



March 31, 2021

City of Richmond Hill
Planning and Regulatory Services Department
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4C 4Y5

Attention: Denis Beaulieu, MCIP, RPP
Manager - Subdivisions

Dear Mr. Beaulieu:

**Re: Exemption to 2-Year Moratorium to By-law Changes
Zoning By-law Amendment and Draft Approved Plan of Subdivision
Duchess of Oxford Modern Homes Inc.
Zoning By-law No. 59-19 (amending By-law No. 2523)
All of Lot 78, and Part Lots 76 & 77, Registered Plan 1999
251, 253 and 259 Oxford Street
City of Richmond Hill File Nos.: D02-17034 & D03-17010**

On behalf of the owners of the lands known as 251 Oxford Street, the rear of 253 Oxford Street and 259 Oxford Street, we graciously submit this request to proceed with a pending Committee of Adjustment Minor Variance Application to facilitate an associated minor revision to Draft Approved Plan of Subdivision 19T(R)-17010. This request will continue to maintain the integrity of the already Draft Approved Plan that is comprised of the combination of 20 semi-detached and three (3) single detached residential dwelling units.

As discussed, this request and the pending Committee of Adjustment Minor Variance submission will attempt to address the oversight that was inadvertently missed during the approval and enactment of By-law No. 59-19 as it specifically relates to the applicable Zoning provisions (Lot Area and Lot Coverage) for proposed Lot #1.

On behalf of our client, we request the above noted exemption on the basis of facilitating the following revisions to the Draft Approved Plan of Subdivision:

- Shifting the rear lot line of proposed Lot #1 approximately 4.7 m to the south that will have the effect of slightly increasing the overall lot area of Lot #1 while simultaneously reducing the overall lot area of the abutting Lot #6 to the south;
- Requesting relief through the subsequent Committee of Adjustment submission to reduce the minimum lot area for Lot #1 from 696.75 m² (7,500 ft²) to 650 m² (6,996.77 ft²); and,
- Requesting relief to increase the maximum lot coverage provision for Lot #1 from 30% to 35%.

In support of the above-mentioned request and revision to the Draft Approved Plan of Subdivision, we include the following plans/documentation:

- A completed Consolidated Development Application Form and associated Fee;
- Five (5) copies of the UPDATED DRAFT PLAN OF SUBDIVISION dated March 22, 2021 prepared by Altimap Land Surveyors Inc;
- Five (5) copies of the UPDATED SITE PLAN prepared by Hyphen Studio; and,
- Three (3) USB PDF KEY containing all of the submitted documentation.

On behalf of the owners, we would like to thank you for discussing this proposal and we look forward to proceeding with this revised design and the pending Committee of Adjustment approval process as soon as possible. Should you have any questions or require clarification please do not hesitate to contact the undersigned at 416-435-5876.

Yours truly,

JKO Planning Services Inc.



Jim Kotsopoulos, MCIP, RPP
Principal

cc: Ramin Jalalpour
Tim Keck