



August 18, 2021

Darlene Joslin  
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  
PRIMONT HOMES (BAYVIEW) INC.  
Block 1, Plan 65M-4628  
5 Glen Meadow Lane  
City of Richmond Hill  
City File: PLC-21-0040**

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An application to remove lands from Part Lot Control was submitted to the City on June 17, 2021 by Primont Homes (Bayview) Inc. (City File PLC-21-0040) to facilitate the creation of 2 single detached dwellings and 169 townhouse dwelling units on the subject lands. The application was deemed complete on June 23, 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 106-21 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  
Ferdinando Toniolo, Senior Planner – Site Plans

# The Corporation of the City of Richmond Hill

## By-law 106-21

### 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 Block 1, Registered Plan 65M-4628, 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 18<sup>th</sup> day of August, 2021

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

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Joe DiPaola  
Acting Mayor



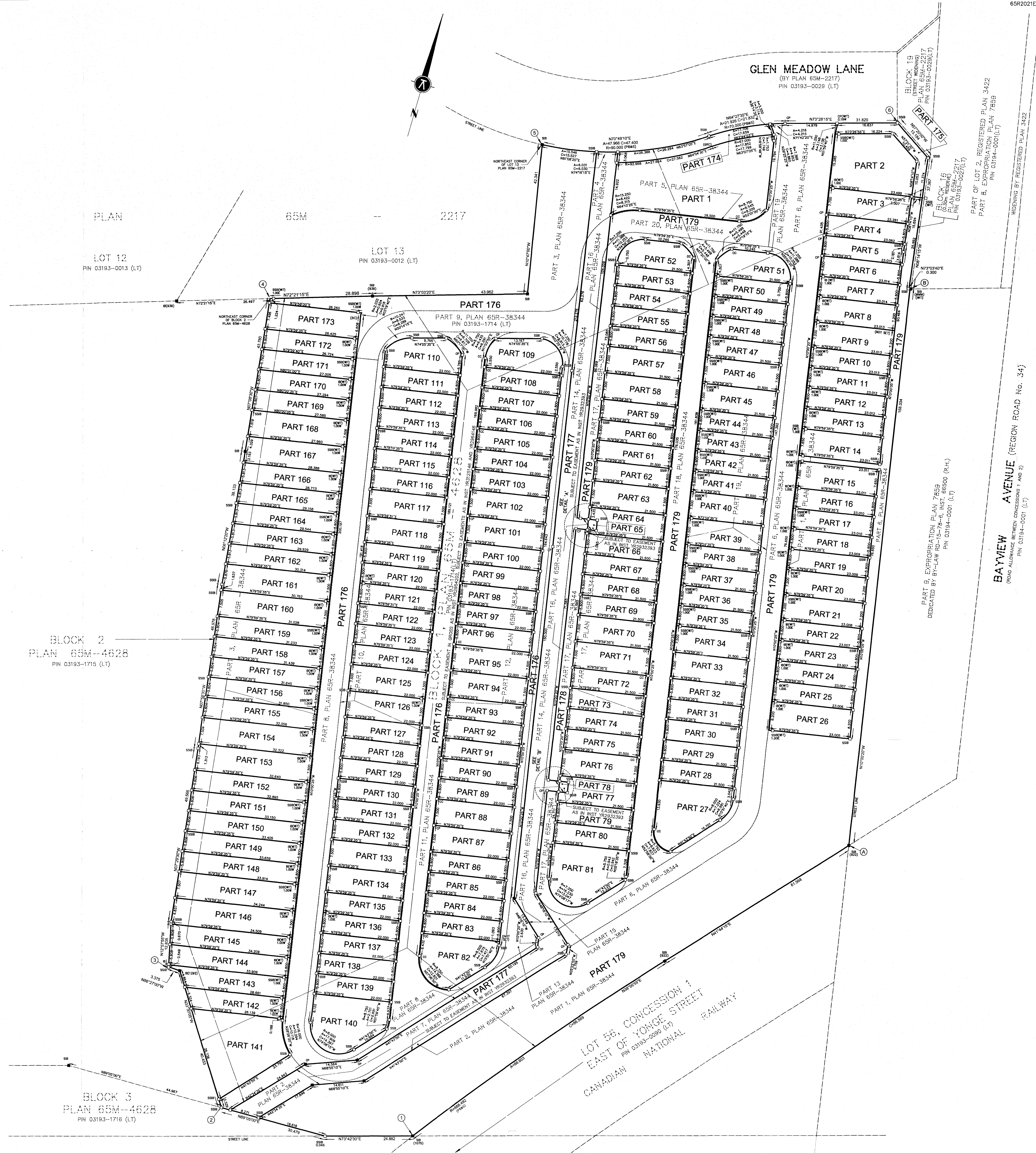
Darlene Joslin  
Acting City Manager

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Stephen M.A. Huycke  
City Clerk



PART	ALL OF	PLAN	PIN	AREA (m <sup>2</sup> )
1				815.0
2				364.2
3				180.0
4				134.4
5				133.6
6				133.5
7				133.5
8				165.7
9				133.5
10				133.5
11				133.5
12				133.5
13				133.5
14				176.0
15				176.0
16				133.5
17				133.5
18				133.5
19				133.5
20				165.7
21				165.7
22				133.4
23				133.4
24				133.4
25				133.4
26				188.6
27				310.7
28				24.7
29				124.7
30				124.7
31				124.7
32				124.7
33				161.3
34				161.3
35				124.7
36				124.7
37				124.7
38				124.7
39				124.7
40				161.3
41				161.3
42				124.7
43				124.7
44				124.7
45				161.3
46				161.3
47				124.7
48				124.7
49				124.7
50				124.7
51				154.5
52				154.5
53				124.7
54				124.7
55				124.7
56				124.7
57				161.3
58				161.3
59				124.7
60				124.7
61				124.7
62				124.7
63				161.3
64				153.8
65				7.5
66				124.7
67				124.7
68				124.7
69				124.7
70				161.3
71				161.3
72				124.7
73				124.7
74				124.7
75				124.7
76				161.3
77				153.8
78				7.5
79				124.7
80				124.7
81				309.1
82				252.2
83				127.6
84				127.6
85				127.6
86				127.6
87				165.0
88				165.0
89				127.6
90				127.6
91				127.6
92				127.6
93				127.6
94				165.0
95				165.0
96				127.6
97				127.6
98				127.6
99				127.6
100				127.6
101				165.0
102				165.0
103				127.6
104				127.6
105				127.6
106				127.6
107				127.6
108				127.6
109				187.8
110				199.6
111				127.6
112				127.6
113				127.6
114				127.6
115				127.6
116				127.6
117				165.0
118				165.0
119				127.6
120				127.6
121				127.6
122				127.6
123				127.6
124				127.6
125				165.0
126				165.0
127				127.6
128				127.6
129				127.6
130				127.6
131				127.6
132				127.6
133				165.0
134				165.0
135				127.6
136				127.6
137				127.6
138				127.6
139				290.2
140				429.6
141				158.9
142				176.3
143				197.5
144				199.3
145				250.0
146				250.6
147				196.0
148				194.5
149				193.0
150				191.5
151				190.1
152				243.6
153				214.4
154				185.3
155				184.1
156				182.9
157				181.7
158				180.6
159				231.7
160				229.2
161				174.7
162				172.5
163				170.2
164				166.0
165				165.8
166				157.4
167				155.5
168				154.1
169				196.7
170				136.6
171				116.1
172				5329.5
173				2001.9
174				232.5
175				8507.9



PLAN 65R-3914

RECEIVED AND DEPOSITED

DATE July 28, 2021

DATE July 29, 2021

WALDEMAR GOLINSKI  
ONTARIO LAND SURVEYOR

WALDEMAR GOLINSKI  
ONTARIO LAND SURVEYOR

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

PLAN 65R-4628

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

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

PLAN OF SURVEY OF  
**BLOCK 1**  
**PLAN 65M-4628**  
**CITY OF RICHMOND HILL**  
**REGIONAL MUNICIPALITY OF YORK**

SCALE 1:400

MCRCMAR SURVEYORS LTD. 2021

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 DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE '2' M COORDINATE SYSTEM, ZONE 18, CENTRAL MERIDIAN 81°00' WEST LONGITUDE (NAD 83 ORIGINAL).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999855.

**INTEGRATION DATA**

3' MTM ZONE 10 COORDINATES  
NAD 83 (ORIGINAL), CENTRAL MERIDIAN 79°00' WEST LONGITUDE

THE 3' MTM COORDINATE SYSTEM IS REFERRED TO THE 3' MTM COORDINATE SYSTEM, ZONE 18, CENTRAL MERIDIAN 81°00' WEST LONGITUDE UNDER THE SURVEYORS ACT.

MONUMENT ID.	NORTHING	EASTING
(A) SIB	4 863 683.380	310 818.334
(B) SIB	4 863 639.308	310 790.634

POINT	NORTHING	EASTING
1	4 863 570.13	310 722.94
2	4 863 562.65	310 668.57
3	4 863 596.60	310 642.90
4	4 863 786.10	310 617.47
5	4 863 849.26	310 679.14
6	4 863 876.17	310 785.20

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATE CANNOT BE TRUSTED IN THEMSELVES, BE USED TO RE-ESTABLISH CORNER OR BENCHMARKS SHOWN ON THIS PLAN.

**LEGEND**

- (SIB) DENOTES SURVEY MONUMENT FOUND
- (SIB) DENOTES SURVEY MONUMENT SET
- (SIB) DENOTES STANDARD IRON BAR
- (SIB) DENOTES SHORT STANDARD IRON BAR
- (SIB) DENOTES IRON BAR
- (SIB) DENOTES CUT CROSS
- (SIB) DENOTES CONCRETE PIN
- (SIB) DENOTES ORIGIN UNKNOWN
- (SIB) DENOTES BEGINNING OF CURVATURE
- (SIB) DENOTES END OF CURVATURE
- (SIB) DENOTES WITNESS
- (SIB) DENOTES EAST OF YONGE STREET
- (SIB) DENOTES ROBERT SCHAFFER DZALDOV BENNETT LTD., O.S.
- (923) DENOTES SCHAEFER DZALDOV BENNETT LTD., O.S.
- (946) DENOTES ROBERT SCHAFFER DZALDOV BENNETT LTD., O.S.
- (1075) DENOTES HOLDING & JONES LIMITED, O.S.
- (1292) DENOTES BENNETT YOUNG LIMITED, O.S.
- (1370) DENOTES KRCMAR SURVEYORS LTD., O.S.
- (1370) DENOTES WHEELER ASSOCIATES, O.S.
- (MAM) DENOTES MARSHA MAKOLON MOKHIAN LIMITED, O.S.

ALL PLANNED MONUMENTS ARE IRON BARS, UNLESS NOTED OTHERWISE.

ALL FOUND MONUMENTS ARE IRON BARS BY KRCMAR SURVEYORS LTD. (1370) UNLESS NOTED OTHERWISE.

BEARINGS, DISTANCES AND COORDINATES ARE IN ACCORDANCE WITH PLAN 65M-4628 AND 65R-38069 WHERE APPLICABLE.

ALL PERIMETER BOUNDARY MONUMENTS RE-ESTABLISHED FROM PLAN 65M-4628 AND ASSOCIATED FIELD NOTES BY KRCMAR SURVEYORS LTD.

CONTOUR DATA

CONTOUR DATA SHOWN ARE FOR INFORMATION ONLY AND DO NOT REPRESENT A FIELD MEASUREMENT. CONTOUR DATA IS NOT TO BE USED TO ESTABLISH BOUNDARIES.

DETAIL 'A' (NOT TO SCALE)

DETAIL 'B' (NOT TO SCALE)

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF JULY, 2021.

DATE JULY 28, 2021

WALDEMAR GOLINSKI  
ONTARIO LAND SURVEYOR

PLAN AVAILABLE AT [www.ProtectYourBoundaries.ca](http://www.ProtectYourBoundaries.ca)

FIELD: KK DRAWN: SD CHECKED: WG JOB NO: 14-059

14-0590097 PLAN NO: 16-12-280/2021 WORK ORDER NO: 16717102517

1137 Centre Street, Thornhill, ON, L4J 3M9 905.738.0553 F. 905.738.9221 www.krcmar.ca

**KRCMAR**