NOTICES OF HEARING

COMMITTEE OF ADJUSTMENT

THURSDAY, NOVEMBER 19, 2026

THE NOTICES OF HEARING FOR NOVEMBER 19, 2026 PERTAIN TO THE FOLLOWING APPLICATIONS:

CN-26-0018 – 14 CARRIAGE HOUSE COURT

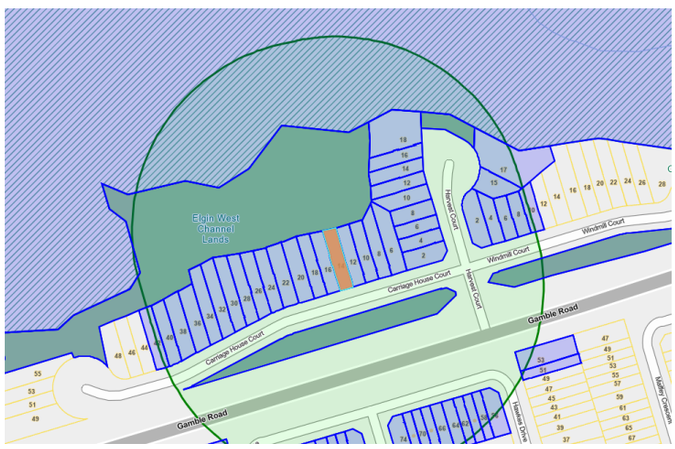
MV-26-0035 – 29 ELMPARK COURT

MV-26-0041 – 2 TANNERY COURT

Public Notice – November 19, 2026
Committee of Adjustment

Consent Application

Applicant: Simplus Realty Law Professional Corporation
Address: 14 Carriage House Court
City File: CN-26-0018
Date of Notice: November 5, 2026

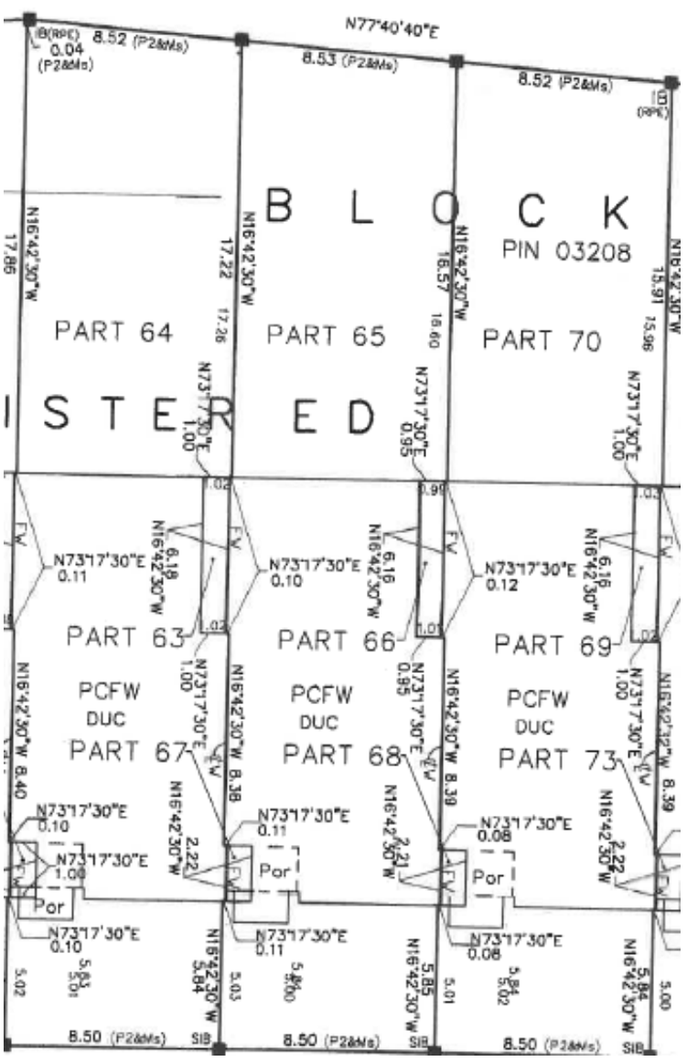


Application Details:

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

a) Retain and convey a parcel of land with an approximate lot frontage of 8.5 metres (27.88 feet) and an approximate lot area of 327.42 square metres (3,524.31 square feet) (Part 65 to 67 on draft RPlan); and,

b) Sever a parcel of land with an approximate lot frontage of 8.5 metres (27.88 feet) and an approximate area of 338.64 square metres (3,645.09 square feet) (Part 68 to 70 on draft RPlan).



Public Notice – November 19, 2026
Committee of Adjustment

DETAILS

November 19, 2026 at 7:00PM

City Hall Council Chambers

225 East Beaver Creek Road, Richmond Hill, Ontario, L4B 3P4 (1st Floor)

How Can I Get Involved?

Any person may attend the meeting and/or make written or verbal submissions.

No prior registration is required to make an in-person delegation but is encouraged.

Written submissions can be sent to committeeofadjustment@richmondhill.ca, or by mail to the Committee of Adjustment, The Corporation of the City of Richmond Hill, 225 East Beaver Creek, Richmond Hill, Ontario, L4B 3P4. Please ensure that you include your name and address so that you may be contacted if necessary.

If you wish to be notified of the decision of the Committee of Adjustment in respect to this application you must make a written request to:

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This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

Important Info

The Staff Report pertaining to this application will be available on: **November 12, 2026** on Council Calendar

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

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 Appeal Form A1 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).

Consents: If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

Notice Requirements: In accordance with O.Reg 197/96 and 200/96 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act,* a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47(2) and shall make a copy of the notice available for examination.

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.

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Public Notice – November 19, 2026
Committee of Adjustment

Minor Variance Application

Applicant: Markham Drafting & Design
Address: 29 Elmpark Court
City File: MV-26-0041
Date of Notice: November 5, 2026



Application Details:

The following variances are being requested to permit construction of a basement as an Additional Residential Unit.

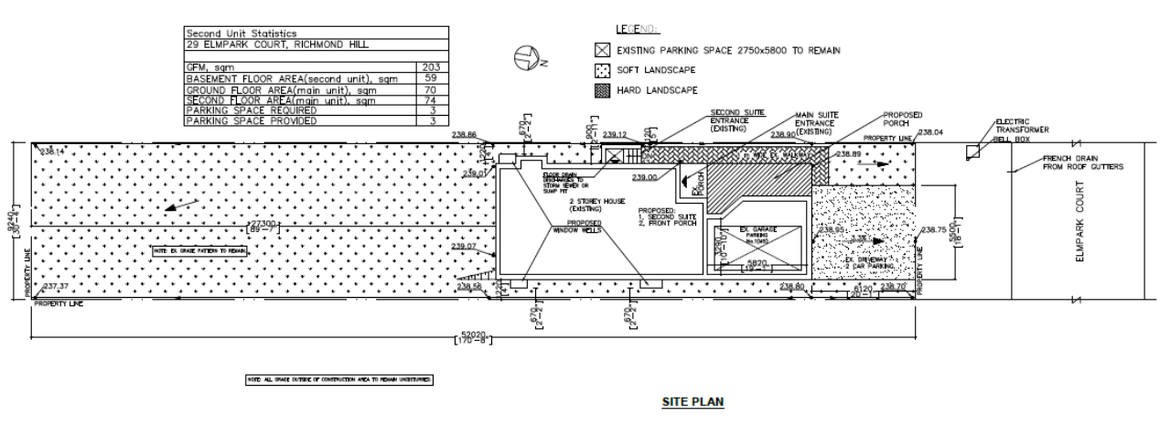
The requested minor variances are as follows:

The following relief from Zoning By-law 93-25, OLT Decision and Order dated July 2, 2026 is requested:

#	Zoning By-law 93-25, OLT Decision and Order dated July 2, 2026	Variance Requested
1.	Minimum interior side yard setback of 0.3 metres (0.98 feet) to below grade entrance stairs is required. **[Section 3.4 – Table 3.4A]**	To permit an interior side yard setback of 0.12 metres (0.39 feet) to below grade entrance stairs.
2.	Minimum width of 1.0 metres (3.28 feet) wide access path is required to be provided for the entrance of an additional residential unit from the street. **[Section 3.18(4) a) i.]**	To permit the access path to be reduced to 0.9 metres (2.95 feet) where the below grade entrance staircase forms part of the access path.
3.	Window well encroachments are not permitted in the minimum required side yard setback (east and west) **[Section 3.4A – Table 3.4A]**	To permit a window well encroachment of 0.53 metres (1.73 feet) into the minimum required side yard setback (east and west).

The following relief from Zoning By-law 93-25, as amended by By-law 82-26, is requested:

#	Zoning By-law 93-25, as amended by By-law 82-26	Variance Requested
1.	Minimum interior side yard setback of 0.3 metres (0.98 feet) to below grade entrance stairs is required. **[Section 3.4 – Table 3.4A]**	To permit an interior side yard setback of 0.12 metres (0.39 feet) to below grade entrance stairs.
2.	Minimum width of 1.0 metres (3.28 feet) wide access path is required to be provided to the entrance of an additional residential unit from the street. **[Section 3.18(4) a) i.]**	To permit the access path to be reduced to 0.9 metres (2.95 feet) where the below grade entrance staircase forms part of the access path.



SITE PLAN

Public Notice – November 19, 2026
Committee of Adjustment

DETAILS

November 19, 2026 at 7:00PM

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Important Info

The Staff Report pertaining to this application will be available on: **November 12, 2026 on Council Calendar**

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

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Public Notice – November 19, 2026
Committee of Adjustment

Minor Variance Application

Applicant: Gregory Designs
Address: 2 Tannery Court
City File: MV-26-0041
Date of Notice: November 5, 2026



Application Details:

The following variances are being requested to permit the construction of a detached garage.

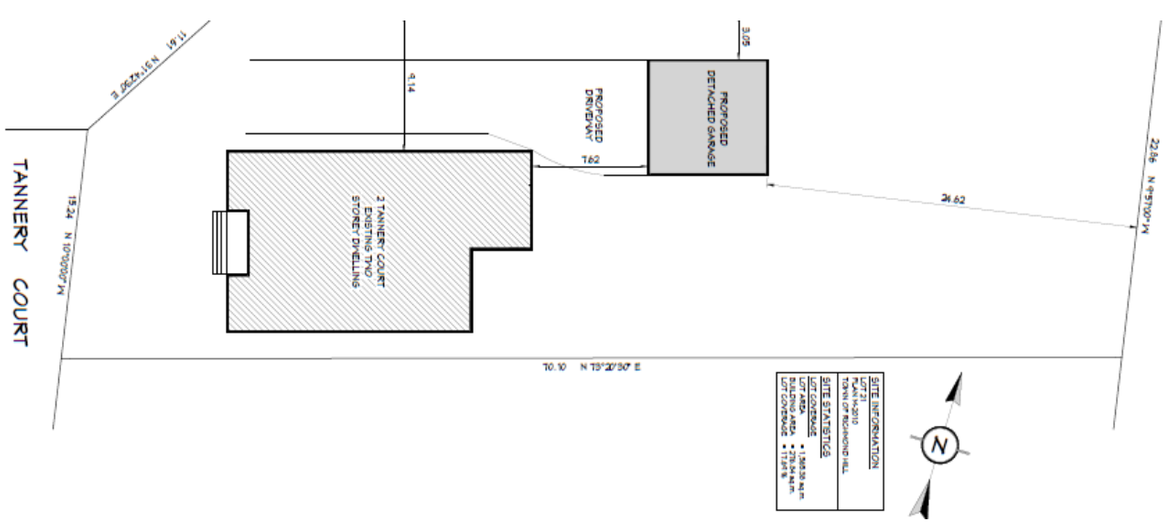
The requested minor variances are as follows:

The following relief from Zoning By-law 93-25, OLT Decision and Order dated July 2, 2026 is requested:

#	Zoning By-law 93-25, OLT Decision and Order dated July 2, 2026	Variance Requested
1.	Maximum floor area of a detached garage shall be 40 square metres (430 square feet). **[Section 3.14 (1) e)]**	To permit a maximum floor area of a detached garage of 72.5 square metres (780 square feet).
2.	Maximum height of a detached garage shall be 4.2 metres (13.77 feet) to the highest point of the roof. **[Section 3.14 (1) f)]**	To permit the maximum height of a detached garage of 5.11 metres (16.77 feet) to the highest point of the roof.
3.	In no case shall a detached garage extend closer to the flankage lot line than the main building on the lot (9.14 metre (29.98 feet) setback from flankage lot line to main building). **[Section 3.14 (1) g)]**	To permit a detached garage to extend closer to a flankage lot line than the main building on the lot (3.05 metre (10 feet) setback from flankage lot line to detached garage).

The following relief from Zoning By-law 93-25, as amended by By-law 82-26, is requested:

#	Zoning By-law 93-25, as amended by By-law 82-26	Variance Requested
1.	Maximum floor area of a detached garage shall be 40 square metres (430.55 square feet). **[Section 3.13.2 (1) e)]**	To permit a maximum floor area of a detached garage of 72.5 square metres (780.38 square feet).
2.	In no case shall a detached garage extend closer to the flankage lot line than the main building on the lot (9.14 metre (29.98 feet) setback from flankage lot line to main building). **[Section 3.13.2 (1) g)]**	To permit a detached garage to extend closer to a flankage lot line than the main building on the lot (3.05 metre (10 feet) setback from flankage lot line to detached garage).



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