



May 3, 2024

City of Richmond Hill  
Planning and Building Services Department  
225 East Beaver Creek Road  
Richmond Hill, ON  
L4B 3P4

Attn: Mr. Marc Mitanis, Planner II

**Re: Proposed Zoning By-law Amendment Application for 257 Harris Avenue**  
**City File: ZBLA-24-0001**  
**City of Richmond Hill**

Evans Planning acts on behalf of Country Wide Homes (Jefferson) Inc., the Owner of lands legally described as 'Part of Lots 28, 29 and 30, Registered Plan 350', and municipally described as 30 Beech Avenue, 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad, 196, 210, 226, 234, 246, 260, 278, 288, and 307 Harris Avenue.

Our Client's lands are subject to a Draft Plan of Subdivision which was previously approved by City Council on April 6, 2018 and August 10, 2021 as City Files: 19T(R)-14009, 19T(R)-14008 and 19T(R)-16002.

In order to service the proposed dwellings within our Client's above referenced development, our Client has prepared servicing plans contemplating the extension of necessary infrastructure into the community to establish urban services. These servicing include municipal sanitary, storm, and water services, streetlights, stormwater management facilities, the extension of new public rights of way, and the urbanization of the existing Harris and Beech Avenues with municipal sidewalks, curbs, tree plantings, and streetlighting.

The extension of said services are of clear benefit to the development contemplated on the lands subject to the proposed Zoning By-law Amendment located at 257 Harris Avenue.

Our Client has been negotiating a cost sharing arrangement with other area landowners for the past year, and is expecting to have an Agreement executed in the near future.

Please consider this letter as a formal request to the City to ensure that the current or future Owner of 257 Harris Avenue enters into an arrangement with our Client to facilitate payment of their proportionate share of the costs of installation of any municipal servicing prior to the issuance of building permits for their lands, or alternatively, that payment of their proportionate share of these costs be a condition of approval of any future land division process.



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Please circulate us on any future reporting or decisions related to this matter. Should you have any questions regarding this matter, please contact the undersigned.

Yours truly,

Adam Layton, RPP, MCIP

cc. City Clerk  
Gus Galanis, Acting Commissioner, Planning and Building Services  
Dan Terzievski, Director, Infrastructure Planning and Development Engineering  
Deborah Giannetta, Acting Director of Development Planning  
Country Wide Homes (Jefferson) Inc.,