

File: P-3544

June 23, 2025

City of Richmond Hill
Development Planning Department
225 East Beaver Creek
Richmond Hill, ON L4B 3P4

Attention: Comprehensive Zoning By-law Review Team

**Re: Comprehensive Zoning By-law Review – Comments on Draft
263 Oxford Streets, Richmond Hill, ON L4C 7V7
Pinewalk Estates Inc.
LT 75, Registered Plan 1999**

To Whom it May Concern,

KLM Planning Partners Inc. are the planning consultants representing Pinewalk Estates Inc. the owner of the above-referenced property and are writing in response to the City's Draft Comprehensive Zoning By-law Review ("**Draft CZBL**"). We appreciate the opportunity to review the Draft CZBL and to provide our comments.

In reviewing the Draft CZBL, we would like to note that there are impending Zoning By-law Amendment and Draft Plan of Subdivision Applications for this property (City Files: ZBLA-25-0011 & SUB-25-0003) that are based on the existing City of Richmond Hill Zoning By-law 2523. As such, it is important that permissions within the submitted application, including permitted uses and other development standards, are reflected in the Draft CZBL to ensure continuity and consistency in the review process. We respectfully request that any future approved permissions are incorporated as a part of the Draft CZBL, to avoid future non-compliance issues and variances.

We look forward to continued collaboration with the City as the review progresses. We would like to request to be informed of any public meetings, open houses or updates related to the Draft CZBL. We are committed to supporting the City's efforts in establishing a comprehensive zoning framework that aligns with both municipal and private objectives.

Thank you for your attention to these matters. Should you have any questions or require further information, please do not hesitate to reach out to the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Marshall Smith, BES, PMP, MCIP, RPP
Partner



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Senior Planner



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Planner II

Cc: Vince Peticca, Pinewalk Estates Inc.
Sal Crimi, S.C. Land Management Corporation