NOTICES OF HEARING

COMMITTEE OF ADJUSTMENT

THURSDAY, AUGUST 27, 2026

THE NOTICES OF HEARING FOR AUGUST 27, 2026, PERTAIN TO THE FOLLOWING APPLICATIONS:

MV-26-0018 – 32 RICHMOND STREET

CN-26-0005, MV-26-0014, MV-26-0015 – 36 FERGUS AVENUE

CN-26-0009 – 158 GARDEN AVENUE

CN-26-0012, MV-26-0024, MV-26-0025 – 178 MILL STREET

MV-26-0020 – 520 NORTH LAKE ROAD

Hearing Date & Time:	Thursday, August 27, 2026, at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	MV-26-0018
Property (Subject Land):	32 Richmond Street
Owner:	1904036 Ontario Inc.
Related Applications:	N/A

The Proposal:

The following variances are requested to permit a proposed rear addition and additional residential units:

#	Zoning By-law 93-25	Variance Requested
1.	Minimum interior side yard setback (EAST) of 1.2 metres (3.93 feet) is required **[Table 5.2A]**	To permit a minimum interior side yard setback (EAST) of 0.30 metres (0.98 feet)
2.	Minimum rear yard setback of 6 metres (19.68 feet) is required **[Table 5.2A]**	To permit a minimum rear yard setback of 0.51 metres (1.67 feet)

Location of Subject Land:

Important Information

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Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

The Staff Report pertaining to this application will be available on: **August 20, 2026**

Notice of Decision: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

Ontario Land Tribunal: No one other than the applicant, the municipality, certain public bodies, and the Minister will be allowed to appeal municipal decisions to the Tribunal within 20 days of the making of the decision. **To appeal the decision to the Ontario Land Tribunal, you must submit a completed Appellant Application Form (available from Committee of Adjustment staff) to the Secretary-Treasurer of the Committee of Adjustment, City of Richmond Hill. You must enclose the appeal fee of $400 (plus $25 for each connected application), paid by certified cheque, made payable to the Minister of Finance.**

An additional administrative fee of $183.00 per application appealed is payable to the City of Richmond Hill (All fees are subject to change).

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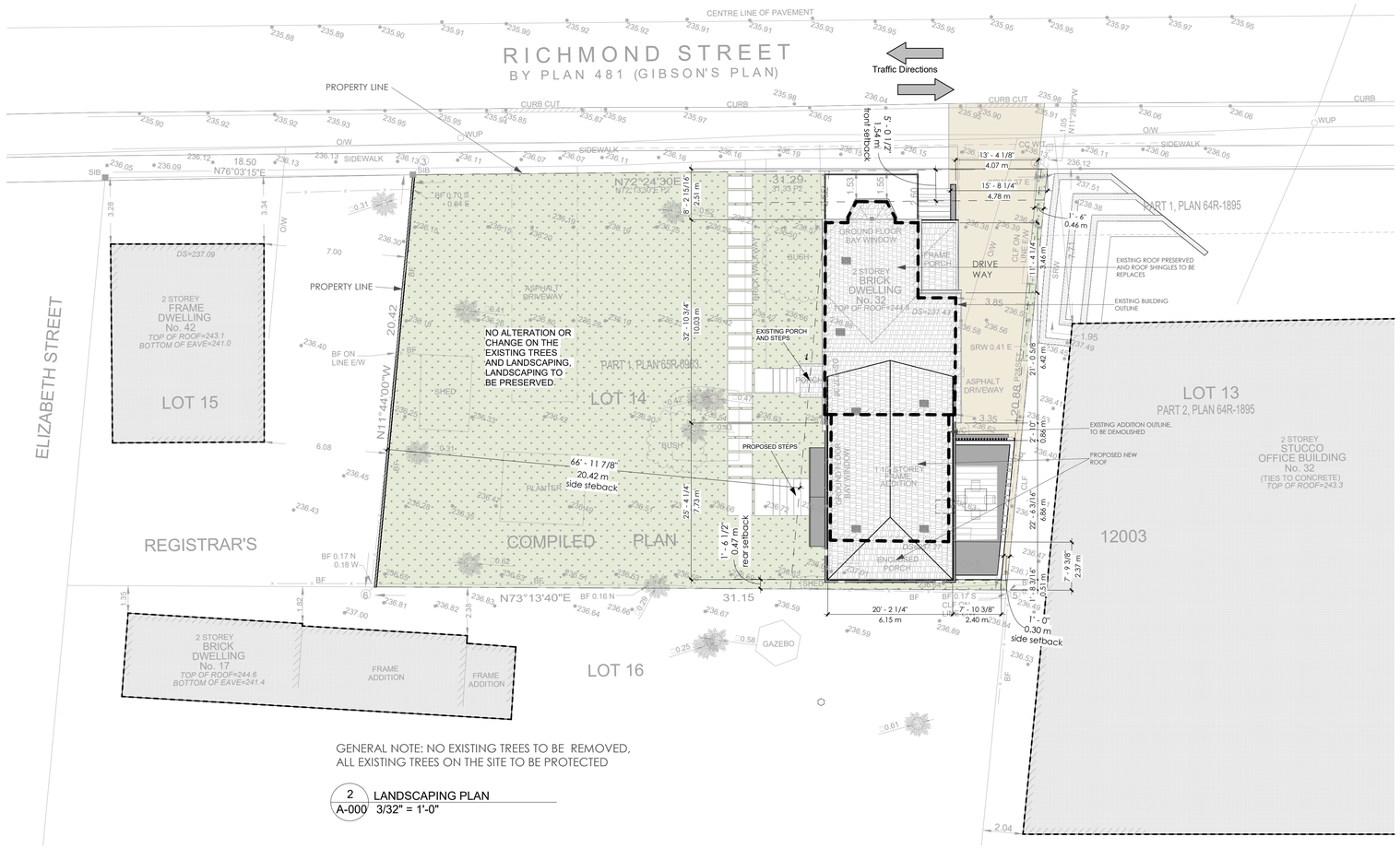
Date of Public Notice: August 13, 2026

Courtney Cullum
Secretary-Treasurer Committee of Adjustment
City of Richmond Hill
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4

Committee of Adjustment Staff are available for in person inquiries on Tuesdays and Thursdays

CONTACT INFORMATION:

committeeofadjustment@richmondhill.ca



GENERAL NOTE: NO EXISTING TREES TO BE REMOVED,
ALL EXISTING TREES ON THE SITE TO BE PROTECTED

2 / A-000 LANDSCAPING PLAN
3/32" = 1'-0"

Project
32 RICHMOND STREET
200 ST. LEONARDS AVENUE, NORTH YORK, ONTARIO, M4N 1K7

Description

GOAL ARCHITECTS
/ ARCHITECTURE & INTERIOR DESIGN

Unit 24-95 Mural Street, Richmond Hill, ON, L4B3G2

ONTARIO ASSOCIATION OF ARCHITECTS
BARAK TAGHRIMANI
LICENCE 10419

Professional Seals

Client Approval

Signiture Date

All reproduction & intellectual property rights reserved © 2024 (GOAL ARCHITECTS INC.)
Contractor must verify all dimensions and be responsible for same reporting any discrepancies to architect before commencing the work. The drawing is an instrument of service and shall remain the property of the architect: the copyright of this drawing and work executed from the samebeing reserved. Do not scale drawing.
This drawing shall not be used for construction unless signed by the architect.

Date 2026-06-09 10:54:56 AM **Project No.** 19575

Sheet Title

SITE PLAN & SITE STATISTICS

Scale 3/32" = 1'-0" **Drawn** Author **Checked** Checker

Original is 36" x 24"
Do not scale contents of this drawing.

Sheet Number

A-000

Committee of Adjustment

Hearing Date & Time:	Thursday, August 27, 2026, at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	CN-26-0005
Property (Subject Land):	36 Fergus Avenue
Owner:	Liana Falzone and Amin Nikdel
Related Applications:	MV-26-0014, MV-26-0015

The Proposal:

The applicant is requesting approval of an application for provisional consent to:

a) **sever and convey a parcel of land with an approximate lot frontage of 7.17 metres (23.52 feet) and an approximate lot area of 324.8 square metres (3,496.11 square feet) (Part 3 on draft R Plan); and,**
b) **retain a parcel of land with an approximate lot frontage of 8.07 metres (26.47 feet) and an approximate area of 296.7 sq.m (3,193.65 square feet) (Part 2 on Draft R Plan)**

Location of Subject Land:

Important Information

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Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

The Staff Report pertaining to this application will be available on: **August 20, 2026.**

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Date of Public Notice: August 11, 2026.

Courtney Cullum
Secretary-Treasurer Committee of Adjustment
City of Richmond Hill
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4

Committee of Adjustment Staff are available for in person inquiries on Tuesdays and Thursdays

CONTACT INFORMATION:

committeeofadjustment@richmondhill.ca

Hearing Date & Time:	Thursday, August 27, 2026, at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	MV-26-0015
Property (Subject Land):	36 Fergus Avenue
Owner:	Liana Falzone and Amin Nikdel
Related Applications:	CN-26-0005, MV-26-0014

The Proposal:

The following variances are being requested to facilitate the construction of a proposed three storey dwelling on the severed lot (Unit B – Part 3):

#	Zoning By-law 256-88	Variance Requested
1.	Minimum lot frontage of 15 metres (49.21 feet) is required **[Schedule B1]**	To permit a minimum lot frontage of 7.17 metres (23.52 feet)
2.	Minimum lot area of 502 square metres (5,403.48 feet) is required **[Schedule B1]**	To permit a minimum lot area of 324.8 square metres (3,496.12 feet)
3.	Minimum front yard setback of 7.13 metres (23.39 feet) is required **[Schedule B1]**	To permit a minimum front yard setback of 6.77 metres (22.21 feet)
4	Minimum interior side yard setback (NORTH) of 1.4 metres (4.59 feet) is required **[Schedule B1]**	To permit a minimum interior side yard setback (NORTH) of 1.0 metres (3.28 feet)
5.	Minimum interior side yard setback (SOUTH) of 1.4 metres (4.59 feet) is required **[Schedule B1]**	To permit a minimum interior side yard setback (SOUTH) of 0.62 metres (2.03 feet)
6.	Maximum driveway width of 3.0 metres (9.84 feet) is permitted **[Section 1(c)]**	To permit is maximum driveway width of 3.05 metres (10 feet)

#	Zoning By-law 93-25	Variance Requested
7.	Minimum lot frontage of 15 metres (49.21 feet) is required **[Table 5.2A]**	To permit a minimum lot frontage of 7.17 metres (23.52 feet)
8.	Minimum lot area of 450 square metres (4,843.76 feet) is required **[Table 5.2A]**	To permit a minimum lot area of 324.8 square metres (3,496.12 feet)
9.	Minimum front yard setback of 8.44 metres (27.69 feet) is required **[Table 5.2B(12)]**	To permit a minimum front yard setback of 6.77 metres (22.12 feet)
10.	Minimum interior side yard setback (NORTH) of 1.2 metres (3.93 feet) is required **[Table 5.2A]**	To permit a minimum interior side yard setback (NORTH) of 1.0 metres (3.28 feet)
11.	Minimum interior side yard setback (SOUTH) of 1.2 metres (3.93 feet) is required **[Table 5.2A]**	To permit a minimum interior side yard setback (SOUTH) of 0.62 metres (2.03 feet)
12.	Maximum encroachment of front porch (not including steps), which exceeds 4.5 metres (14.76 feet) in height, into the minimum required front yard setback is 0.0 m (0.0 feet) **[Section 3.15(a)]**	To permit a porch which exceeds 4.5 metres (14.76 feet) in height to encroach 2.41 metres (7.90 feet) into the minimum required front yard setback

Location of Subject Land:

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Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

The Staff Report pertaining to this application will be available on: **August 20, 2026.**

Notice of Decision: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

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Date of Public Notice: August 13, 2026.

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Secretary-Treasurer Committee of Adjustment
City of Richmond Hill
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4

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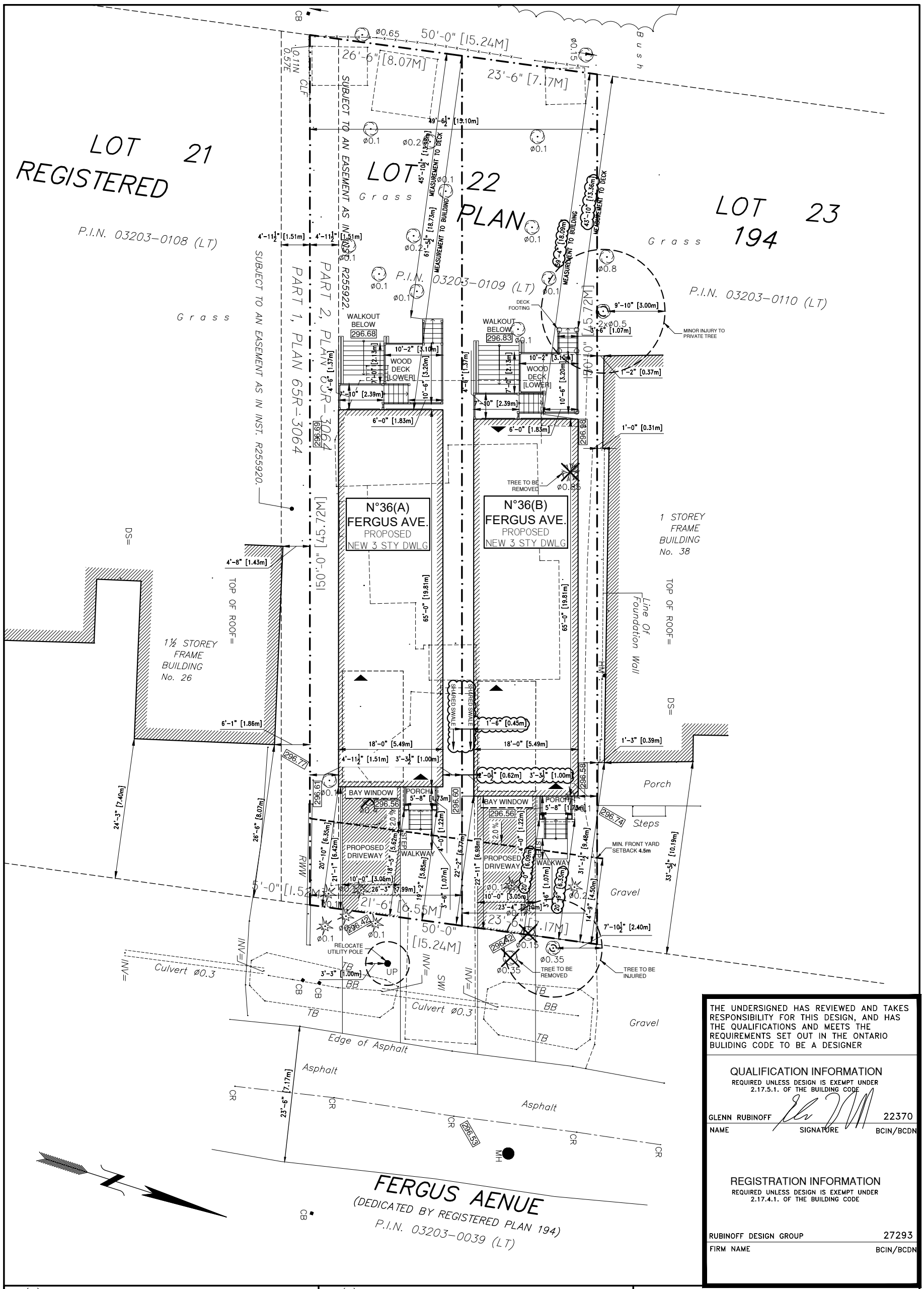

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BULIDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

NAME	SIGNATURE	BCIN/BCDN
GLENN RUBINOFF		22370

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1. OF THE BUILDING CODE

FIRM NAME	BCIN/BCDN
RUBINOFF DESIGN GROUP	27293

36(A) FERGUS AVE

SITE AREA: 3933.8 FT² (365.5 M²)
COVERAGE : 1170.0 FT² (108.7 M²)(29.7%)
MAIN FLOOR : 1187.7 FT² (110.3 M²)
SECOND FLOOR : 1189.7 FT² (110.5 M²)
GFA: 2377.4 FT² (220.8 M²)

HARD SURFACE CALCULATIONS:
TOTAL FRONT YARD AREA: 546.4 FT² (50.8 M²)
PORCH & STEPS AREA: 36.0 FT² (3.3 M²)
WALKWAY AREA: 19.2 FT² (1.8 M²)
DRIVEWAY AREA: 218.2 FT² (21.3 M²)
SOFT LANDSCAPING: 307.9 FT² (28.6 M²)
HARD LANDSCAPING: 237.4 FT² (22.0 M²)

36(B) FERGUS AVE

SITE AREA: 3495.8 FT² (324.8 M²)
COVERAGE : 1170.0 FT² (108.7 M²)(33.5%)
MAIN FLOOR : 1187.7 FT² (110.3 M²)
SECOND FLOOR : 1200.3 FT² (111.5 M²)
GFA: 2388.0 FT² (221.8 M²)

HARD SURFACE CALCULATIONS:
TOTAL FRONT YARD AREA: 522.1 FT² (48.5 M²)
PORCH & STEPS AREA: 36.0 FT² (3.3 M²)
WALKWAY AREA: 19.2 FT² (1.8 M²)
DRIVEWAY AREA: 234.0 FT² (21.7 M²)
SOFT LANDSCAPING: 268.8 FT² (25.0 M²)
HARD LANDSCAPING: 253.2 FT² (23.5 M²)

Rubinoff Design Group
2 St. Clair Avenue West, Suite 1836
Toronto, Ontario M4V 1L5
TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

PROJECT DESIGNER:	PROJECT NO.	DRAWING NO.
G.R.		A
DRAWN BY: K.S.	DATE: JUNE 26, 2026	
CHECKED BY: G.R.	SCALE: 1:200	

Hearing Date & Time:	Thursday, August 27, 2026, at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	MV-26-0014
Property (Subject Land):	36 Fergus Avenue
Owner:	Liana Falzone and Amin Nikdel
Related Applications:	CN-26-0005, MV-26-0015

The Proposal:

The following variances are being requested to facilitate the construction of a proposed three storey dwelling on the retained lot (Unit A – Part 1 and 2):

#	Zoning By-law 256-88	Variance Requested
1.	**Minimum lot frontage of 15 metres (49.21 feet) is required [Schedule B1]**	**To permit a minimum lot frontage of 8.07 metres (26.47 feet)**
2.	**Minimum lot area of 502 square metres (5,403.48 feet) is required [Schedule B1]**	**To permit a minimum lot area of 365.5 square metres (3,934.21 feet)**
3.	**Minimum front yard setback of 7.13 metres (23.39 feet) is required [Schedule B1]**	**To permit a minimum front yard setback of 6.35 metres (20.83 feet)**
4.	**Minimum interior side yard setback (NORTH) of 1.4 metres (4.59 feet) is required [Schedule B1]**	**To permit a minimum interior side yard setback (NORTH) of 1.0 metres (3.28 feet)**
5.	**Maximum driveway width of 3.0 metres (9.84 feet) is permitted [Section 1(c)]**	**To permit a maximum driveway width of 3.05 metres (10 feet)**

#	Zoning By-law 93-25	Variance Requested
6.	**Minimum lot frontage of 15 metres (49.21 feet) is required [Table 5.2A]**	**To permit a minimum lot frontage of 8.07 metres (26.47 feet)**
7.	**Minimum lot area of 450 square metres (4,843.76 feet) is required [Table 5.2A]**	**To permit a minimum lot area of 365.5 square metres (3,934.21 feet)**
8.	**Minimum front yard setback of 8.44 metres (27.69 feet) is required [Table 5.2B(12)]**	**To permit a minimum front yard setback of 6.35 metres (20.83 feet)**
9.	**Minimum interior side yard setback (NORTH) of 1.2 metres (3.93 feet) is required [Table 5.2A]**	**To permit a minimum interior side yard setback (NORTH) of 1.0 metres (3.28 feet)**
10.	**Maximum encroachment of front porch (not including steps), which exceeds 4.5 metres (14.76 feet) in height, into the minimum required front yard setback is 0.0 metres (0.0 feet) [Section 3.15(a)]**	**To permit a porch which exceeds 4.5 metres (14.76 feet) in height to encroach 2.82 metres (9.25 feet) into the minimum required front yard setback.**

Location of Subject Land:

Important Information

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Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

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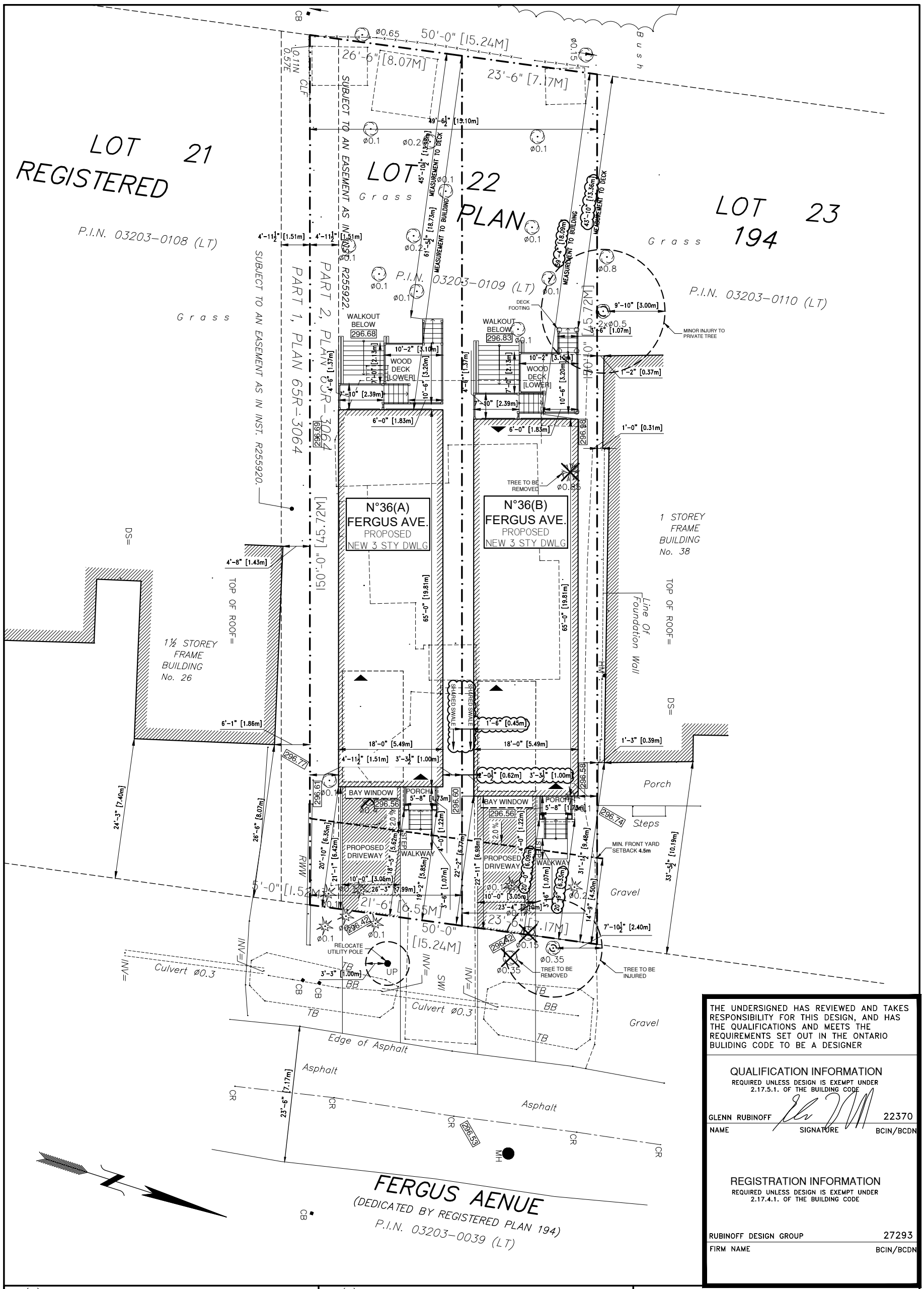

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REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

NAME	SIGNATURE	BCIN/BCDN
GLENN RUBINOFF		22370

REGISTRATION INFORMATION
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FIRM NAME	BCIN/BCDN
RUBINOFF DESIGN GROUP	27293

36(A) FERGUS AVE

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GFA: 2377.4 FT² (220.8 M²)

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TOTAL FRONT YARD AREA: 546.4 FT² (50.8 M²)
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SOFT LANDSCAPING: 307.9 FT² (28.6 M²)
HARD LANDSCAPING: 237.4 FT² (22.0 M²)

36(B) FERGUS AVE

SITE AREA: 3495.8 FT² (324.8 M²)
COVERAGE : 1170.0 FT² (108.7 M²)(33.5%)
MAIN FLOOR : 1187.7 FT² (110.3 M²)
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HARD SURFACE CALCULATIONS:
TOTAL FRONT YARD AREA: 522.1 FT² (48.5 M²)
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DRIVEWAY AREA: 234.0 FT² (21.7 M²)
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Rubinoff Design Group
2 St. Clair Avenue West, Suite 1836
Toronto, Ontario M4V 1L5
TEL. 416.667-0322 FAX.416.667.0751 EMAIL. info@rubinoffdesign.com

PROJECT DESIGNER:	PROJECT NO.	DRAWING NO.
G.R.		A
DRAWN BY: K.S.	DATE: JUNE 26, 2026	
CHECKED BY: G.R.	SCALE: 1:200	

Committee of Adjustment

Hearing Date & Time:	Thursday, August 27, 2026, at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	CN-26-0009
Property (Subject Land):	158 Garden Avenue
Owner:	John Kratochwil
Related Applications:	N/A

The Proposal:

The applicant is requesting approval of an application for provisional consent to:

a) sever and convey a parcel of land with an approximate lot frontage of 22.7 metres (74.47 feet) and an approximate lot area of 1,060.33 square metres (11,413.29 square feet) (Part 2 on draft RPlan); and,

b) retain a parcel of land with an approximate lot frontage of 22.7 metres (74.47 feet) and an approximate area of 936.67 square metres (10,082.23 square feet) (Part 1 on draft RPlan)

Location of Subject Land:

Important Information

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Committee of Adjustment Staff are available for in person inquiries on Tuesdays and Thursdays

CONTACT INFORMATION:

committeeofadjustment@richmondhill.ca

UNDER THE LAND TITLES ACT.

DATE: _____

ERIC G. SALZER
ONTARIO LAND SURVEYOR

PLAN 65R-_____
RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (65).

SCHEDULE

PART	LOT	PLAN	PIN No.
1	PART OF LOTS 54 AND 55	1984	ALL OF PIN 03104-0189 (LT)
2			
3			

PARTS 1 AND 3 COMPRISE ALL OF PIN 03104-0189 (LT)
PART 2 IS SUBJECT TO A RIGHT-OF-WAY AS IN INST. No. EP137064

PLAN OF SURVEY OF
PART OF LOTS 54 AND 55
REGISTERED PLAN 1984
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK)

SCALE & NOTES
Scale 1:200
5 0 5 10 METRES

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS ARE UTM GRID, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° 00' WEST LONGITUDE) NAD83 (CSRS) (2010.0).

HORIZONTAL DATUM NOTE
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (UTM, ZONE 17, CM 81°00'W)

DATUM: NAD83 (CSRS)(2010.0)

GRID SCALE CONVERSION
DISTANCES ON THIS PLAN MAY BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999876.

NOTE
FOR BEARING COMPARISONS, A ROTATION OF 1°02'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS 65R-36107, 65R-30107, REG'D PLAN 1984

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
OU	DENOTES	ORIGIN UNKNOWN
921	DENOTES	SALNA SURVEYING, O.L.S.
1176	DENOTES	DONNALD E. ROBERTS, O.L.S.
B&H	DENOTES	B. J. HAYNES, O.L.S.
P	DENOTES	REGISTERED PLAN 1984
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT RICHMOND SURVEYING INC. DATED APRIL 10, 2025
P1	DENOTES	PLAN 65R-36488
P2	DENOTES	PLAN 65R-36107
P3	DENOTES	PLAN 65R-30107
P4	DENOTES	PLAN 65R-4589

OBSERVED REFERENCE POINTS DERIVED FROM GPS USING REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, NAD83 (CSRS)(2010.0). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	4854940.06	625307.58
Ⓑ	4854808.41	624884.32

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON

. . . . . .
ERIC G. SALZER
O.L.S, O.L.I.P

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION No.

INFO@GEOMAPLE.CA
Barich Grenkie Surveying Ltd.
TEL 416 444 1100 FAX 416 444 1200
A DIVISION OF GEOMAPLE

DWN BY: WSL
CHK BY: ES
JOB No. : 26-7990

Committee of Adjustment

Hearing Date & Time:	Thursday, August 27, 2026, at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	CN-26-0012
Property (Subject Land):	178 Mill Street
Owner:	Abolfazi Jamalirad and Faye Rad
Related Applications:	MV-26-0024, MV-26-0025

The Proposal:

The applicant is requesting approval of an application for provisional consent to:

a) sever and convey a parcel of land with an approximate lot frontage of 10.37 metres (34.02 feet) and an approximate lot area of 1,016 square metres (10,936.13 square feet) (Part 2 on proposed Site Plan); and,
b) retain a parcel of land with an approximate lot frontage of 10.37 metres (34.02 feet) and an approximate lot area of 1,016 square metres (10,936.13 square feet) (Part 1 on proposed Site Plan);

Location of Subject Land:

Important Information

Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition. Materials (e.g., photos, presentations) must be provided to Committee staff by 4:30 pm the day before of the meeting. Written comments by any person unable to attend the meeting can be submitted via e-mail to Committee of Adjustment staff at the contact information provided below.

Public Record: Personal information collected as a result of this public meeting is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act* and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure and will be used to assist the Committee of Adjustment and staff to process this application.

Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

The Staff Report pertaining to this application will be available on: **August 20, 2026.**

Notice of Decision: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

Ontario Land Tribunal: No one other than the applicant, the municipality, certain public bodies, and the Minister will be allowed to appeal municipal decisions to the Tribunal within 20 days of the making of the decision. **To appeal the decision to the Ontario Land Tribunal, you must submit a completed Appellant Application Form (available from Committee of Adjustment staff) to the Secretary-Treasurer of the Committee of Adjustment, City of Richmond Hill. You must enclose the appeal fee of $400 (plus $25 for each connected application), paid by certified cheque, made payable to the Minister of Finance.**

An additional administrative fee of $183.00 per application appealed is payable to the City of Richmond Hill (All fees are subject to change).

Important Notice to Owner and/or Agent: If you do not attend or are not represented at this hearing, the Committee may proceed in your absence and make a decision or may consider the application to have been abandoned or withdrawn and close the file.

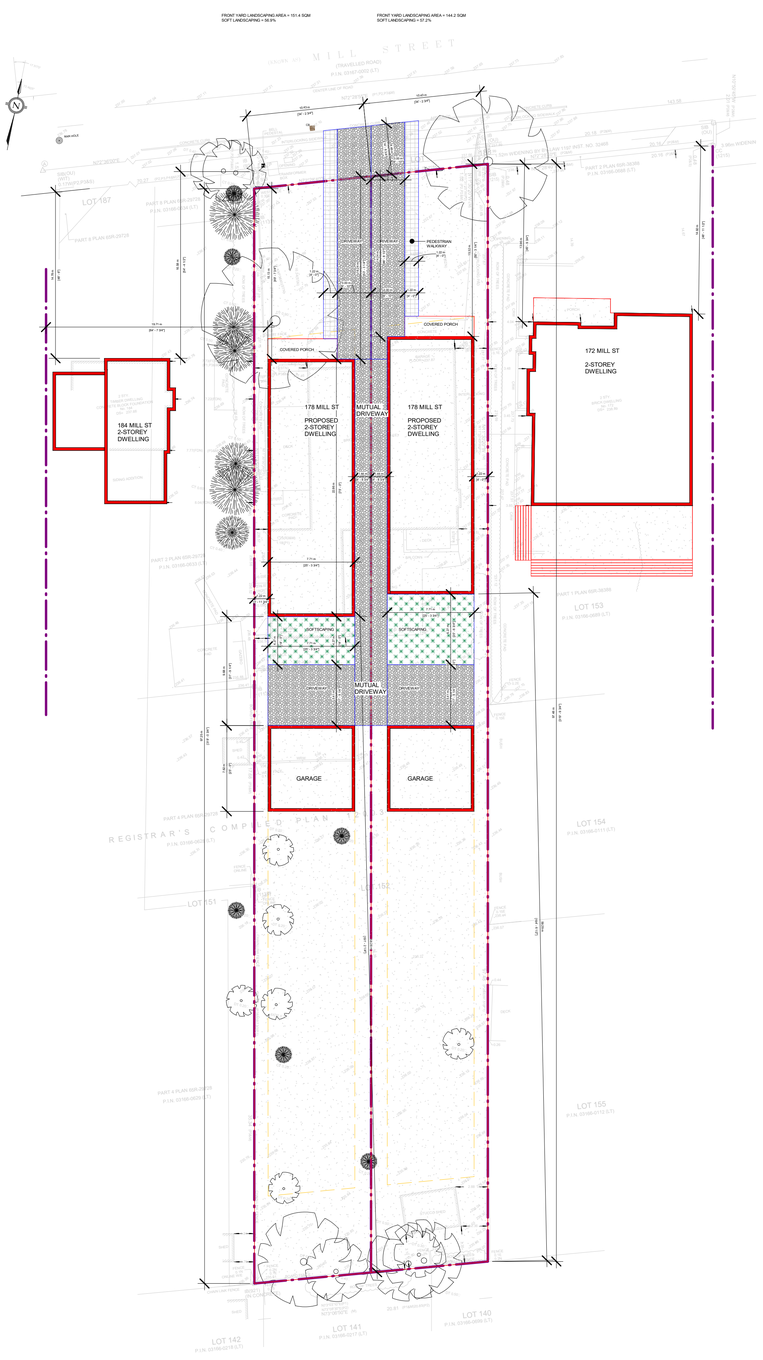
Date of Public Notice: August 13, 2026.

Courtney Cullum
Secretary-Treasurer Committee of Adjustment
City of Richmond Hill
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4

Committee of Adjustment Staff are available for in person inquiries on Tuesdays and Thursdays

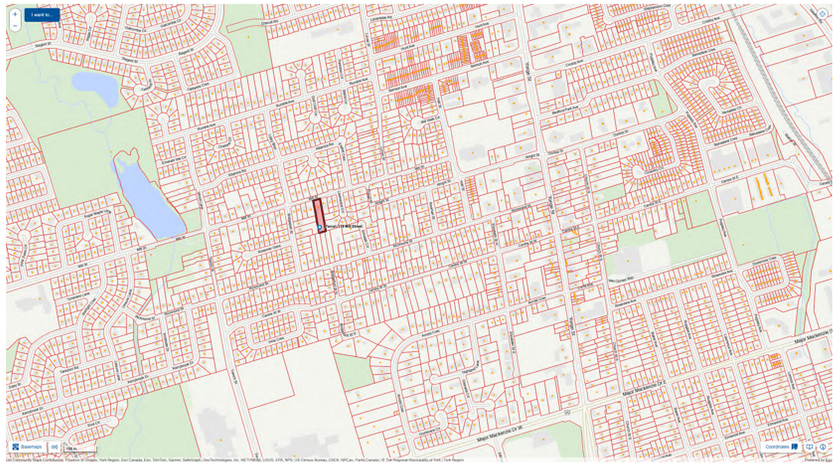
CONTACT INFORMATION:

committeeofadjustment@richmondhill.ca

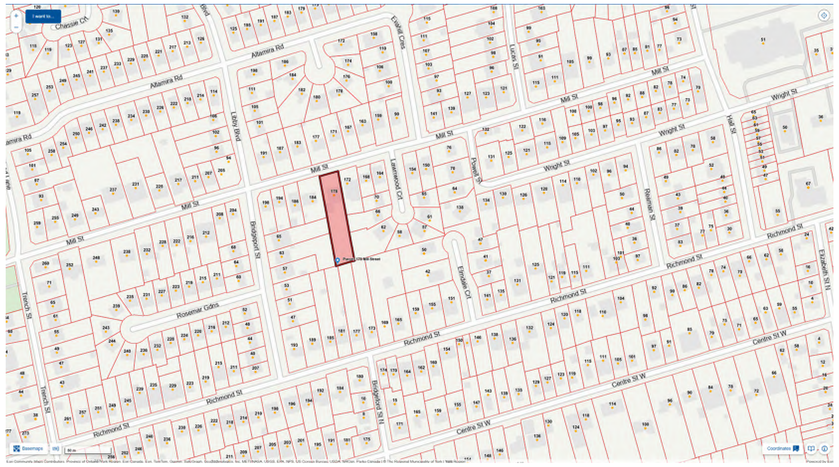


1 Z_SP
1 : 250

2 Z_Severance Plan
1 : 250



CONTEXT MAP 1:400



CONTEXT MAP 1:200

AERIAL IMAGE 1:40

NOTES

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REVISIONS

#	DB	CB	DATE	NOTES
1	RD	RD	2026-06-11	CoA S1

DESIGN

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SEAL

CLIENT

PC

PROJECT

MILL HOUSE
178 Mill St.,
Richmond Hill ON
L4C 4B2

PROJECT NUMBER

2408-0086

DISCIPLINE

DWG. TITLE

SITE PLAN

DWG. SCALE

1 : 250

DWG. STATUS

CoA

DWG. NUMBER

A0-01

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Committee of Adjustment

Hearing Date & Time:	Thursday, August 27, 2026, at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	MV-26-0024
Property (Subject Land):	178 Mill Street
Owner:	Abolfazi Jamalirad and Faye Rad
Related Applications:	CN-26-0012, MV-26-0025

The Proposal:

The following variances are being requested to facilitate the creation of the retained lot (Part 1 on proposed site plan) for CN-26-0012:

#	Zoning By-law 93-25	Variance Requested
1.	Minimum lot frontage of 15.0 metres (49.21 feet) is required **[Table 5.2A]**	To permit a minimum lot frontage of 10.37 metres (34.02 feet)
2.	Minimum front yard setback of 14.37 metres (47.15 feet) is required **[Special Provision Number 12 under Table 5.2B]**	To permit a minimum front yard setback of 14.24 metres (46.72 feet)
3.	Maximum floor area of 40 square metres (430.55 square feet) is permitted for a detached garage **[Section 3.14.(9).(e)]**	To permit maximum floor area of 58.75 square metres (635.37 square feet) for a detached garage
4.	Maximum height of 4.2 m is permitted for a detached garage **[Section 3.14.(9).(f)]**	To permit maximum height of 6.97 m for a detached garage

Location of Subject Land:

Important Information

Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition. Materials (e.g., photos, presentations) must be provided to Committee staff by 4:30 pm the day before of the meeting. Written comments by any person unable to attend the meeting can be submitted via e-mail to Committee of Adjustment staff at the contact information provided below.

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Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

The Staff Report pertaining to this application will be available on: **August 20, 2026.**

Notice of Decision: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

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Date of Public Notice: August 13, 2026.

Courtney Cullum
Secretary-Treasurer Committee of Adjustment
City of Richmond Hill
225 East Beaver Creek Road, 4th Floor
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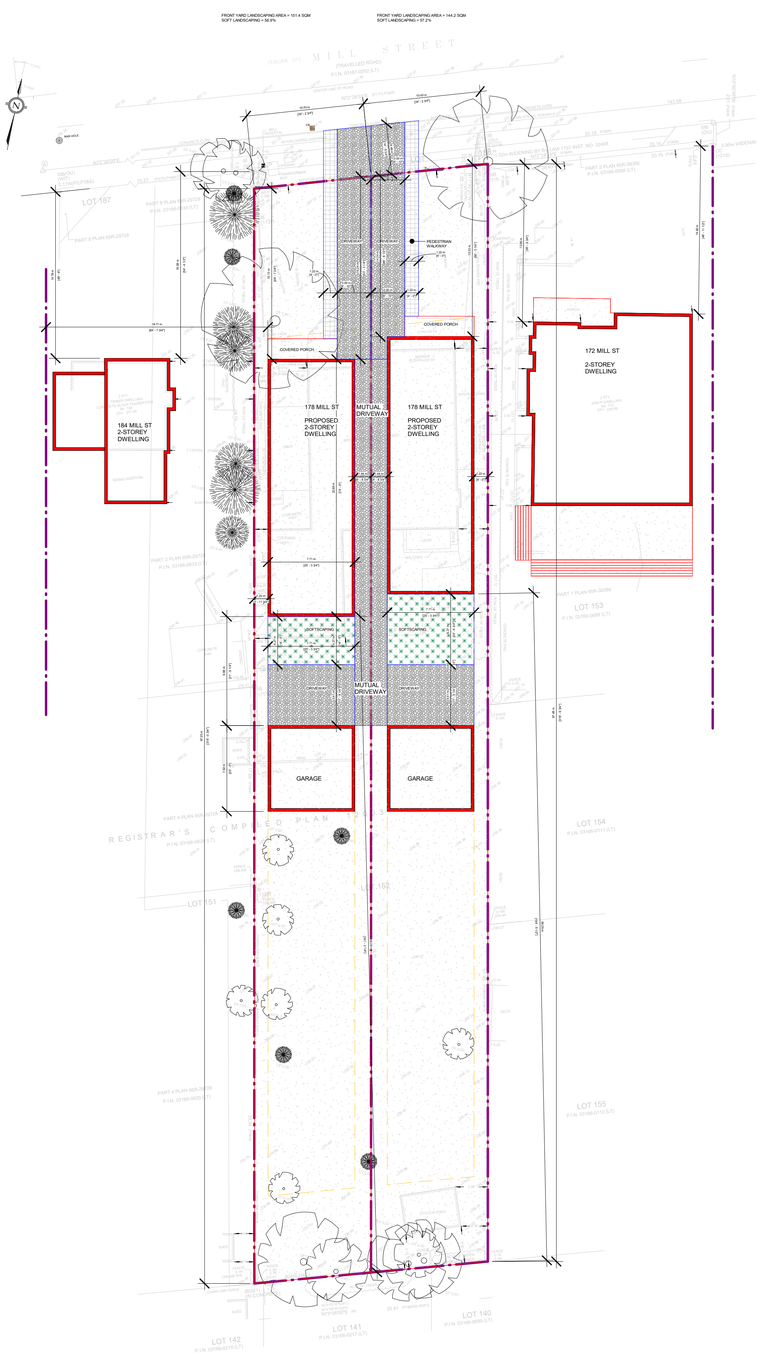
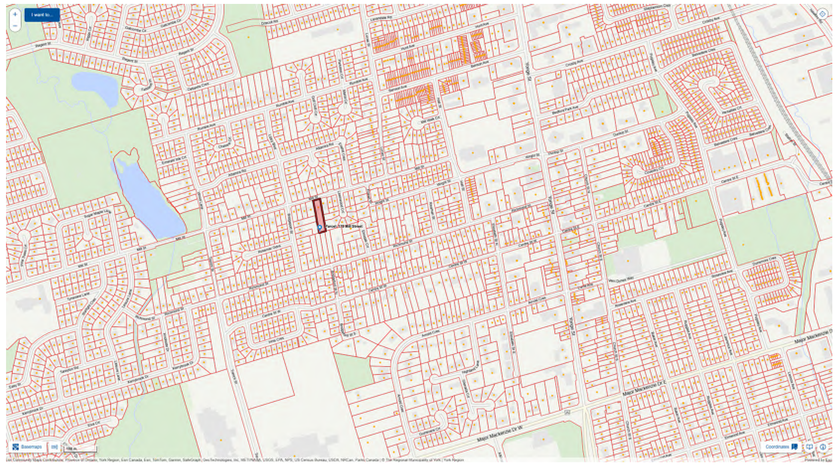
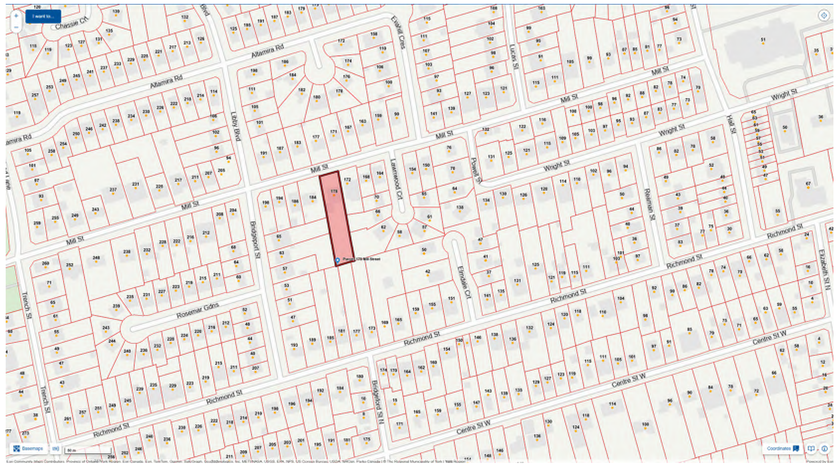


1 Z_SP
1 : 250

2 Z_Severance Plan
1 : 250



CONTEXT MAP 1:400



CONTEXT MAP 1:200

AERIAL IMAGE 1:40

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SEAL

CLIENT

PC

PROJECT

MILL HOUSE
178 Mill St.,
Richmond Hill ON
L4C 4B2

PROJECT NUMBER

2408-0086

DISCIPLINE

DWG. TITLE

SITE PLAN

DWG. SCALE

1 : 250

DWG. STATUS

CoA

DWG. NUMBER

A0-01

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Committee of Adjustment

Hearing Date & Time:	Thursday, August 27, 2026, at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	MV-26-0025
Property (Subject Land):	178 Mill Street
Owner:	Abolfazi Jamalirad and Faye Rad
Related Applications:	CN-26-0012, MV-26-0024

The Proposal:

The following variances are being requested to facilitate the creation of the severed lot (Part 2 on proposed site plan) for CN-26-0012:

#	Zoning By-law 93-25	Variance Requested
1.	Minimum lot frontage of 15.0 metres (49.21 feet) is required **[Table 5.2A]**	To permit a minimum lot frontage of 10.37 metres (34.02 feet)
2.	Maximum floor area of 40 square metres (430.55 square feet) is permitted for a detached garage **[Section 3.14.(9).(e)]**	To permit maximum floor area of 58.75 square metres (632.37 square feet) for a detached garage
3.	Maximum height of 4.2 metres (13.77 feet) is permitted for a detached garage **[Section 3.14.(9).(f)]**	To permit maximum height of 6.97 metres (22.86 feet) for a detached garage

Location of Subject Land:

Important Information

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Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

The Staff Report pertaining to this application will be available on: **August 20, 2026.**

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Date of Public Notice: August 13, 2026.

Courtney Cullum
Secretary-Treasurer Committee of Adjustment
City of Richmond Hill
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4

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CONTACT INFORMATION:

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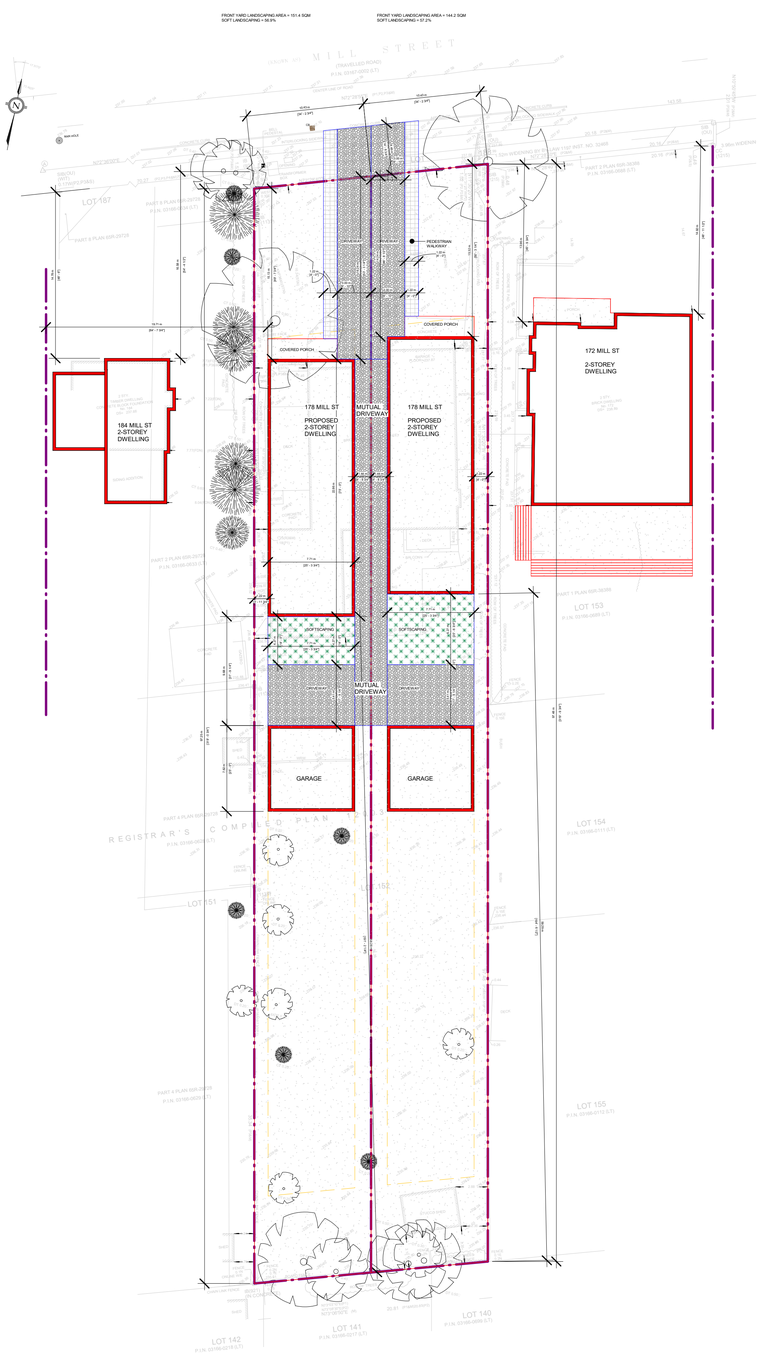

1 Z_SP
1 : 250

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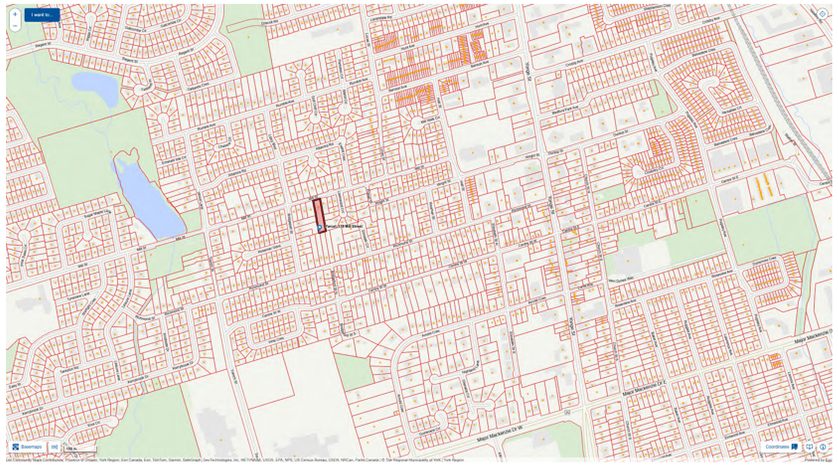
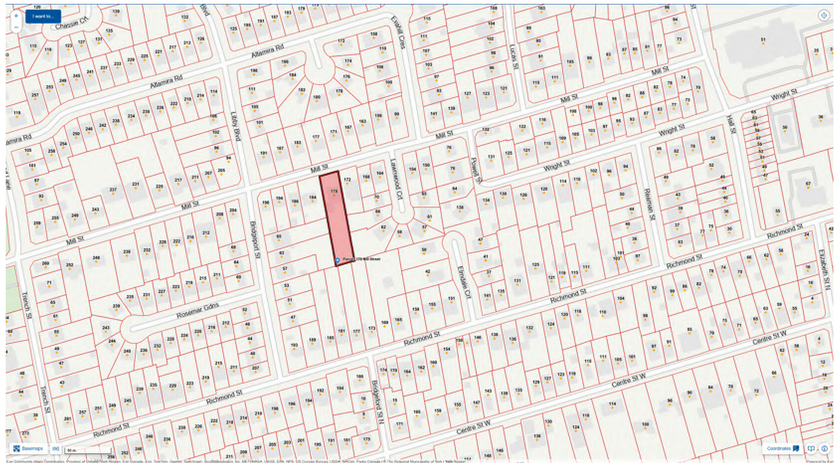


CONTEXT MAP 1:400



CONTEXT MAP 1:200

AERIAL IMAGE 1:40

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REVISIONS

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CLIENT

PC

PROJECT

MILL HOUSE
178 Mill St.,
Richmond Hill ON
L4C 4B2

PROJECT NUMBER

2408-0086

DISCIPLINE

DWG. TITLE

SITE PLAN

DWG. SCALE

1 : 250

DWG. STATUS

CoA

DWG. NUMBER

A0-01

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Committee of Adjustment

Hearing Date & Time:	Thursday, August 27, 2026, at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	MV-26-0020
Property (Subject Land):	520 North Lake Road
Owner:	Ai Ping He
Related Applications:	N/A

The Proposal:

The following variances are being requested to facilitate the construction of a 3-storey single family dwelling:

#	Zoning By-law 256-88	Variance Requested
1.	Minimum lot frontage of 15.0 metres (49.21 feet) is required **[Schedule B1]**	To permit a minimum lot frontage of 12.85 metres (42.15 feet)
2.	Minimum lot area of 502.0 square metres (5,403.48 square feet) **[Schedule B1]**	To permit a minimum lot area of 224.53 square metres (2,416.82 square feet)
3.	Minimum front yard setback of 4.10 metres (13.45 feet) to the established building line is required **[Schedule B1]**	To permit a minimum front yard setback of 2.23 metres (7.31 feet)
4.	Maximum front yard encroachment of the porch (including stairs) of 2.5 metres (8.2 feet) is permitted **[Section 5.12]**	To permit a maximum front yard encroachment of the porch (including stairs) of 3.56 metres (11.67 feet)
5.	Minimum interior side yard setback (EAST) of 1.40 metres (4.59 feet) is required **[Schedule B1]**	To permit a minimum interior side yard setback (EAST) of 1.20 metres (3.93 feet)
6.	Minimum interior side yard setback (WEST) of 1.4 metres (4.59 feet) is required **[Schedule B1]**	To permit a minimum interior side yard setback (WEST) of 0.90 metres (2.95 feet)
7.	Minimum rear yard setback of 7.5 metres (24.60 feet) is required **[Schedule B1]**	To permit a minimum rear yard setback of 1.0 metres (3.28 feet)
8.	Maximum lot coverage of 40 % is permitted **[Schedule B1]**	To permit a maximum lot coverage of 49.98%
9.	Maximum number of storeys of 2 is permitted **[Schedule B1]**	To permit a 3-storey building
10.	Maximum dwelling height of 8.5 metres (27.88 feet) is permitted **[Schedule B1]**	To permit a maximum dwelling height of 10.98 metres (36.02 feet)

#	Zoning By-law 93-25	Variance Requested
11.	Minimum lot frontage of 15.0 metres (49.21 feet) is required **[Table 5.2A]**	To permit a minimum lot frontage of 12.85 metres (42.15 feet)
12.	Minimum lot area of 450.0 square metres (4,843.76 square feet) **[Table 5.2A]**	To permit a minimum lot area of 224.53 square metres (2,416.82 square feet)
13.	Minimum front yard setback of 4.34 metres (14.23 feet) to the established building line is required **[Table 5.2B(12)]**	To permit a minimum front yard setback of 2.23 metres (7.31 feet
14.	Maximum front yard encroachment of the porch (excluding stairs) of 2.0 metres is permitted **[Section 3.15(a)]**	To permit a maximum front yard encroachment of the porch (excluding stairs) of 2.8 metres (9.18 feet)
15.	Minimum front yard setback to the garage of 5.70 metres (18.70 feet) is required **[Table 5.2B(2)]**	To permit a minimum front yard setback to the garage of 2.23 metres (7.31 feet)
16.	Minimum interior side yard setback (WEST) of 1.20 metres (3.93 feet) is required **[Table 5.2A]**	To permit a minimum interior side yard setback (WEST) of 0.90 metres (2.95 feet)
17.	Minimum rear yard setback of 6.0 metres (19.68 feet) is required **[Table 5.2A]**	To permit a minimum rear yard setback of 1.0 metres (3.28 feet)

Location of Subject Land:

Important Information

Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition. Materials (e.g., photos, presentations) must be provided to Committee staff by 4:30 pm the day before of the meeting. Written comments by any person unable to attend the meeting can be submitted via e-mail to Committee of Adjustment staff at the contact information provided below.

Public Record: Personal information collected as a result of this public meeting is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act* and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure and will be used to assist the Committee of Adjustment and staff to process this application.

Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

The Staff Report pertaining to this application will be available on: **August 20, 2026.**

Notice of Decision: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

Ontario Land Tribunal: No one other than the applicant, the municipality, certain public bodies, and the Minister will be allowed to appeal municipal decisions to the Tribunal within 20 days of the making of the decision. **To appeal the decision to the Ontario Land Tribunal, you must submit a completed Appellant Application Form (available from Committee of Adjustment staff) to the Secretary-Treasurer of the Committee of Adjustment, City of Richmond Hill. You must enclose the appeal fee of $400 (plus $25 for each connected application), paid by certified cheque, made payable to the Minister of Finance.**

An additional administrative fee of $183.00 per application appealed is payable to the City of Richmond Hill (All fees are subject to change).

Important Notice to Owner and/or Agent: If you do not attend or are not represented at this hearing, the Committee may proceed in your absence and make a decision or may consider the application to have been abandoned or withdrawn and close the file.

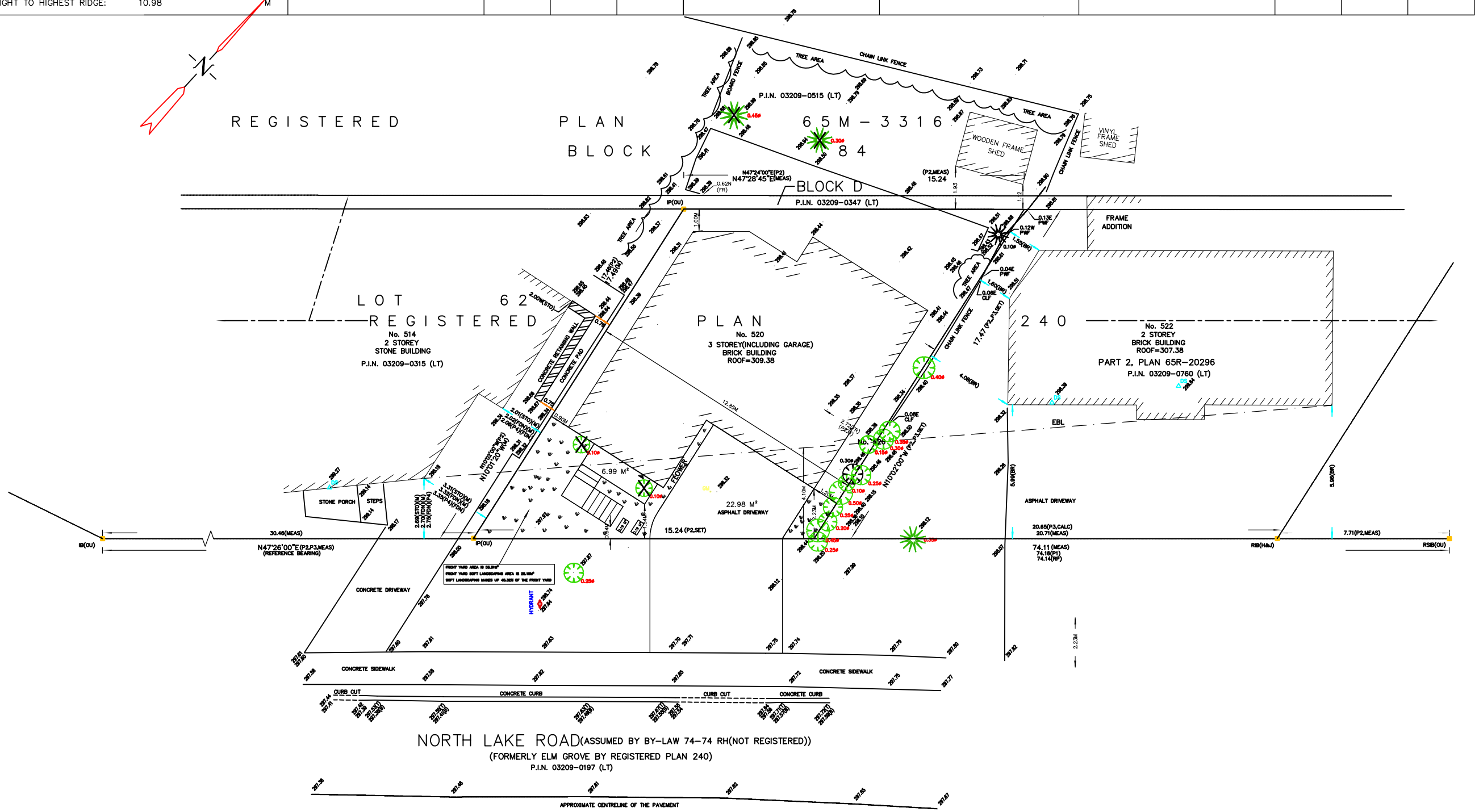
Date of Public Notice: August 13, 2026.

Courtney Cullum
Secretary-Treasurer Committee of Adjustment
City of Richmond Hill
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4

Committee of Adjustment Staff are available for in person inquiries on Tuesdays and Thursdays

CONTACT INFORMATION: committeeofadjustment@richmondhill.ca

PROJECT STATISTICS RESIDENTIAL			EXISITING	PROPOSED	TOTAL	LOT COVERAGE	EXISITING	PROPOSED	TOTAL	LANDSCAPED SOFT AREA	EXISITING	PROPOSED	TOTAL
ADDRESS 520 NORTH LAKE RD.,RICHMOND HILL,ON.,L4E 3B2		GROSS FLOOR AREA				DWELLING FOOT PRINT:	---- M²	---- M²	---- M²	FRONT YARD AREA	---- M²	---- M²	---- M²
ZONING R6 UNDER BY-LAW 256-88 BY-LAW 93-25		GROUND FLOOR:	---- M²	112.23M²	112.23M²	PORCH:	---- M²	---- M²	---- M²	HARD SURFACE(driveway,walkway,porch,etc)	---- M²	---- M²	---- M²
LOT AREA:	224.53 M²	SECOND FLOOR:	---- M²	90.83 M²	90.83 M²	DECK(greater than:0.61m height& 10m2)	---- M²	---- M²	---- M²	TOTAL PROPOSED SOFT LANDSCAPE	---- M²	---- M²	---- M²
LOT FRONTAGE:	15.24 M	TOTAL GFA:	---- M²	203.06 M²	203.06 M²	ACCESSORY STUTURES(shed,gazebo.etc):	---- M²	---- M²	---- M²				
AVERAGE GRADE:	+298.00	DEPTH OF PROPOSED PARKING SPACE:		---- M		OTHER:Balcony 2nd fl overhang,elc		---- M					
HIGHT TO MID POINT:	FLAT M	TOTAL NUMBER OF PARKING SPACES:		2		TOTAL PORPPOSED LOT COVERAGE:			49.98%				
HIGHT TO HIGHEST RIDGE:	10.98 M												



GENERAL NOTES

ADDRESS:

520 NORTH LAKE RD.,
RICHMOND HILL,ON.

DRAW BY: AITA	SHEET: A2a
DATE: 30-07-2026	PROPOSED SITE PLAN
SCALE: 1'=1/16"	