NOTICES OF HEARING

COMMITTEE OF ADJUSTMENT

THURSDAY, OCTOBER 8, 2026

THE NOTICES OF HEARING FOR OCTOBER 8, 2026, PERTAIN TO THE FOLLOWING APPLICATIONS:

CN-25-0001 – 117 ARNOLD CRESCENT

MV-25-0001 – 17 ARNOLD CRESCENT

MV-25-0002 – 117 ARNOLD CRESCENT

MV-26-0031, MV-26-0033 (80 & 86 POST OAK DRIVE) WILL NOT BE HEARD AT THE COMMITTEE OF ADJUSTMENT MEETING SCHEDULED ON THURSDAY, OCTOBER 8, 2026 AT 7:00 P.M.

Richmond Hill

Public Notice – October 8, 2026
Committee of Adjustment

Consent Application

Applicant: Shenshu Zhang
Address: 117 Arnold Crescent
City File: CN-25-0001
Date of Notice: September 24, 2026
The subject lands are also the subject of an application under the *Planning Act* for Minor Variance, File Nos.: MV-25-0001, MV-25-0002.



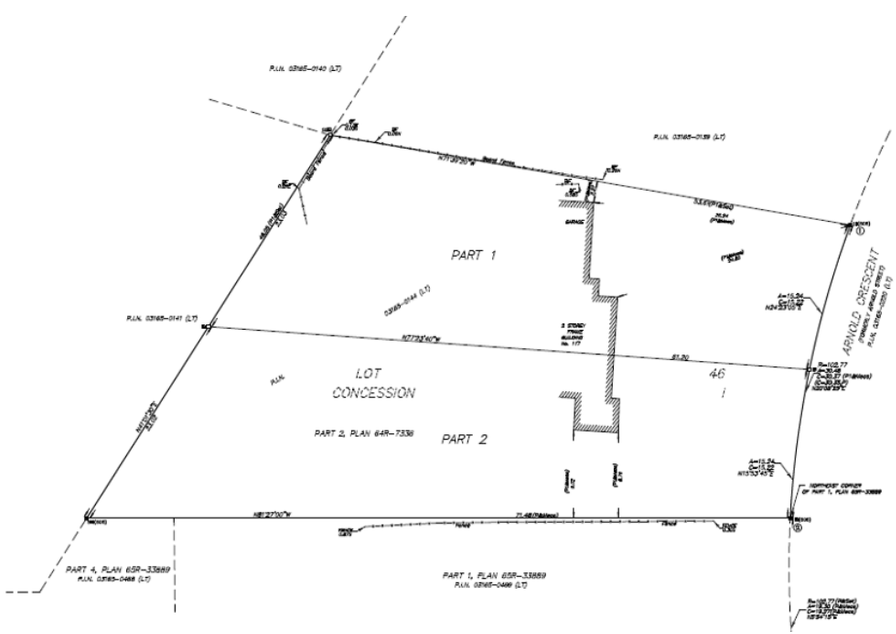
Application Details:

The applicant is requesting provisional consent for the creation a new lot.

The requested provisional consent is as follows:

a) sever and convey a parcel of land with an approximate lot frontage of 15.64 m (51.31 ft) and an approximate lot area of 851.78 sq.m (9,168.48 sq.ft) (Part 02 on Site Plan); and,

b) retain a parcel of land with an approximate lot frontage of 15.82 m (51.90 ft) and an approximate area of 780.46 sq.m (8,400 sq.ft) (Part 01 on Site Plan)



Public Notice – October 8, 2026
Committee of Adjustment

DETAILS

October 8, 2026 at 7:00PM

City Hall Council Chambers

225 East Beaver Creek Road, Richmond Hill, Ontario, L4B 3P4

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: **October 1, 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.

Richmond Hill

Public Notice – October 8, 2026
Committee of Adjustment

Minor Variance Application

Applicant: Shenshu Zhang
Address: 117 Arnold Crescent
City File: MV-25-0001
Date of Notice: September 24, 2026

The subject lands are also the subject of an application for Consent and Minor Variance under the *Planning Act*, File Nos.: CN-25-0001, MV-25-0002.

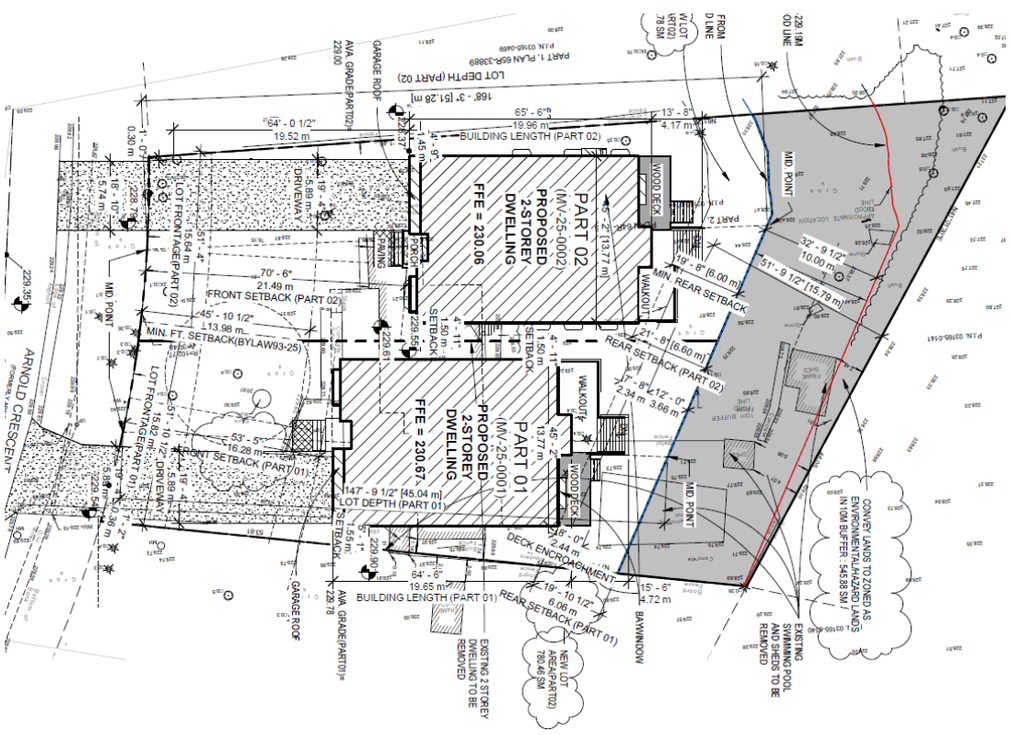


Application Details:

The applicant is proposing relief from Zoning By-law 93-25, as amended to propose a single detached dwelling on Part 1 (retained lands) for CN-25-0001.

The requested minor variances are as follows:

#	Zoning By-law 93-25	Variance Requested
1.	Minimum lot frontage of 18.0 metres (59.05 feet) is required **[Table 5.2A]**	To permit a minimum lot frontage of 15.82 metres (51.90 feet)



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Richmond Hill

Public Notice – October 8, 2026
Committee of Adjustment

Minor Variance Application

Applicant: Shenshu Zhang
Address: 117 Arnold Crescent
City File: MV-25-0002
Date of Notice: September 24, 2026

The subject lands are also the subject of an application for Consent and Minor Variance under the *Planning Act*, File Nos.: CN-25-0001, MV-25-0001.

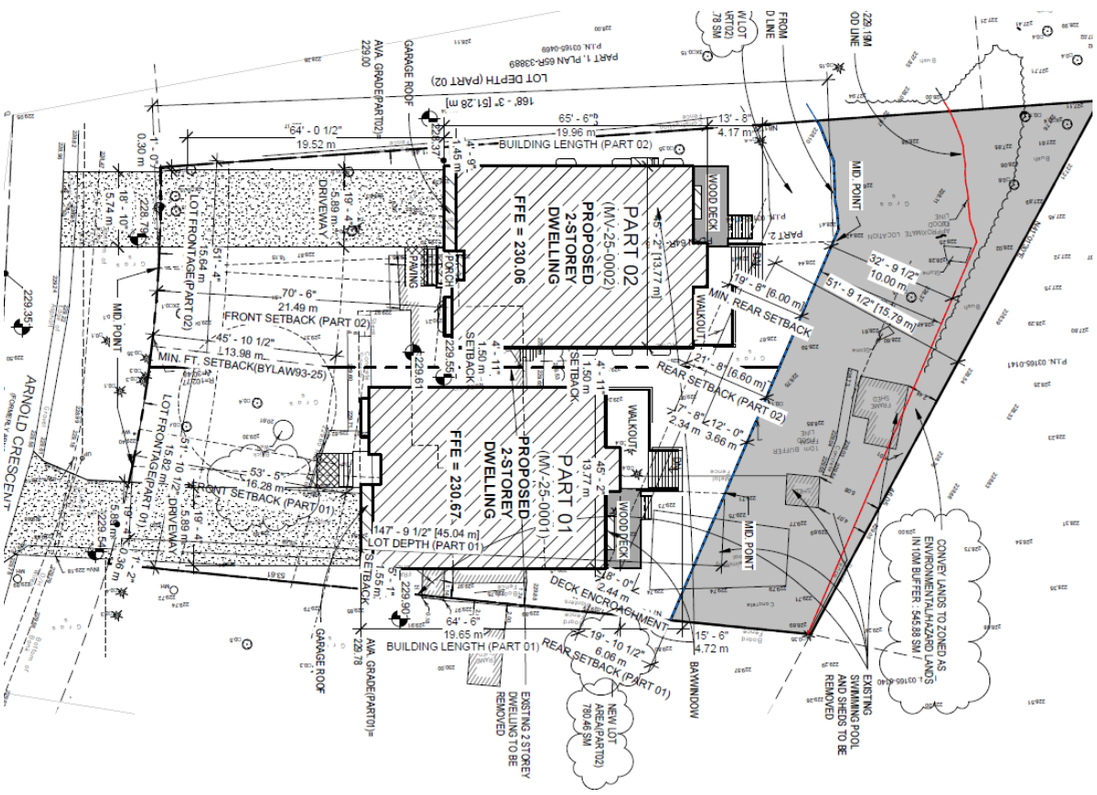


Application Details:

The applicant is proposing relief from Zoning By-law 93-25, as amended to propose a single detached dwelling on Part 2 (severed lands) for CN-25-0001.

The requested minor variances are as follows:

#	Zoning By-law 93-25	Variance Requested
1.	Minimum lot frontage of 18.0 metres (59.05 feet) is required **[Table 5.2A]**	To permit a minimum lot frontage of 15.64 metres (51.31 feet)



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