



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
GROVETRAIL DEVELOPMENTS INC. (ROYAL PINE HOMES)
Blocks 58, 59 and 60, Plan 65M-4696
77 to 109 Schmeltzer Crescent
City File: PLC-21-0049**

An application to remove lands from Part Lot Control was submitted to the City on December 9, 2021 by Grovetrail Developments Inc. (Royal Pine Homes). (City File PLC-21-0049) to facilitate the development of 17 street townhouse dwelling units on the subject lands. The application was deemed complete on December 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 by-election period.

In accordance with the above, approval of By-law 2-22 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 2-22

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 58, 59 and 60, Registered Plan 65M-4696, 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 11th day of January, 2022.

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

Joe DiPaola
Acting Mayor



Mary Anne Dempster
City Manager

Stephen M.A. Huycke
City Clerk

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

NOTES

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHERLY OF SCHMELTZER CRESCENT HAVING AS BEARING OF N79°54'35"E AS SHOWN ON REGISTERED PLAN 65M-4696.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): 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) #90510	627 874.13	4 866 601.30	
ORP (B) #90518	628 030.52	4 866 894.84	

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

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 332.68 N28°02'50"E

PLAN OF SURVEY OF
BLOCK 58, 59 AND 60
REG'D PLAN 65M-4696

(GEOGRAPHIC TOWNSHIP OF WITCHURCH)
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

LEGEND

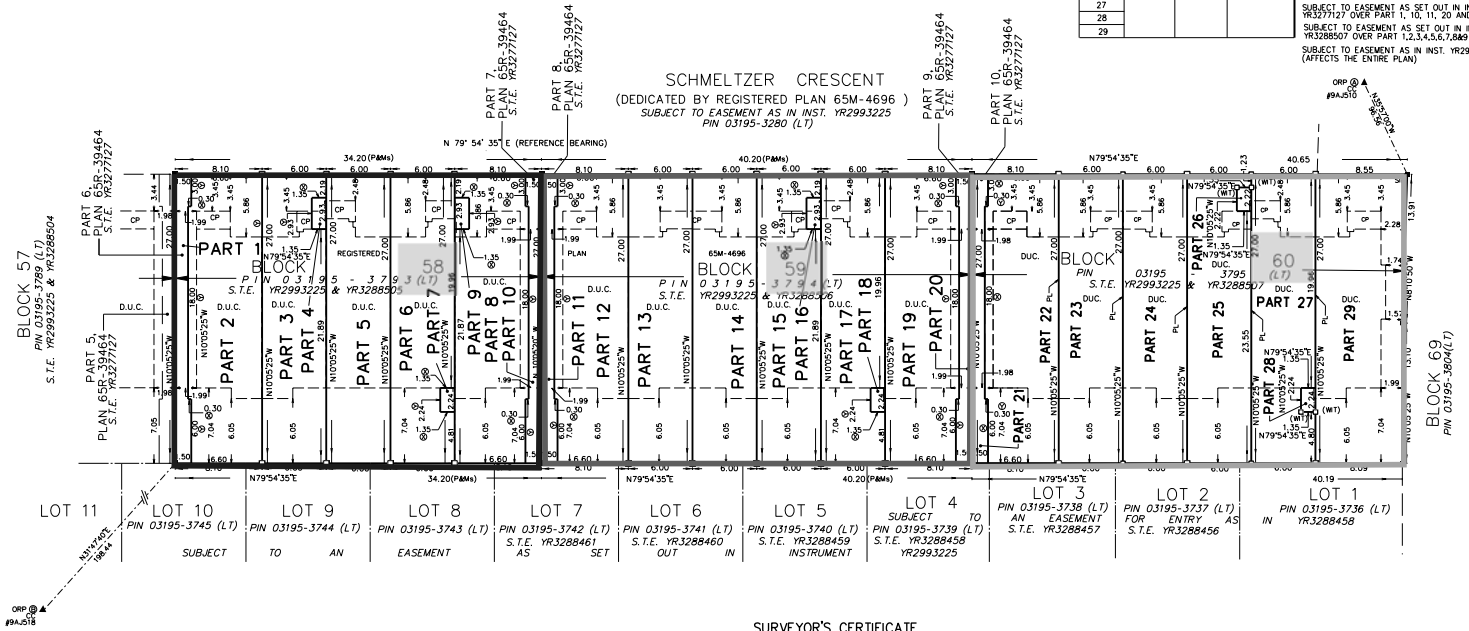
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
WIT DENOTES WITNESS
MEAS DENOTES MEASURED
HJV DENOTES HOLDING, JONES VANDERVEEN INC., O.L.S.
P DENOTES CONCRETE PORCH
PC DENOTES REGISTERED PLAN 65M-4696
DUC DENOTES DWELLING UNDER CONSTRUCTION
PL DENOTES PART UNIT WITHIN DEMISING WALL
N79°54'35"E DENOTES N79°54'35"E
N100°02'25"W DENOTES N100°02'25"W
S.T.E. DENOTES SUBJECT TO AN EASEMENT AS SET OUT IN INSTRUMENT NO. 03195-3280 (LT)

ALL THE MONUMENTS SET ARE IRON BAR MONUMENTS UNLESS OTHERWISE NOTED.
ALL THE MONUMENTS FOUND ARE IRON BAR MONUMENTS AND ARE MARKED (HJV) UNLESS OTHERWISE NOTED.

SCHEDULE			
PART	LOT	PLAN/CON	INST./PIN
1	BLOCK 58	REGISTERED PLAN 65M-4696	03195-3793(LT)
2			
3			
4			
5			
6			
7	BLOCK 59	REGISTERED PLAN 65M-4696	03195-3794(LT)
8			
9			
10			
11			
12			
13	BLOCK 60	REGISTERED PLAN 65M-4696	03195-3794(LT)
14			
15			
16			
17			
18			
19	BLOCK 69	REGISTERED PLAN 65M-4696	03195-3794(LT)
20			
21			
22			
23			
24			
25	BLOCK 60	REGISTERED PLAN 65M-4696	03195-3794(LT)
26			
27			
28			
29			
30			

SUBJECT TO EASEMENT AS SET OUT IN INST. No. YR2993225 OVER BLOCK 58, 59 AND 60
SUBJECT TO EASEMENT FOR ENTRY AS SET OUT IN YR3288507 OVER BLOCK 59
SUBJECT TO EASEMENT FOR ENTRY AS SET OUT IN YR3288507 OVER BLOCK 58
SUBJECT TO EASEMENT FOR ENTRY AS SET OUT IN YR3288507 OVER BLOCK 60
SUBJECT TO EASEMENT AS SET OUT IN INST. No. YR3277127 OVER PART 1, 10, 11, 20 AND 21
SUBJECT TO EASEMENT AS SET OUT IN INST. No. YR3288507 OVER PART 1, 2, 3, 4, 5, 7, 8, 9
SUBJECT TO EASEMENT AS SET OUT IN INST. No. YR2993225 (AFFECTS THE ENTIRE PLAN)

SCHMELTZER CRESCENT
(DEDICATED BY REGISTERED PLAN 65M-4696)
SUBJECT TO EASEMENT AS IN INST. YR2993225
PIN 03195-3280 (LT)



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 TILES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON OCTOBER 22, 2021.

OCTOBER 29, 2021
DATE

VALERIO C. PAPA
ONTARIO LAND SURVEYOR

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



GUIDO PAPA SURVEYING
A Division of
J. D. Barnes Limited

9135 KEELE ST., UNIT B7, VAUGHAN, ON L4K 0A4
T: (289) 555-0961 F: (289) 555-1986 www.gpsurveys.com

DRAWN BY: H.S. CHECKED BY: V.G.P. REFERENCE NO: 20-18-759-00-R3