NOTICES OF HEARING

COMMITTEE OF ADJUSTMENT

THURSDAY, DECEMBER 3, 2026

THE NOTICES OF HEARING FOR DECEMBER 3, 2026, PERTAIN TO THE FOLLOWING APPLICATIONS:

CN-26-0018 – 14 & 16 CARRIAGE HOUSE COURT

CN-26-0017 – 10111 & 10115 YONGE STREET

MV-26-0037 – 10111 YONGE STREET

MV-26-0039 – 10115 YONGE STREET

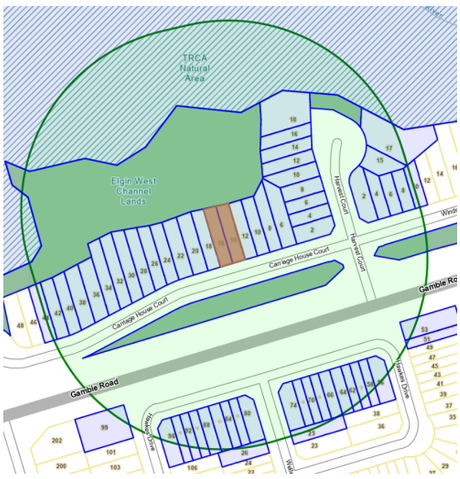
MV-26-0042 – 7 POPLAR DRIVE

MV-26-0035 – 29 ELMPARK COURT

Public Notice – December 3, 2026
Committee of Adjustment

Consent Application

Applicant: Simplus Realty Law Professional Corporation
Address: 14 and 16 Carriage House Court
City File: CN-26-0018
Date of Notice: November 19, 2026

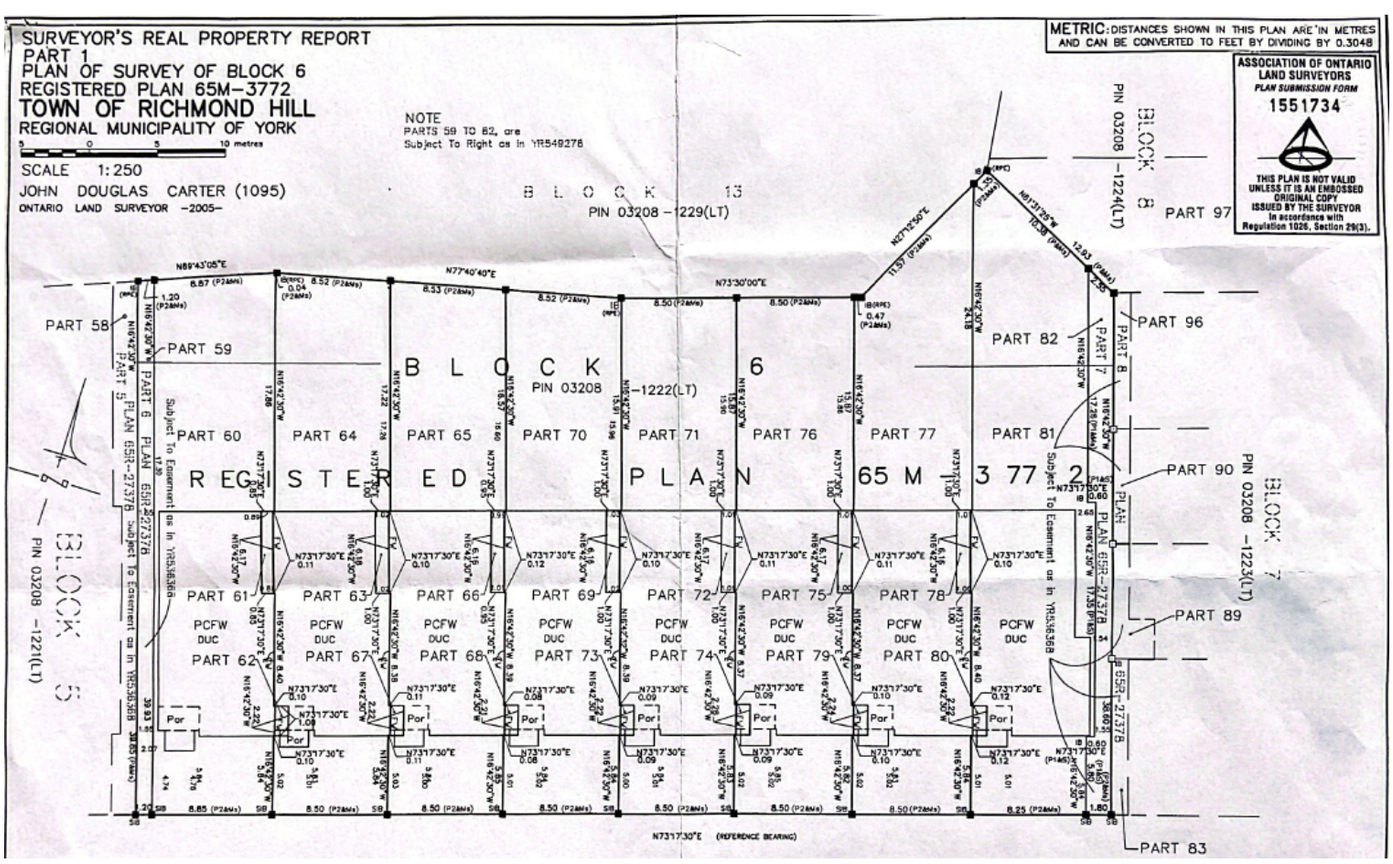


Application Details:

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 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) Retain 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 – December 3, 2026
Committee of Adjustment

DETAILS

December 3, 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:

The Committee of Adjustment, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at committeeofadjustment@richmondhill.ca.

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 26, 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.

For more information on upcoming Committee of Adjustment, Agendas and Minutes, please scan the QR code to visit the City of Richmond Hill webpage.

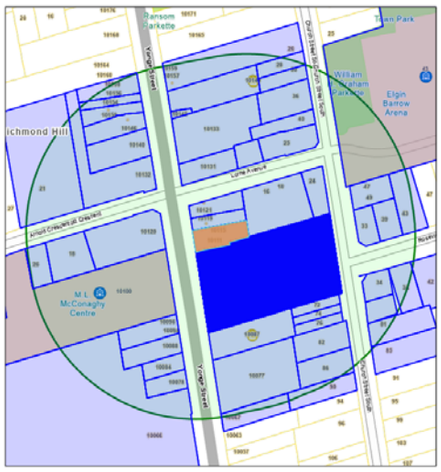
Notice of Collection: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act,* the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act*, and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA) including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Richmond Hill, **will be made available for public disclosure, including being posted on the City's website,** and will be used to assist the Committee of Adjustment and staff to process this application.

Public Notice – December 3, 2026

Committee of Adjustment

Consent Application

Applicant: Innovative Planning Solutions
Address: 10111 & 10115 Yonge Street
City File: CN-26-0017
Date of Notice: November 19, 2026

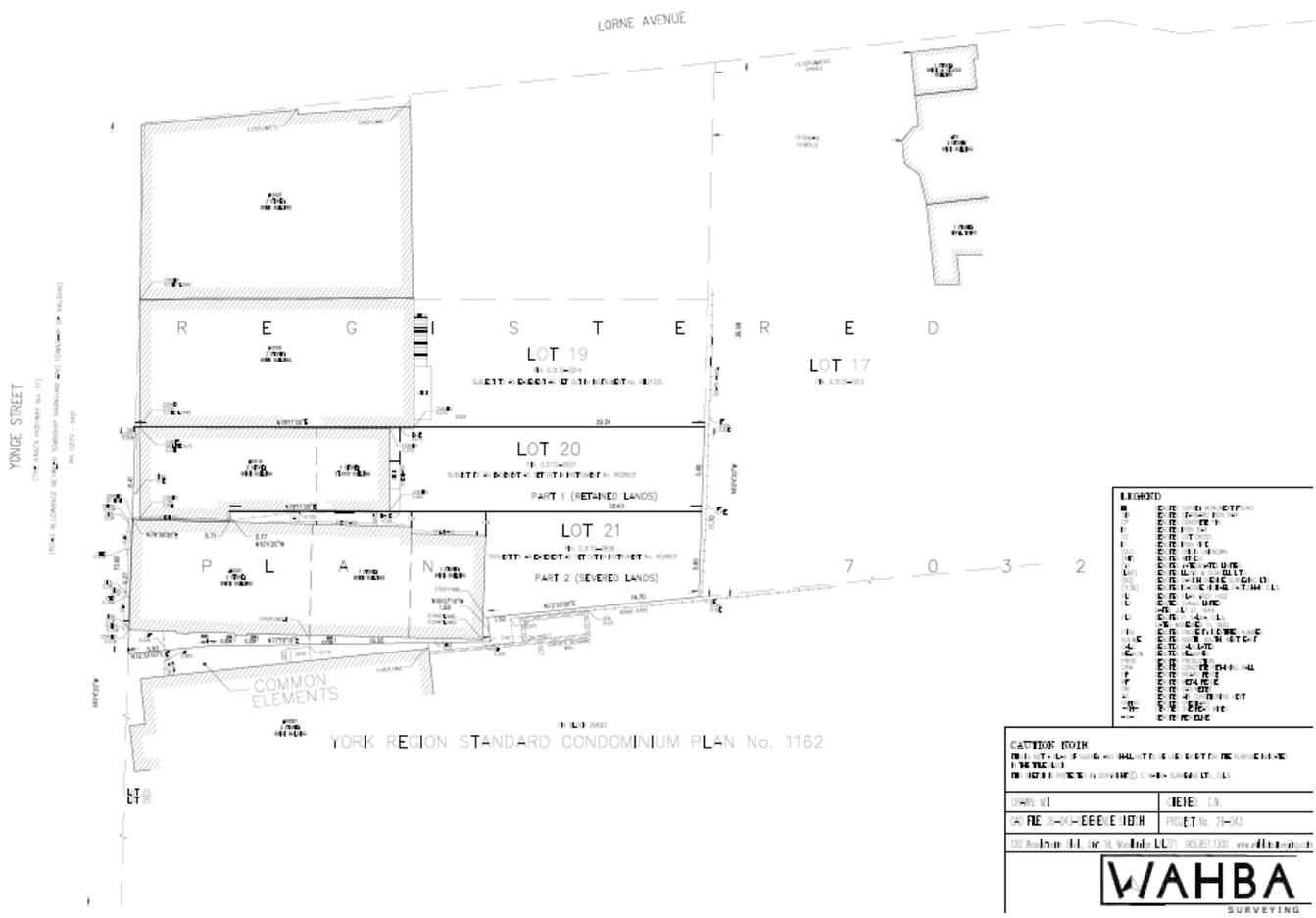


Application Details:

The applicant is requesting approval of provisional consent to re-establish the lands municipally known as 10111 Yonge Street and 10115 Yonge Street.

a) Sever and convey a parcel of land with an approximate lot frontage of 9.27 metres (30.41 feet) and an approximate lot area of 322.16 square metres (3,467.70 square feet) (Part 2 on severance sketch); and,

b) Retain a parcel of land with an approximate lot frontage of 6.41 metres (21.03 feet) and an approximate area of 232.73 square metres (2,505.08 square feet) (Part 1 on severance sketch)



Public Notice – December 3, 2026
Committee of Adjustment

DETAILS

December 3, 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:

The Committee of Adjustment, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at committeeofadjustment@richmondhill.ca.

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 26, 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.

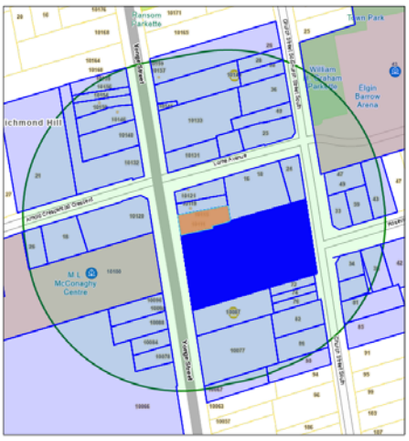
Important Notice to Owner and/or Agent: If you do not attend or are not represented at this hearing, the Committee may proceed in your absence and make a decision or may consider the application to have been abandoned or withdrawn and close the file.

For more information on upcoming Committee of Adjustment, Agendas and Minutes, please scan the QR code to visit the City of Richmond Hill webpage.

Notice of Collection: Personal information collected because 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 deciding on this matter. All personal information (as defined by MFIPPA) including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Richmond Hill, **will be made available for public disclosure, including being posted on the City's website,** and will be used to assist the Committee of Adjustment and staff to process this application.

Public Notice – December 3, 2026
Committee of Adjustment

Minor Variance Application



Applicant: Innovative Planning Solutions
Address: 10111 Yonge Street
City File: MV-26-0037
Date of Notice: November 19, 2026

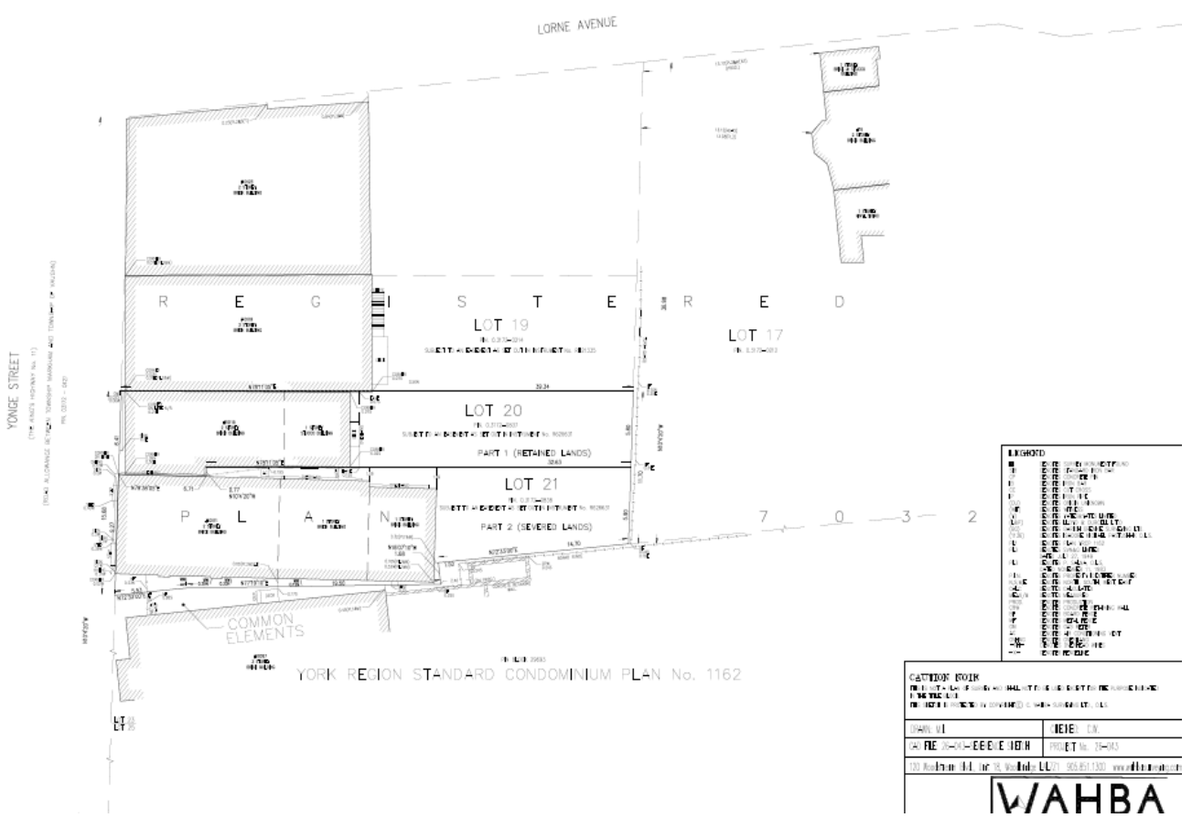
Application Details:

The following variances are requested to facilitate the division of the existing consolidated parcel for the retained lot (Lot 21 on Survey) for CN-26-0017:

#	Zoning By-law 93-25, OLT Decision and Order dated July 2, 2026	Variance Requested
1.	Minimum lot frontage of 30 metres (98.42 feet) is required. **[Table 4.2A]**	To permit a minimum lot frontage of 8.55 metres (28.05 feet).
2.	Minimum side yard setback of 7.5 metres (24.60 feet) is required. **[Special Provision No. 4 under Table 4.2B]**	To permit 0.0 metres (0 feet) side yard setback to the newly created lot line.
3.	Minimum FSI of 1.5 is required. **[Table 4.2A, Schedule "B"]**	To permit minimum FSI of 0.87.

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 lot frontage of 30 metres (98.42 feet) is required. **[Table 4.2A]**	To permit a minimum lot frontage of 8.55 metres (28.05 feet).
2.	Minimum side yard setback of 7.5 metres (24.60 feet) is required. **[Special Provision No. 4 under Table 4.2B]**	To permit 0.0 metres (0 feet) side yard setback to the newly created lot line.
3.	Minimum FSI of 1.5 is required. **[Table 4.2A, Schedule "B"]**	To permit minimum FSI of 0.87.



Public Notice – December 3, 2026
Committee of Adjustment

DETAILS

December 3, 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:

The Committee of Adjustment, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at committeeofadjustment@richmondhill.ca.

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 26, 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).

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.

For more information on upcoming Committee of Adjustment, Agendas and Minutes, please scan the QR code to visit the City of Richmond Hill webpage.

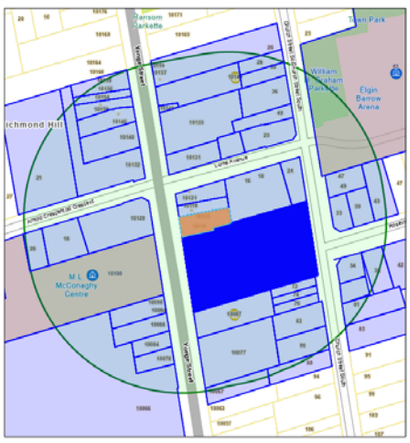
Notice of Collection: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act,* the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act*, and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA) including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Richmond Hill, **will be made available for public disclosure, including being posted on the City's website,** and will be used to assist the Committee of Adjustment and staff to process this application.

Richmond Hill

Public Notice – December 3, 2026
Committee of Adjustment

Minor Variance Application

Applicant: Innovative Planning Solutions
Address: 10115 Yonge Street
City File: MV-26-0039
Date of Notice: November 19, 2026



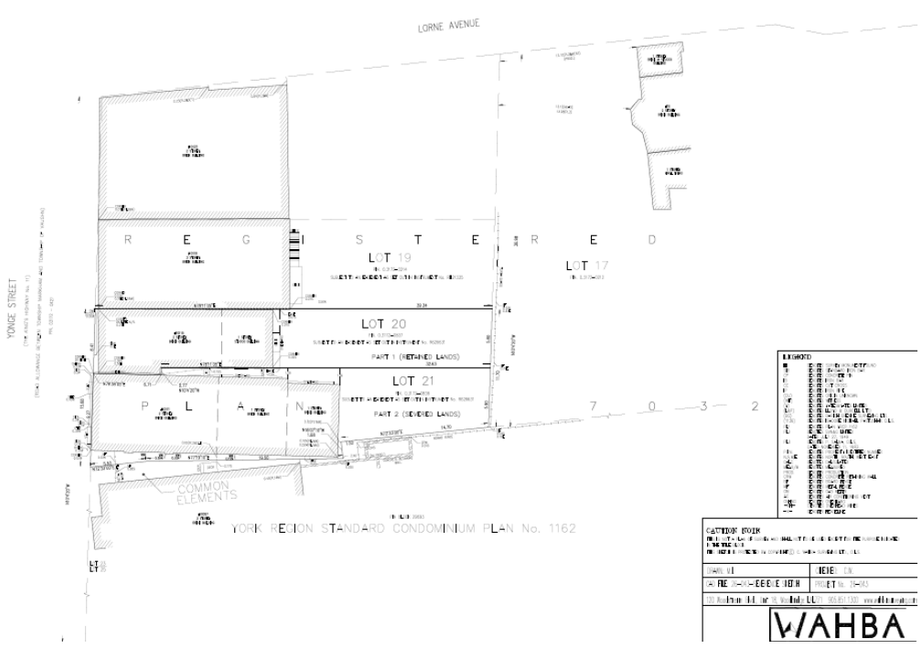
Application Details:

The following variances are being requested to facilitate the division of the existing consolidated parcel for the severed lot (Lot 20 on Survey) for CN-26-0017.

#	Zoning By-law 93-25, OLT Decision and Order dated July 2, 2026	Variance Requested
1.	Minimum lot frontage of 30 metres (98.42 feet) is required. **[Table 4.2A]**	To permit a minimum lot frontage of 6.41 metres (21.03 feet).
2.	Minimum side yard setback of 7.5 metres (24.60 feet) is required. **[Special Provision No. 4 under Table 4.2B]**	To permit 0.0 metres (0 feet) side yard setback to the newly created lot line.
3.	Minimum FSI of 1.5 is required. **[Table 4.2A, Schedule "B"]**	To permit minimum FSI of 0.5.
4.	Minimum front yard setback of 1.0 metre (3.28 feet) is required **[Special Provision No. 19 under Table 4.2B]**	To permit minimum front yard setback of 0.27 metres (0.88 feet).

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 lot frontage of 30 metres (98.42 feet) is required. **[Table 4.2A]**	To permit a minimum lot frontage of 6.41 metres (21.03 feet).
2.	Minimum side yard setback of 7.5 metres (24.60 feet) is required. **[Special Provision No. 4 under Table 4.2B]**	To permit 0.0 metres (0 feet) side yard setback to the newly created lot line.
3.	Minimum FSI of 1.5 is required. **[Table 4.2A, Schedule "B"]**	To permit minimum FSI of 0.5.
4.	Minimum front yard setback of 1.0 metre (3.28 feet) is required **[Special Provision No. 19 under Table 4.2B]**	To permit minimum front yard setback of 0.27 metres (0.88 feet).



Public Notice – December 3, 2026
Committee of Adjustment

DETAILS

December 3, 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:

The Committee of Adjustment, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at committeeofadjustment@richmondhill.ca.

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 26, 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).

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.

For more information on upcoming Committee of Adjustment, Agendas and Minutes, please scan the QR code to visit the City of Richmond Hill webpage.

Notice of Collection: Personal information collected because 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 deciding on this matter. All personal information (as defined by MFIPPA) including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Richmond Hill, **will be made available for public disclosure, including being posted on the City's website,** and will be used to assist the Committee of Adjustment and staff to process this application.

Public Notice – December 3, 2026

Committee of Adjustment

Minor Variance Application

Applicant: Lolay Inc.
Address: 7 Poplar Drive
City File: MV-26-0042
Date of Notice: November 19, 2026



Application Details:

The following variances are being requested to permit a proposed 2-storey detached dwelling.

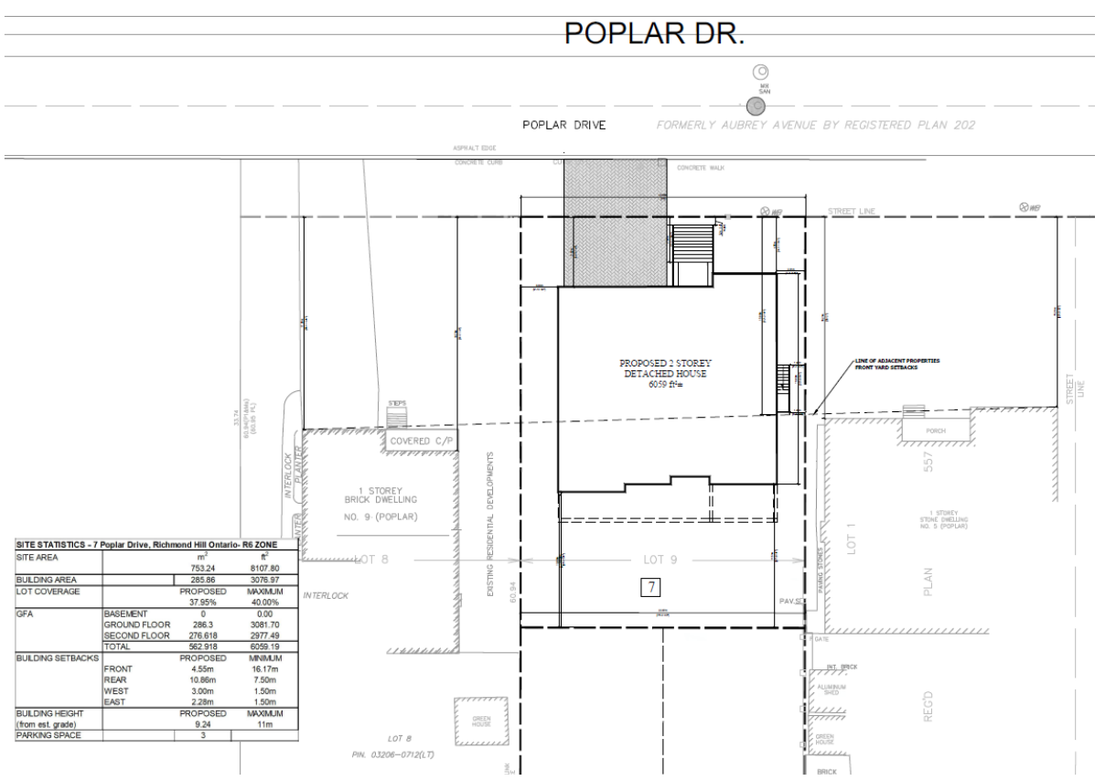
The requested minor variances are as follows:

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 front yard setback of 16.16 metres (53.02 feet) is required. **[Special provision number 12 under Table 5.2B]**	To permit a front yard setback of 4.65 metres (15.26 feet).
2.	Porches may encroach into minimum required front yard to a distance of 2.0 metres (6.56 feet). **[Section 3.15.(a)(i)]**	To permit a front yard porch to encroach 12.42 metres (40.74 feet) into the minimum required front yard.

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 front yard setback of 16.16 metres (53.02 feet) is required. **[Special provision number 12 under Table 5.2B]**	To permit a front yard setback of 4.65 metres (15.26 feet)
2.	Porches may encroach into minimum required front yard to a distance of 2.0 metres (6.56 feet). **[Table 3.4A]**	To permit a front yard porch to encroach 12.42 metres (40.74 feet) into the minimum required front yard.



Public Notice – December 3, 2026
Committee of Adjustment

DETAILS

December 3, 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:

The Committee of Adjustment, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at committeeofadjustment@richmondhill.ca.

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 26, 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).

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.

For more information on upcoming Committee of Adjustment, Agendas and Minutes, please scan the QR code to visit the City of Richmond Hill webpage.

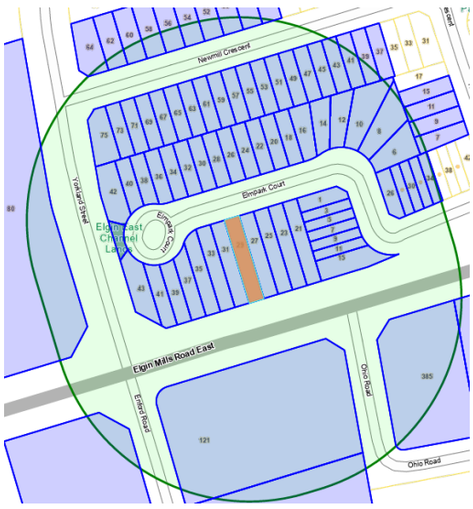
Notice of Collection: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act,* the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act*, and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA) including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Richmond Hill, **will be made available for public disclosure, including being posted on the City's website,** and will be used to assist the Committee of Adjustment and staff to process this application.

Richmond Hill

Public Notice – December 3, 2026
Committee of Adjustment

Minor Variance Application

Applicant: Markham Drafting & Design
Address: 29 Elmpark Court
City File: MV-26-0035
Date of Notice: November 19, 2026



Application Details:

The following variances are being requested to permit construction of a basement as an additional residential unit.

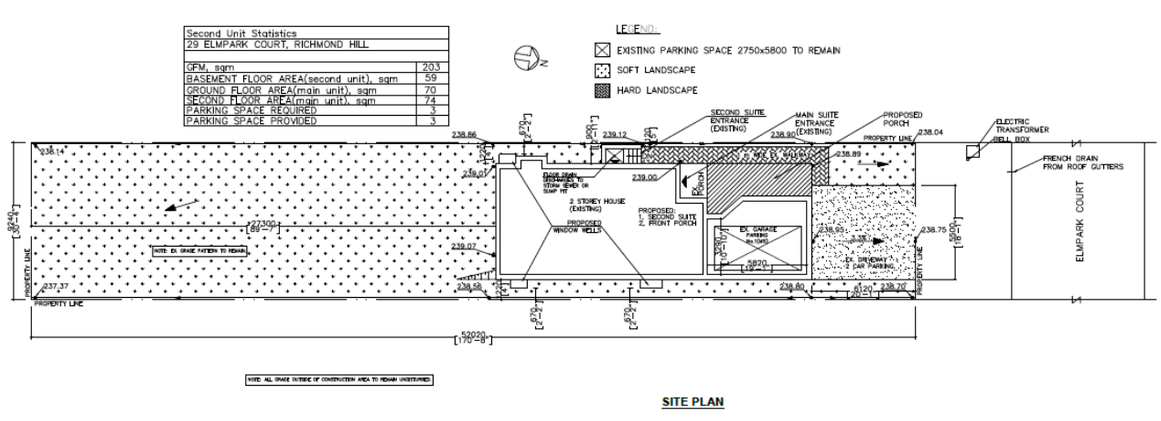
The requested minor variances are as follows:

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 – December 3, 2026
Committee of Adjustment

DETAILS

December 3, 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:

The Committee of Adjustment, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at committeeofadjustment@richmondhill.ca.

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 26, 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).

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.

For more information on upcoming Committee of Adjustment, Agendas and Minutes, please scan the QR code to visit the City of Richmond Hill webpage.

Notice of Collection: Personal information collected because 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 deciding on this matter. All personal information (as defined by MFIPPA) including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Richmond Hill, **will be made available for public disclosure, including being posted on the City's website,** and will be used to assist the Committee of Adjustment and staff to process this application.