

## Council Public Meeting

Tuesday, March 25, 2025

Concerning a Proposed Zoning By-law Amendment

A Public Meeting is scheduled for Tuesday, March 25, 2025, at 7:00 PM to notify the public and receive comments on the following application that has been received by the City.

The meeting will be held both in person in the Council Chambers of the Municipal Offices, 225 East Beaver Creek Road and using electronic video conference technology. Details on how you can participate in the meeting are included in this notice. You can also view the livestream of the meeting at [RichmondHill.ca/CouncilMeetings](http://RichmondHill.ca/CouncilMeetings).

### Inquiries Refer To:

**City File: ZBLA-24-0014**

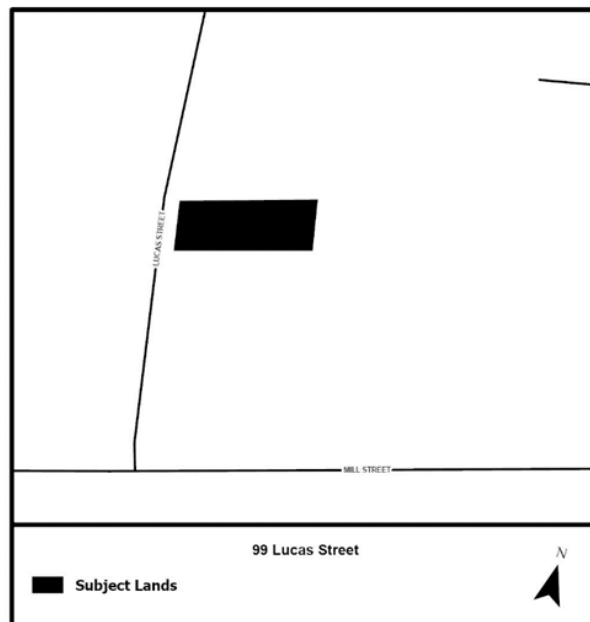
**City Planner: Diya Matroja, Planner I**

**Telephone: 905-747-6470**

**Email: [diya.matroja@richmondhill.ca](mailto:diya.matroja@richmondhill.ca)**

A request has been received from **Chloe Pauline Ansari** and **Bijan Philip Ansari** to amend the Zoning By-law for lands described as Part of Lots 2 to 5, Registered Plan 269, and municipally known as 99 Lucas Street. The subject lands have a lot frontage of 16.76 metres (54.99 feet) and a lot area of 0.08 hectares (0.20 acres).

The Zoning By-law Amendment application proposes to amend the regulations under the **Residential Second Density (R2) Zone** under By-law 66-71, as amended, to permit semi-detached dwellings as a permitted uses on the subject lands, along with site-specific development standards to facilitate one (1) additional building lot. The proposed Zoning By-law Amendment would accommodate two (2) semi-detached dwellings on the subject lands.



**Lands Containing Seven (7) or More Residential Units:** A copy of this notice must be posted by the owner of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

**Any person** may attend the meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment. No prior registration is required to make an in-person Delegation, but is encouraged. Prior registration is required should the public intend to make an electronic delegation by video conference or telephone. Applications to appear as a Delegation must be submitted by 12:00 PM (noon) on the date of the meeting by email to [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca) or by using the on-line application form found on [Richmondhill.ca](http://Richmondhill.ca). The Office of the Clerk will provide instructions on appearing as a Delegation. Written comments by any person unable to attend the meeting should be made by email to [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca), or by mail to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek, Richmond Hill, Ontario, L4B 3P4, or fax to 905-771-2502, and are to be received no later than 12:00 PM (noon) on the date of the meeting. Please ensure that you include your name and address so that you may be contacted if necessary.

**Zoning By-law Amendment Appeal:** If a specified person, public body or registered owner of any land to which the Zoning By-law Amendment applies would otherwise have an ability to appeal the decision of the Council of the City of Richmond Hill to the Ontario Land Tribunal but the specified person, public body or registered owner of any land to which the Zoning By-law Amendment applies does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Zoning By-law is passed, the specified person, public body or registered owner of any land to which the Zoning By-law Amendment applies is not entitled to appeal the decision of the City of Richmond Hill to the Ontario Land Tribunal.

If a specified person, public body or registered owner of any land to which the Zoning By-law Amendment applies does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Zoning By-law is passed, the specified person, public body or registered owner of any land to which the Zoning By-law Amendment applies may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**If you wish to be notified** of the adoption, passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

**Notice of Collection:** Personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove

their personal information. The disclosure of this information is governed by the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56. Questions about this collection and disclosure should be directed to the Office of the Clerk at 905-771-8800 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

**Additional Information:** For more information about this matter, including information about preserving your appeal rights, please contact the Office of the Clerk at 905-771-8800 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

Questions about the information and recommendations contained in the proposed Zoning By-law Amendment Staff Report should be directed to the Planning and Building Services Department by calling 905-771-8910 between 8:30 AM and 4:30 PM. The Staff Report will be available the week before the meeting after 3:00 PM. You can email the Office of the Clerk at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca) for an electronic copy. It will also be available on RichmondHill.ca. To find it, select the Calendar and click on the relevant meeting for a list of items.

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Stephen M.A. Huycke, City Clerk

Dated this 27<sup>th</sup> day of February, 2025

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### Inquiries Refer To:

**City File: ZBLA-24-0017**

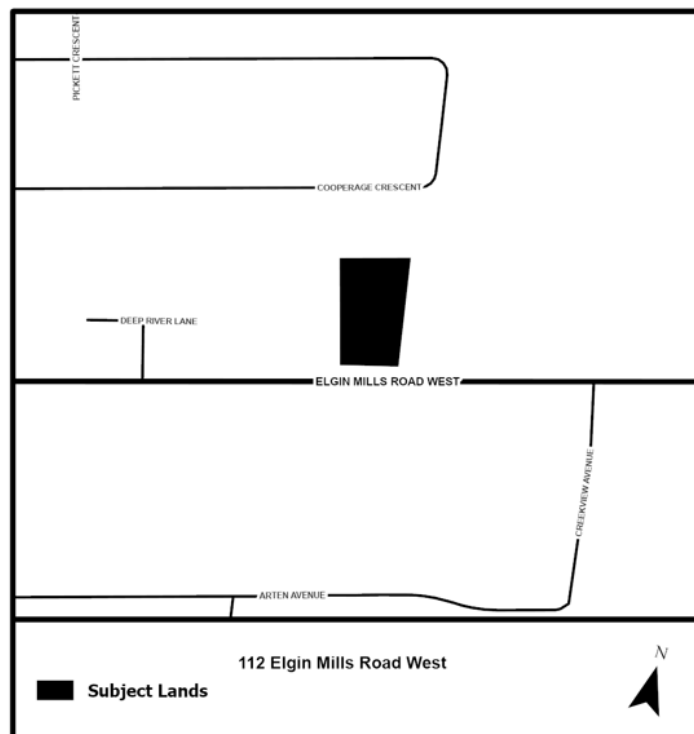
**City Planner: Francesco Caparelli, Planner I**

**Telephone: 905-747-6531**

**Email: [francesco.caparelli@richmondhill.ca](mailto:francesco.caparelli@richmondhill.ca)**

A request has been received from **14796721 CANADA CORP** to amend the Zoning By-law for lands described as Part of Lot 1, Registered Plan 2404, and municipally known as 112 Elgin Mills Road West. The application seeks to permit a medium-density, residential development consisting of fifteen (15) townhouse units.

The Zoning By-law Amendment proposes to rezone the subject lands to the “**Multiple Residential One (RM1) Zone**” in accordance with By-law 190-87, as amended, to facilitate the creation of fifteen (15) townhouse units, within three blocks, and fronting onto a private road on the subject lands.



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Stephen M.A. Huycke, City Clerk

Dated this 27<sup>th</sup> day of February, 2025