



January 11, 2022

Marry-Anne Dempster  
City Manager  
City of Richmond Hill

Dear Ms. Dempster:

**Re: Request for Approval (Delegated Authority)  
Enactment of By-laws to Remove Lands from Part Lot Control  
DECO HOMES (RICHMOND HILL) INC.  
Lots 14 to 17 and Blocks 31, 32, 34, 35, 38 and 39, Plan 65M-4668  
37, 39, 41, 43, 44 to 50 and 52 to 62 Boiton Street, 36, 38, 40 and 42 Hewison Avenue, 91 to 97, 101 to 109 and 127 to 135 McCague Avenue, and 174 to 184 Bawden Drive  
City File: PLC-21-0045**

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An application to remove lands from Part Lot Control was submitted to the City on November 25, 2021 by DECO Homes (Richmond Hill) Inc. (City File PLC-21-0045) to facilitate the development of 31 street townhouse dwelling units and 8 semi-detached dwelling units on the subject lands. The application was deemed complete on December 3, 2021.

In this regard, a request has been submitted to pass three Part Lot Control Exemption By-laws 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 by-election period.

In accordance with the above, approval of By-law 6-22, By-law 7-22 and By-law 8-22 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  
Andrea Patsalides, Planning Technician

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

## **By-law 6-22**

### **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 34 and 35, Registered Plan 65M-4668, 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 11<sup>th</sup> day of January, 2022.

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Joe DiPaola  
Acting Mayor

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Stephen M.A. Huycke  
City Clerk

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



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Mary-Anne Dempster  
City Manager

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

## **By-law 7-22**

### **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 Lots 14, 15, 16 and 17, Registered Plan 65M-4668, 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 11<sup>th</sup> day of January, 2022.

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

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Joe DiPaola  
Acting Mayor



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Mary-Anne Dempster  
City Manager

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Stephen M.A. Huycke  
City Clerk

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

## **By-law 8-22**

### **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 31, 32, 38 and 39, Registered Plan 65M-4668, 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 11<sup>th</sup> day of January, 2022.

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

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Joe DiPaola  
Acting Mayor



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Mary-Anne Dempster  
City Manager

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Stephen M.A. Huycke  
City Clerk





SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

**METRIC.** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

MEASUREMENTS ARE UTM GRID, DERIVED FROM OBSERVED STATION POINTS A AND B, CORRECTED FOR REAL-TIME NETWORK (NAD 83) OBSERVATIONS, UTM ZONE 17, NAD83 (GCRS) 2011.0.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE APPROPRIATE SCALE FACTOR OF 0.999717.

ALL SET 5508 AND 78 MONUMENTS WERE USED DUE TO LACK OF COORDINATION WITH THE STATE OF CALIFORNIA. MONUMENTS 11 (4) OF GRID-5507/47.

ALL FOUND MONUMENTS ARE SHORT STAINLESS STEEL BARS AND WERE SET BY STATION B. BARRELS SURVIVING LONG, UNLESS OTHERWISE NOTED.

ALL PLANTED MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.

BUILDINGS YES ARE IRON BARS. NO CONCRETE FOUNDATIONS.

POINT ID	EASTING	NORTHING
OPP A	628 971.04	4 863 971.10
OPP B	628 154.50	4 863 111.88

1	DENSITY	SURVEY MONUMENT FOUND
2	DENSITY	SURVEY MONUMENT SET
3	DENSITY	STANDARD FOR RAIL
4	DENSITY	STANDARD FOR RAIL
5	DENSITY	STANDARD IRON BAR
6	DENSITY	IRON BAR
7	DENSITY	PAVING MACHINE
8	DENSITY	PAVING MACHINE
9	DENSITY	PAVING MACHINE
10	DENSITY	PAVING MACHINE
11	DENSITY	PAVING MACHINE
12	DENSITY	PAVING MACHINE
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97	DENSITY	PAVING MACHINE
98	DENSITY	PAVING MACHINE
99	DENSITY	PAVING MACHINE
100	DENSITY	PAVING MACHINE

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 MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON 202 .

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MICHAEL J. GORMAN  
MONTAÑO LAND SURVEYOR



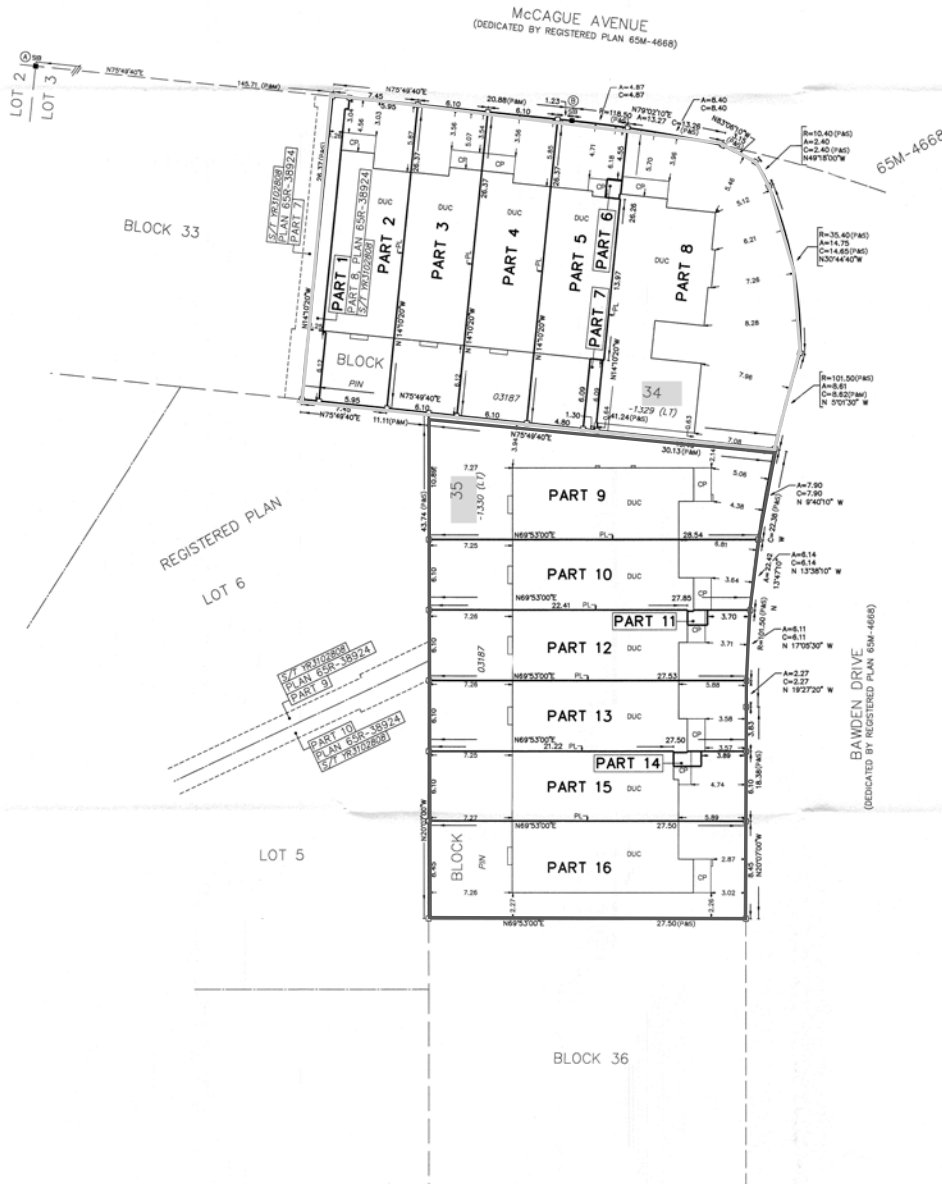
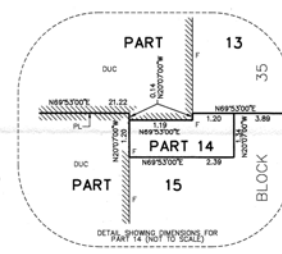
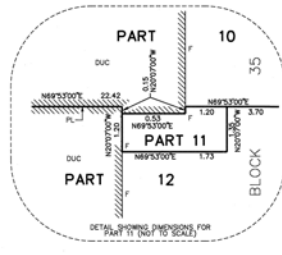
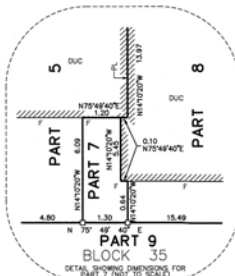
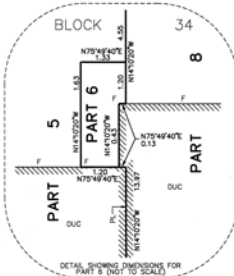
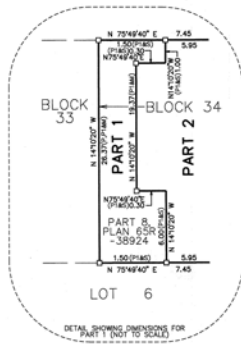
DRUMS (BT)	CHECKED BY:	REFERENCE NO:
	1.0.0.0	0.1.0.0

FILED: C:\20-25-437\00\B-stone\20-25-437-00-B-stone



SCHEDULE			
PARTS	ALL OF BLOCK	REGISTERED PLAN	ALL OF PIN
1 TO 8	34	65M-4668	03187-13301/15
9 TO 16	35		03187-13301/15

PART 1 IS SUBJECT TO EASEMENT AS IN INST. NO. YR3102088



PLAN OF SURVEY OF  
BLOCKS 34 AND 35  
REGISTERED PLAN 65M-4668  
CITY OF RICHMOND HILL  
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 600mm IN WIDTH BY 915mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

J.D. BARNES LIMITED

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

#### NOTES

- BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL-TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
- DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION FACTOR OF 0.99973.
- ALL SET 558 AND 518 MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR 11 (V) OF GROUND, 550 (P).
- ALL FOUND MONUMENTS ARE SHORT STANDARD IRON BARS AND WERE SET BY DAVID T. SCARLES SURVEYING LTD., UNLESS OTHERWISE NOTED.
- ALL PLANTED MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.
- ALL BUILDINGS ARE SHOWN TO CONCRETE FOUNDATION.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	629 915.54	4 883 071.10	
ORP (B)	629 134.50	4 883 111.88	

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

#### LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- DENOTES STANDARD IRON BAR
- DENOTES SHORT STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES PLASTIC BAR
- DENOTES MEASURED
- DENOTES J.D. BARNES LIMITED
- DENOTES REGISTERED PLAN 65M-4668
- DENOTES PLAN 65M-38924
- DENOTES PART 14 WITHIN DEMISING WALL
- DENOTES DWELLING AND/OR CONSTRUCTION
- DENOTES EXTERIOR FACE OF CONCRETE FOUNDATION
- DENOTES SUBJECT TO EASEMENT AS IN INST. NO.

#### 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 2021.

DATE: MICHAEL J. GORMAN, ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A2L PLAN SUBMISSION FORM NUMBER XXXXXXX

**J.D. BARNES** SURVEYING  
LIMITED  
LAND INFORMATION SPECIALISTS  
100 BAYVIEW AVE., SUITE 101, MARKHAM, ON L3R 9V3  
T: (905) 477-3888 F: (905) 477-3882 www.jdbarnes.com

Drawn by: HM  
Checked by: MJC  
Reference No.: 20-21-457-00-C  
Plotted: 10/15/2021  
Date: mm/dd/yy



BOITON STREET  
(DEDICATED BY REGISTERED PLAN 65M-4668)

65M-4668

SCHEDULE			
PARTS	ALL OF LOT	REGISTERED PLAN	ALL OF PIN
1 AND 2	14	65M-4668	03187-1309(LT)
3 AND 4	15		03187-1310(LT)
5, 6 AND 7	16		03187-1311(LT)
8, 9 AND 10	17		03187-1312(LT)

PARTS 7 AND 8 ARE SUBJECT TO EASEMENT AS IN INST. No. YR2708884

PLAN OF SURVEY OF  
LOTS 14, 15, 16 AND 17  
REGISTERED PLAN 65M-4668  
CITY OF RICHMOND HILL  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.  
J.D. BARNES LIMITED  
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

#### NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999773.  
ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 525/91.  
ALL FOUND MONUMENTS ARE SHORT STANDARD IRON BARS AND WERE SET BY DAVID B. SEARLES SURVEYING LTD., UNLESS OTHERWISE NOTED.  
ALL PLANTED MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.  
ALL BUILDINGS TIES ARE SHOWN TO CONCRETE FOUNDATION.

#### INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG. 216/10.  
POINT ID EASTING NORTHING  
ORP A 628 990.32 4 863 002.88  
ORP B 629 088.08 4 863 029.90  
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

#### LEGEND

■ DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT SET  
SSB DENOTES SHORT STANDARD IRON BAR  
PB DENOTES IRON BAR  
S DENOTES PLASTIC BAR  
M DENOTES SET  
P DENOTES MEASURED  
P1 DENOTES REGISTERED PLAN 65M-4668  
P2 DENOTES PLAN 65R-36968  
PL DENOTES PART LIMIT WITHIN DEMISING WALL  
F DENOTES EXTERIOR FACE OF CONCRETE FOUNDATION  
DUC DENOTES DWELLING UNDER CONSTRUCTION  
S/T DENOTES SUBJECT TO EASEMENT AS IN INST. No.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXXX



**J.D. BARNES**  
LIMITED  
SURVEYING  
MAPPING  
GIS  
LAND INFORMATION SPECIALISTS  
140 KENNEDY DRIVE, SUITE 101, MARKHAM ON L3R 9B1  
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: PM CHECKED BY: MJG REFERENCE NO.: 20-21-457-00-A  
PLOTTED: 10/15/2021 DATED: mm/dd/yy

#### 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 MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON 202 .

DATE

MICHAEL J. GORMAN  
ONTARIO LAND SURVEYOR

PLAN

65M-4571

REGISTERED

REGISTERED PLAN  
LOT 18

LOT 13

BLOCK 44

BLOCK 47

HEWISON AVENUE  
(DEDICATED BY REGISTERED PLAN 65M-4571)

BLOCK 304  
(0.30 RESERVE)