. 14 (2).

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM SPECIFIED CONTROL POINTS 00819970106, 00819770153 AND 00819790522 (SEE INTEGRATION DATA TABLE FOR COORDINATES), AND ARE REFERRED TO UTM ZONE 17, NAD83 (ORIGINAL).

SCP	NORTHING	EASTING
SCP 00819970106	4856481.411	631817.690
SCP 00819770153	4863897.323	628541.108
SCP 00819790522	4864180.142	629382.607

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99977875

YOUNG & YOUNG  
SURVEYING (ETOBICOKE 2006) INC.

310 North Queen St., Unit 102, Toronto ON M9C-5K4  
Tel: (416) 621-2676 - Fax: (416) 621-3380  
E-MAIL: info@youngandyoung.ca

DRAWN: RJM CHECKED: R.T./C.B. PROJECT 17-T9720



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

PLAN 65R-

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

DATE : \_\_\_\_\_

CHRIS BERESNEWICZ  
ONTARIO LAND SURVEYOR

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

SCHEDULE

PART	ALL OF BLOCK	PLAN	ALL OF P.I.N.
1 TO 11 INCLUSIVE	259	65M-4571	03187-0508

PART 11 IS SUBJECT TO AN EASEMENT AS IN YR2723891

PLAN OF SURVEY OF  
BLOCK 259  
REGISTERED PLAN 65M-4571  
TOWN of RICHMOND HILL  
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250

5m 4m 3m 2m 1m 0m 5metres  
YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

METRIC

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

BEARING NOTE

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL). COORDINATES ARE TO AN URBAN ACCURACY AS PER O. REG. 216/10, s. 14 (2).

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SCP	NORTHING	EASTING
SCP 00819970106	4856481.411	631817.690
SCP 00819770153	4863897.323	628541.108
SCP 00819790522	4864190.142	629382.607

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DISTANCE NOTE

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NOTE

ALL FOUND SURVEY MONUMENTS ARE BY J. D. BARNES, O.L.S. UNLESS NOTED OTHERWISE  
ALL SET SURVEY MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE

LEGEND

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- RP REGISTERED PLAN 65M-4571
- N,S,E,W NORTH,SOUTH,EAST,WEST
- M MEASURED
- SSIB SHORT STANDARD IRON BAR
- P.I.N. PROPERTY IDENTIFIER NUMBER
- DUC DWELLING UNDER CONSTRUCTION
- FW FACE OF WALL
- P PORCH
- ℄ CENTRE LINE OF WALL

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

DATE

CHRIS BERESNEWICZ  
ONTARIO LAND SURVEYOR

Young & Young Surveying

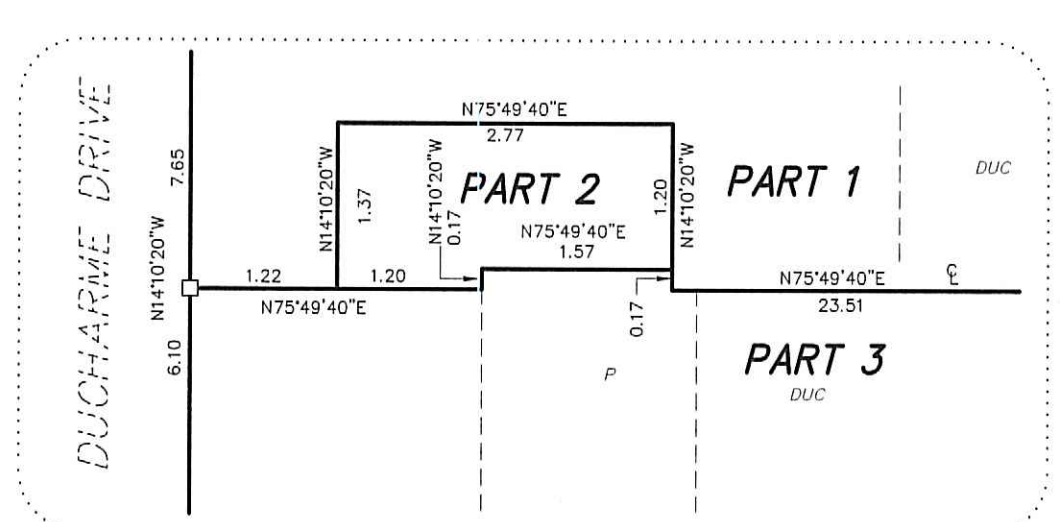
(ETOBICOKE 2006) INC.

310 North Queen St., Suite 102, Toronto ON M9C 5K4  
Tel: (416) 621-2676 - Fax: (416) 621-3360  
E-MAIL : info@youngandyoung.ca

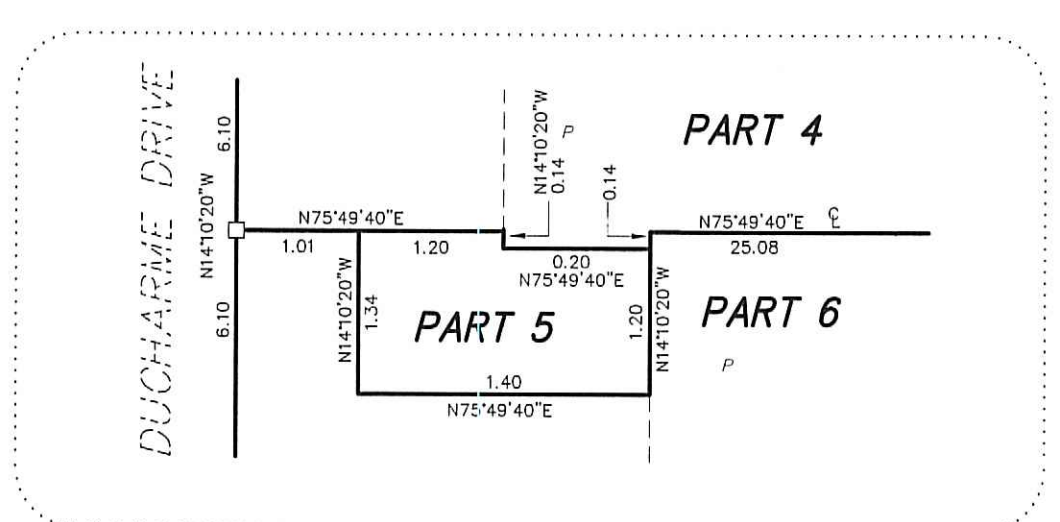
DRAWN BY  
RJM

CHECKED BY  
R.T./C.B.

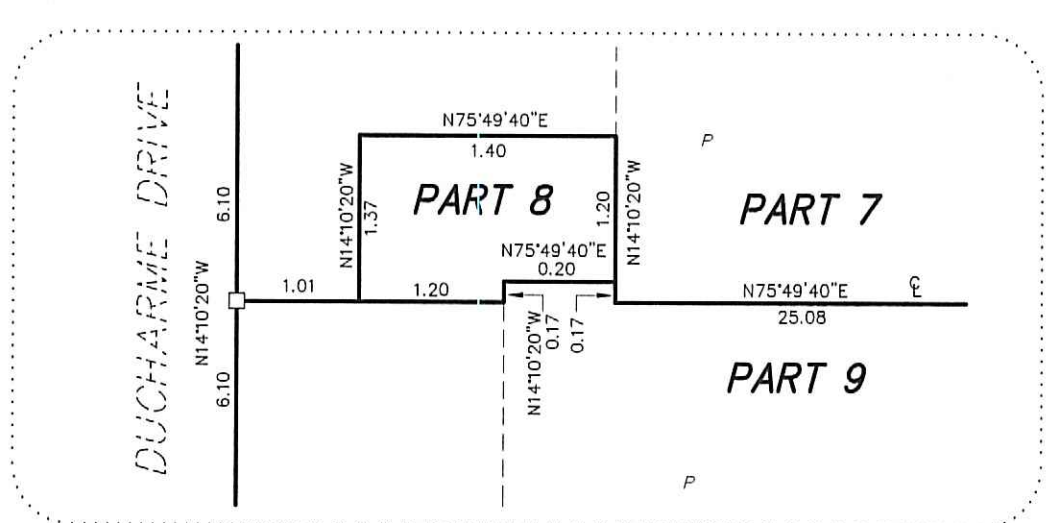
PROJECT 17--T9720



DETAIL A NOT TO SCALE

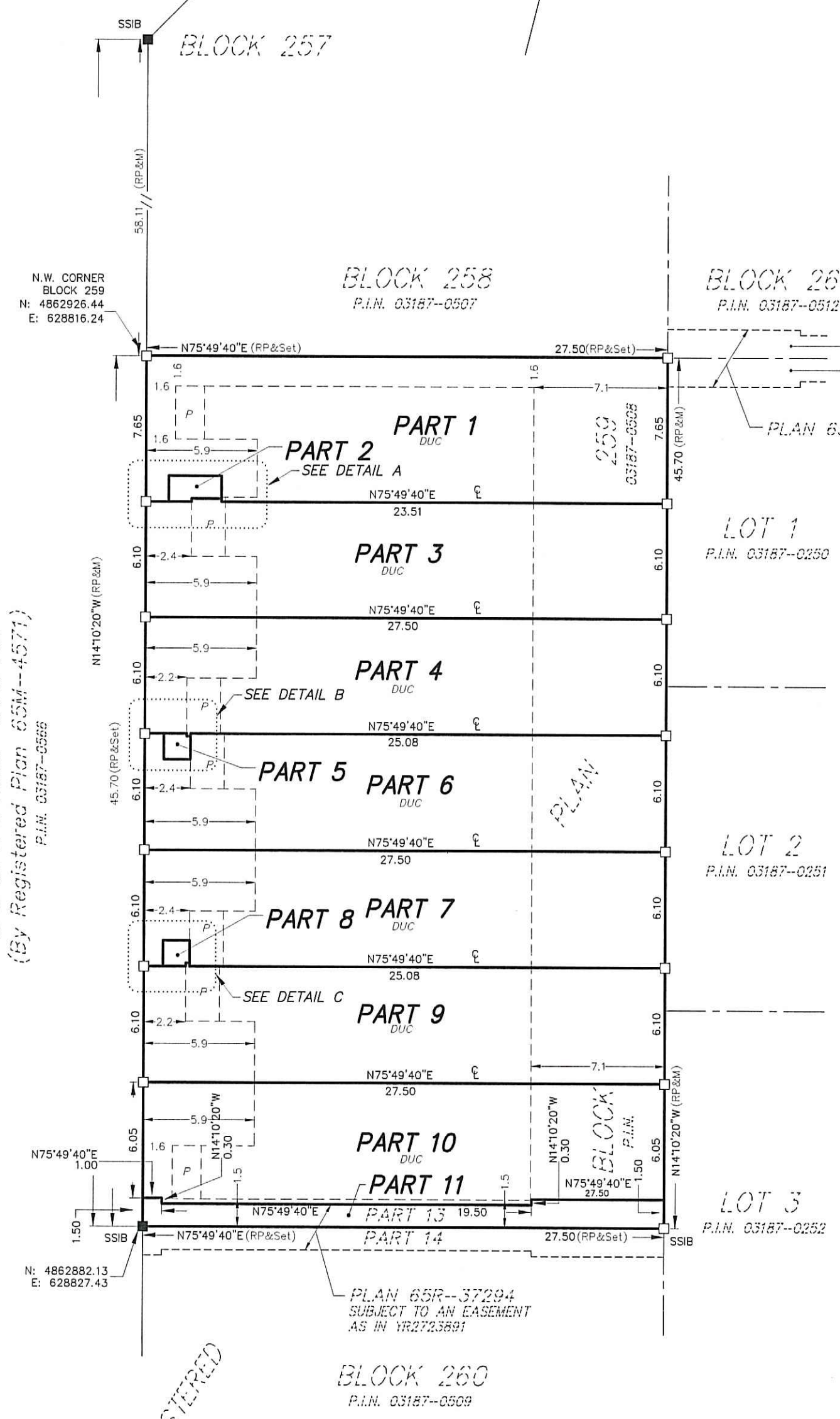


DETAIL B NOT TO SCALE



DETAIL C NOT TO SCALE

DUCHARME DRIVE  
(By Registered Plan 65M-4571)  
P.I.N. 03187-0508



REGISTERED



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

PLAN 65R-

DATE : \_\_\_\_\_

RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

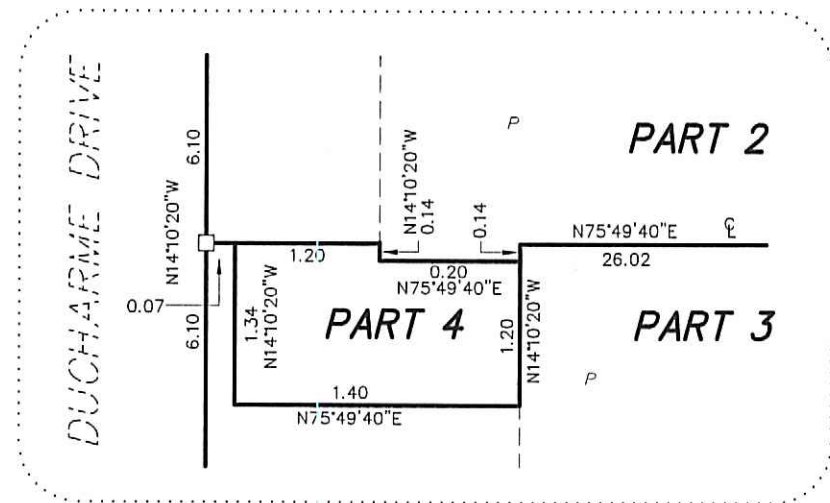
CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

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

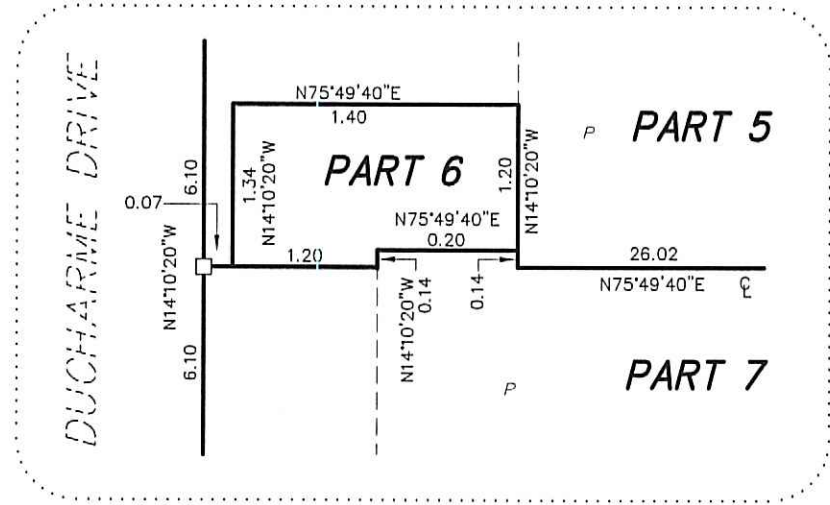
SCHEDULE

PART	ALL OF BLOCK	PLAN	ALL OF P.I.N.
1 TO 10 INCLUSIVE	260	65M-4571	03187-0509

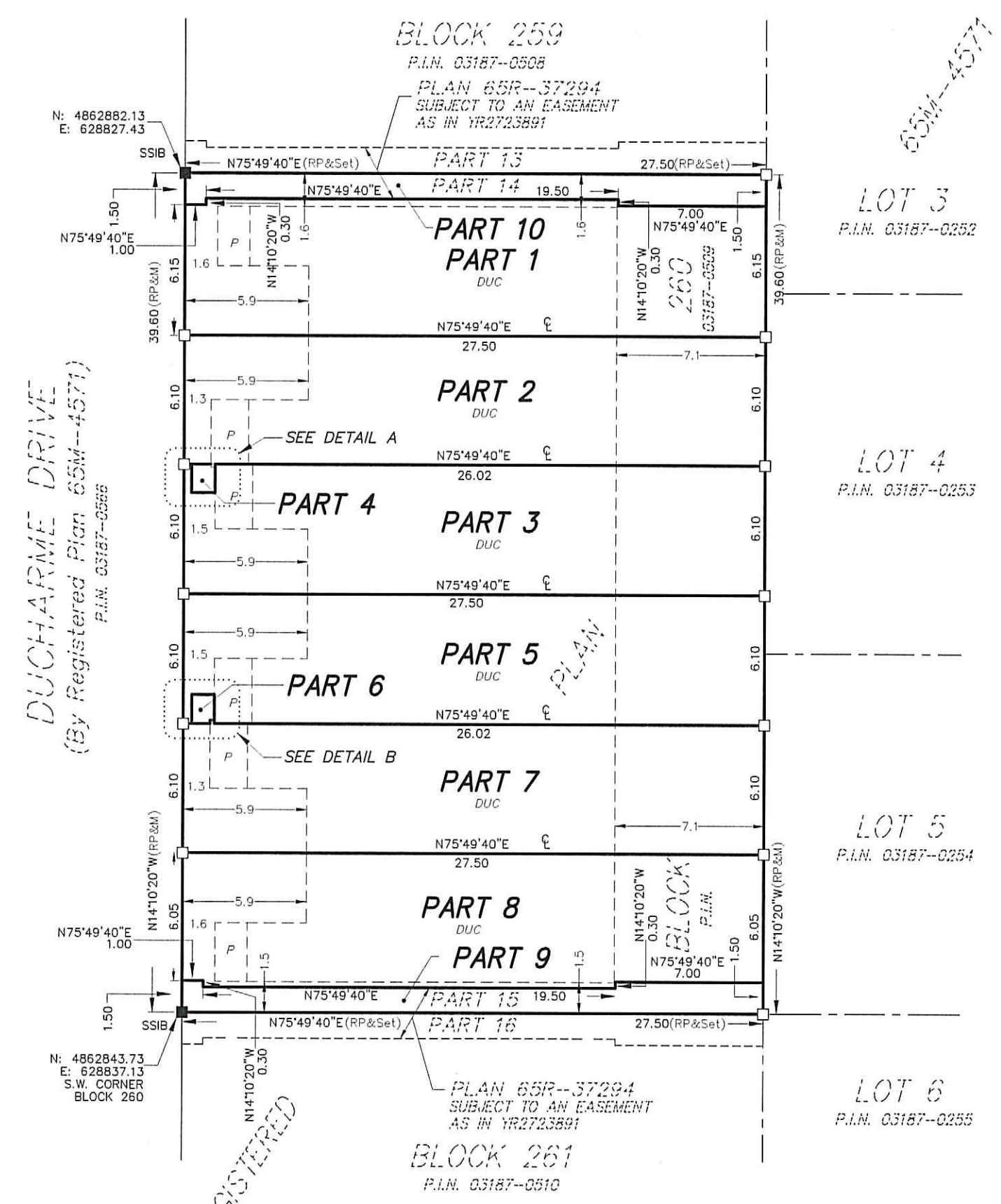
PARTS 9 and 10 ARE SUBJECT TO AN EASEMENT AS IN YR2723891



DETAIL A NOT TO SCALE



DETAIL B NOT TO SCALE



PLAN OF SURVEY OF  
BLOCK 260  
REGISTERED PLAN 65M-4571  
TOWN of RICHMOND HILL  
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250  
5m 4m 3m 2m 1m 0m  
Metres

YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

METRIC

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BEARING NOTE

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NOTE

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LEGEND

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- RP REGISTERED PLAN 65M-4571
- N,S,E,W NORTH,SOUTH,EAST,WEST
- M MEASURED
- SSIB SHORT STANDARD IRON BAR
- P.I.N. PROPERTY IDENTIFIER NUMBER
- DUC DWELLING UNDER CONSTRUCTION
- FW FACE OF WALL
- P PORCH
- ℄ CENTRE LINE OF WALL

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- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 21st DAY OF APRIL, 2020.

APRIL 28, 2020.  
DATE

CHRIS BERESNIEWICZ  
ONTARIO LAND SURVEYOR

Young & Young Surveying

(ETOBICOKE 2006) INC.

310 North Queen St., Suite 102, Toronto ON M9C 5K4  
Tel: (416) 621-2676 - Fax: (416) 621-3360  
E-MAIL : info@youngandyoung.ca

DRAWN BY R.J.M. CHECKED BY R.T./C.B. PROJECT 17-T9720



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

DATE : \_\_\_\_\_

CHRIS BERESNIEWCZ  
ONTARIO LAND SURVEYOR

PLAN 65R-  
RECEIVED AND DEPOSITED

DATE : \_\_\_\_\_

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

SCHEDULE

PART	ALL OF BLOCK	PLAN	ALL OF P.I.N.
1 TO 13 INCLUSIVE	279	65M-4571	03187-0528

PLAN OF SURVEY OF  
BLOCK 279  
REGISTERED PLAN 65M-4571  
TOWN of RICHMOND HILL  
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250

YOUNG & YOUNG SURVEYING  
(ETOBICOKE 2006) INC.

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ALL SET SURVEY MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE

LEGEND

- DENOTES SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- RP REGISTERED PLAN 65M-4571
- N,S,E,W NORTH,SOUTH,EAST,WEST
- M MEASURED
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- P.I.N. PROPERTY IDENTIFIER NUMBER
- DUC DWELLING UNDER CONSTRUCTION
- FW FACE OF WALL
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- ℄ CENTRE LINE OF WALL

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- THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

DATE \_\_\_\_\_

CHRIS BERESNIEWCZ  
ONTARIO LAND SURVEYOR

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DRAWN BY RJM CHECKED BY R.T./C.B. PROJECT 17--T9720

