



December 16, 2024

Memo To: Darlene Joslin, City Manager

Copy To: Kaitlyn Graham, Acting Manager of Development
Deborah Giannetta, Director of Development Planning
Gus Galanis, Commissioner of Planning and Building Services

From: Giuliano La Moglie, Senior Planner

Subject: **Request for Approval (Delegated Authority)**
Enactment of By-law to Remove Lands from Part Lot Control
LESLIE RICHMOND DEVELOPMENTS LIMITED
Block 1, Registered Plan 65M-4762
1521 19th Avenue
City File: PLC-24-0010

An application to remove lands from Part Lot Control was submitted to the City on July 16, 2024, by Leslie Richmond Developments Limited (City File PLC-24-0010) to facilitate the creation of lots for 30 townhouse dwelling units on the subject lands. The application was deemed complete on July 16, 2024.

In this regard, a request has been submitted to enact a Part Lot Control 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. Accordingly, Planning staff recommends approval of the applicant's request.

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 election period. Based on the preceding, approval of By-law 162-24 attached hereto is requested.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Galanis".

Gus Galanis, MCIP, RPP
Commissioner of Planning and Building Services

c: Kaitlyn Graham, Acting Manager of Development Planning
Giuliano La Moglie, Senior Planner

The Corporation of the City of Richmond Hill

By-law 162-24

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.

Now Therefore 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, Plan 65M-4762, 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.

Enacted this 17th day of December, 2024, 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, as amended.



PAOLO MAFFARO
COMA. I.E.S.

FOR

Darlene Joslin
City Manager



Stephen M.A. Huycke
City Clerk