



July 19, 2021

Darlene Joslin  
Acting City Manager  
City of Richmond Hill

Dear Ms. Joslin:

**Re: Request for Approval (Delegated Authority)  
Enactment of a By-law to Remove Lands from Part Lot Control  
VIRTUAL DEVELOPMENTS INC.  
Blocks 147 and 148, Plan 65M-4625  
68 to 96 Ness Drive  
City of Richmond Hill  
City File: PLC-21-0034**

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An application to remove lands from Part Lot Control was submitted to the City on June 14, 2021 by Virtual Developments Inc. (City File PLC-21-0034) to facilitate the development of 15 townhouse dwelling units on the subject lands. The application was deemed complete on June 17, 2021.

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 By-law 86-20, a by-law to delegate certain powers and duties during a recess of Council of the Corporation of the City of Richmond Hill, 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 95-21 is requested.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelvin Kwan".

Kelvin Kwan, MCIP, RPP  
Commissioner of Planning and Infrastructure

c: Denis Beaulieu, Manager of Development – Subdivisions  
Sandra DeMaria, Senior Planner – Subdivisions

# The Corporation of the City of Richmond Hill

## By-law 95-21

### 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 By-law 86-20, 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;

The Council of 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 Blocks 147 and 148, Registered Plan 65M-4625, 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 19<sup>th</sup> day of July, 2021.

Approved for execution in  
accordance with By-law 86-20

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Joe DiPaola  
Acting Mayor



Darlene Joslin  
Acting City Manager

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Stephen M.A. Huycke  
City Clerk

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

DATE DEC. 11, 2020.

T. SINGH, O.L.S.

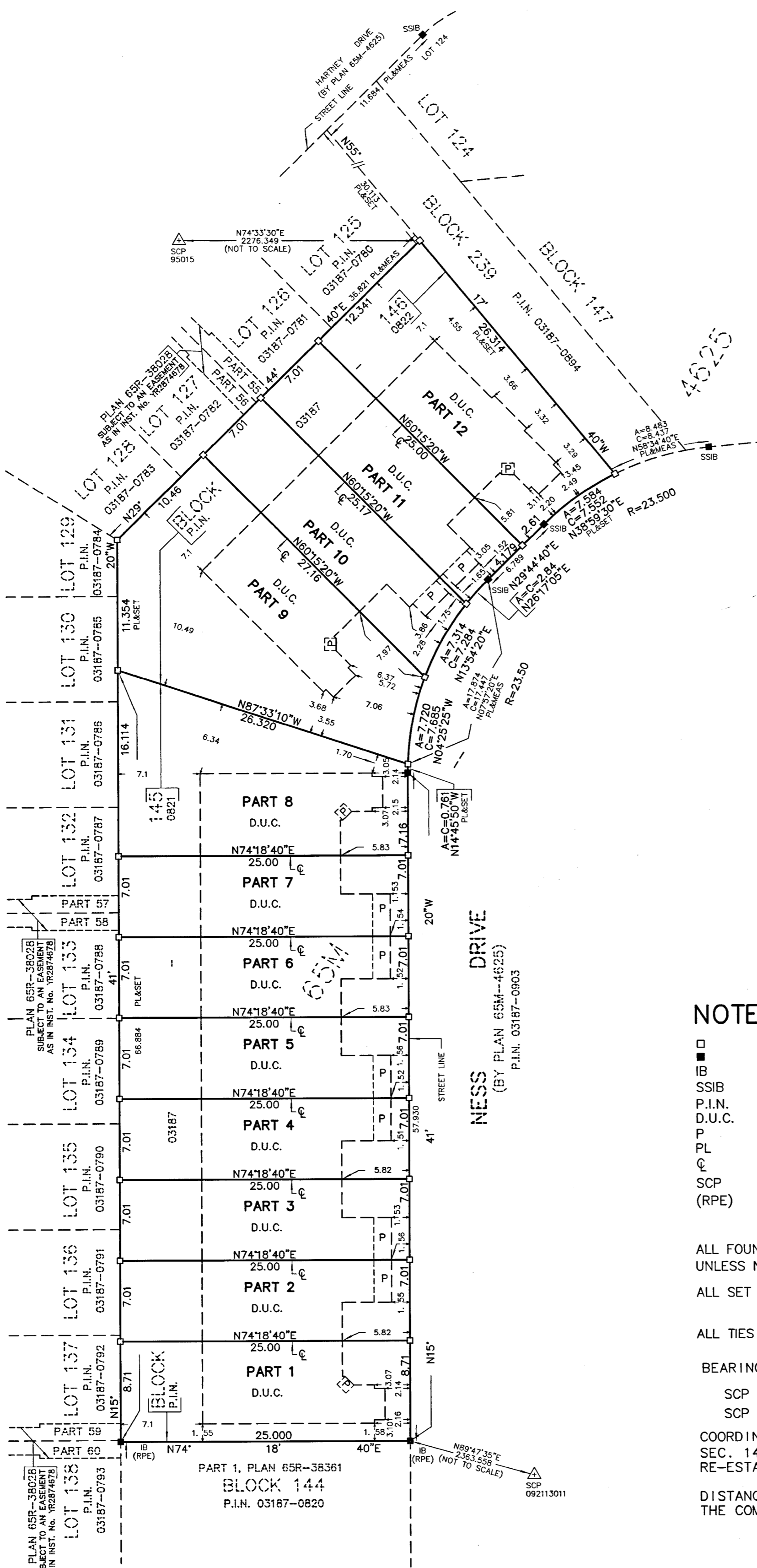
PLAN 65R-39206

RECEIVED AND DEPOSITED

DATE December 15, 2020.

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)	145	65M-4625	03187-0821
9 TO 12 (INCLUSIVE)	146		03187-0822



PLAN OF SURVEY OF  
BLOCKS 145 AND 146  
PLAN 65M-4625  
CITY OF RICHMOND HILL  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300

10m 5m 0 10m 20m 30 metres

R-PE 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:

- 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 5<sup>th</sup> DAY OF NOVEMBER, 2020.

DATE DEC. 11, 2020.

T. SINGH  
ONTARIO LAND SURVEYOR

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES 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-4625
- ⊕ DENOTES CENTRELINE OF WALL
- SCP DENOTES SPECIFIED CONTROL POINT
- (RPE) DENOTES R-PE SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S. UNLESS NOTED OTHERWISE.

ALL SET MONUMENTS ARE PLASTIC BARS

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (CSRS) (2010.0), DERIVED FROM

SCP 092113011 NORTH 4862441.616 EAST 630491.300  
SCP 95015 NORTH 4861927.595 EAST 625907.695

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS) (2010.0), 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 0.999767.



**R-PE SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
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Tel.(905)264-0881 Fax (905)264-2099  
Website: www.r-pe.ca  
DRAWN: V.H./G.Y. CHECKED: G.Y./T.S.  
JOB No. 16-244 CAD FILE No.16-244R011