



January 11, 2022

Mary-Anne Dempster
City Manager
City of Richmond Hill

Dear Ms. Dempster:

**Re: Request for Approval (Delegated Authority)
Enactment of a By-law to Remove Lands from Part Lot Control
ARISTA HOMES (RICHMOND HILL) INC.
Lots 3, 4, 6, 8, 9 and Blocks 36, 44, 45, 46 47, Plan 65M- 4668
83, 85, 87 and 89 McCague Avenue, 36, 38, 40, 42, 70 and 72 Boiton Street, 160 to 172
Bawden Drive, 45 to 59 and 75 to 87 Boiton Street, and 44 to 50 and 52 to 58 Hewison
Avenue
City File: PLC-21-0044**

An application to remove lands from Part Lot Control was submitted to the City on November 18, 2021 by Arista Homes (Richmond Hill) Inc. (City File PLC-21-0044) to facilitate the development of 28 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 3-22, By-law 4-22 and By-law 5-22 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 3-22

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 3, 4, 8 and 9, 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 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

The Corporation of the City of Richmond Hill

By-law 4-22

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 Lot 6 and Block 36, 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 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

The Corporation of the City of Richmond Hill

By-law 5-22

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 44, 45, 46 and 47, 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 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

PLAN OF SUBDIVISION OF
PART OF LOTS 27 AND 28

David B. Searles Surveying Ltd.
INDEPENDENT LAND SURVEYORS

CURVE	RADIUS (MM)	ARC (MM)	CHORD (MM)	BEARING
1	25.00	10.00	10.00	90.00° 0' 0" W
2	25.00	14.14	10.00	45.00° 0' 0" W
3	25.00	10.00	10.00	0.00° 0' 0" W

[illegible]

BEARING NOTE
 COORDINATES SHOWN HEREIN ARE ONLY BEARING APPROXIMATE BEARING COORDINATES. BEARING COORDINATES ARE NOT TO BE USED TO LOCATE OR IDENTIFY SPECIFIC POINTS. BEARING COORDINATES ARE ONLY TO BE USED TO LOCATE OR IDENTIFY SPECIFIC POINTS.

[illegible]

1. THE ABOVE NAMED LOT IS LOCATED AT THE CORNER OF
1330 WASHINGTON STREET, BOSTON, MASSACHUSETTS.
THE STREET IS NAMED BARKEN DRIVE, BOSTON STREET AND WICKAGE AVENUE
HAVE BEEN Laid OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREET NAMED BARKEN DRIVE, BOSTON STREET, WICKAGE AVENUE
ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF BOSTON AND
AS PUBLIC HIGHWAYS.

DATED THIS 7th DAY OF November 2019

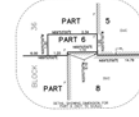
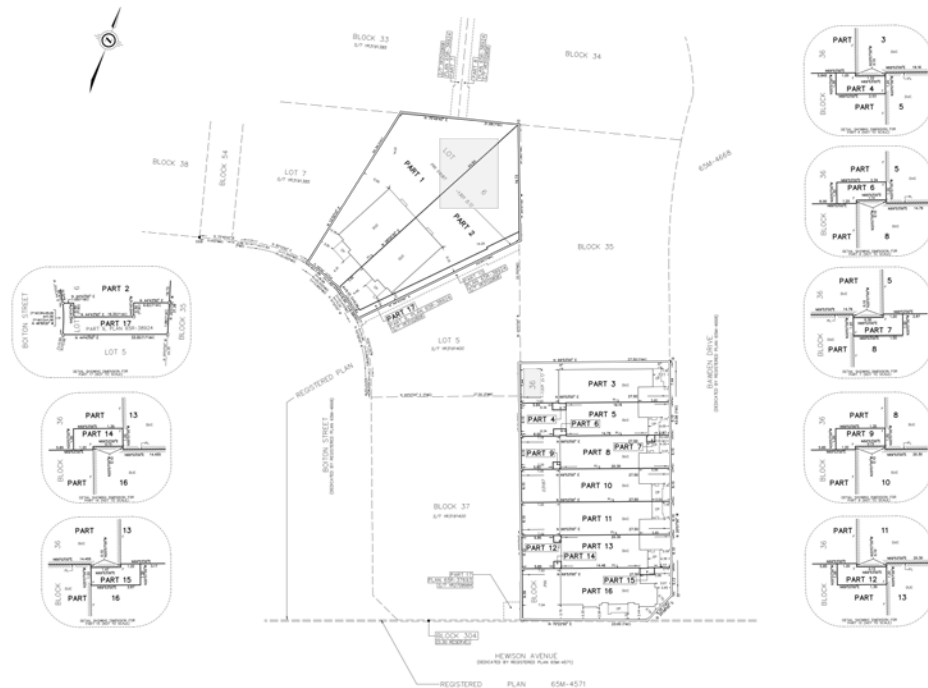
APPROVED BY THE CITY OF BIRMINGHAM UNDER
SECTION 10 OF THE PLANNING ACT, 1965. (1965) 4/213
YES 7th DAY OF MAY 1980
W. L. L. L.
MEMORANDUM OF ASSOCIATION OF BIRMINGHAM RESIDENTS

June 26, 2018 DATE
ALBERT SARGENT
ONTARIO LAND SURVEYOR
David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
Searles, David B. 1445
1445 Highway 10 West, Sarnia, Ontario N6A 4K5
Sarnia, Ontario N6A 4K5
519-336-1111
www.dbsurveying.com

Organization the 110-11-10-DWG	Drawing File 110-11-10-DWG	File No. 110-11-10
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PLAN OF SURVEY OF
LOT 6 AND BLOCK 36
REGISTERED PLAN 65M-4668

SCALE 1 : 2000

WILEY-BLANKETTING

[illegible][illegible]

SURVEYOR'S CERTIFICATE

I, SURVEYOR _____

1. THIS SURVEY WAS PLANNED AND CONDUCTED 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 _____ 20__.

DATE

SIGNED J. GORDON
DEPUTY LAND SURVEYOR


J.D.BARNES
 Large Information Systems Division
 10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
 (800) 451-1000 • (800) 451-1000 • jdbarnes.com

