NOTICES OF HEARING

COMMITTEE OF ADJUSTMENT

THURSDAY, OCTOBER 29, 2026

THE NOTICES OF HEARING FOR OCTOBER 29, 2026 PERTAIN TO THE FOLLOWING APPLICATIONS:

CN-26-0013 - 491 ELGIN MILLS ROAD

MV-26-0009 - 371 STOUFFVILLE ROAD

Public Notice – October 29, 2026
Committee of Adjustment

Consent Application

Applicant: Marco Rotundo Design Inc.
Address: 491 Elgin Mills Road W
City File: CN-26-0013
Date of Notice: October 15, 2026



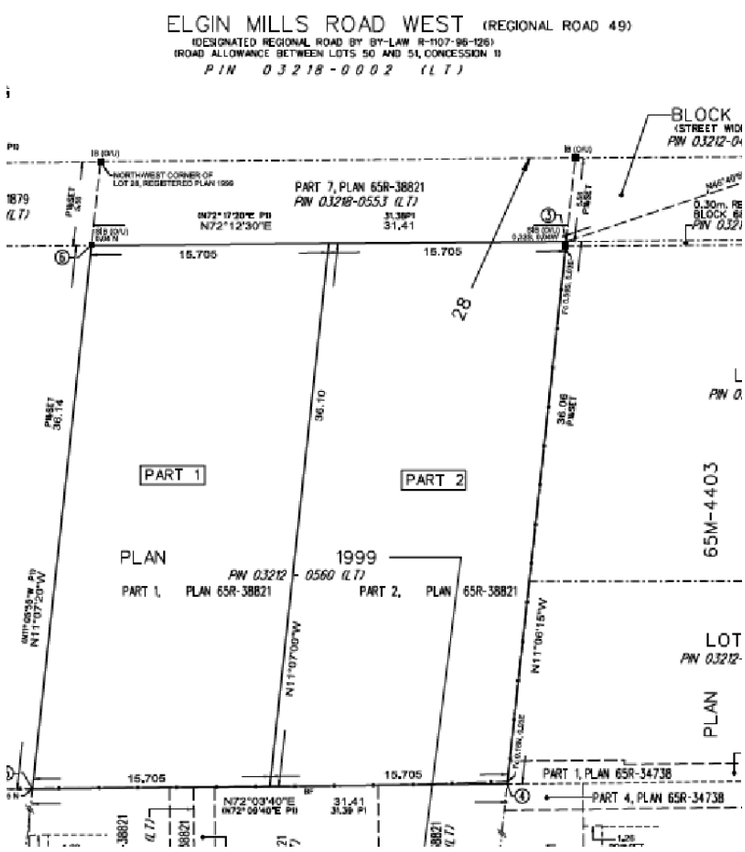
Application Details:

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

The requested provisional consent is as follows:

a) Sever and convey a parcel of land with an approximate lot frontage of 15.705 metres (51.52 feet) and an approximate lot area of 562.7 square metres (6,056.85 square feet) (Part 2 on draft RPlan); and,

b) Retain a parcel of land with an approximate lot frontage of 15.705 metres (51.52 feet) and an approximate area of 563.3 square metres (6,063.31 square feet) (Part 1 on draft RPlan)



Public Notice – October 29, 2026
Committee of Adjustment

DETAILS

October 29, 2026 at 7:00PM

City Hall Council Chambers

225 East Beaver Creek Road, 1st Floor, 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 22, 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.

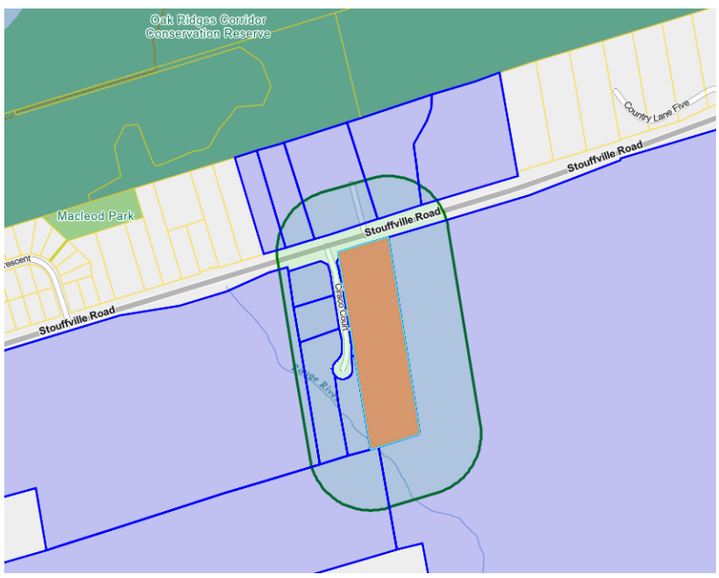
Notice of Collection: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act,* the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act*, and all other relevant legislation, and will be used to assist 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 29, 2026
Committee of Adjustment

Minor Variance Application

Applicant: Nikol Paar
Address: 371 Stouffville Road
City File: MV-26-0009
Date of Notice: October 15, 2026



Application Details:

The applicant is proposing relief from Zoning By-law 93-25, as amended to permit the construction of a single detached dwelling.

The requested minor variances are as follows:

The following relief from Zoning By-law 93-25, as amended and approved in part by the Ontario Land Tribunal (OLT) in its Decision and Order dated July 2, 2026, is requested to permit the construction of a single detached dwelling:

#	Zoning By-law 93-25, OLT Decision and Order dated July 2, 2026	Variance Requested
1.	Maximum height of building of 11 metres (36.08 feet) is permitted **[Table 8.1A]**	To permit a maximum building height of 13.05 metres (42.81 feet)
2.	Maximum ground floor area of 500 square metres (5,381.96 square feet) is permitted. **[Special Provision Number 1, Table 8.1B]**	To permit a maximum ground floor area of 592.18 square metres (6,374.17 square feet)
3.	Development Envelope shall be limited in area and shall not encroach into KNHF or hydrologic feature. **[Section 8.1.3.(3), Special Provision #1 of Table 8.1B Special Provision #2 of Table 8.2B, Section 11]**	To permit the Development Envelope to encroach into a KNHF (Significant Woodland)

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 height of building of 11 metres (36.08 feet) is permitted **[Table 8.1A]**	To permit a maximum building height of 13.05 metres (42.81 feet)
2.	Maximum ground floor area of 500 square metres (5,381.96 square feet) is permitted. **[Special Provision Number 1, Table 8.1B]**	To permit a maximum ground floor area of 592.18 square metres (6,374.17 square feet)
3.	Development Envelope shall be limited in area and shall not encroach into KNHF or hydrologic feature. **[Section 8.1.3.(3), Special Provision #1 of Table 8.1B Special Provision #2 of Table 8.2B, Section 11]**	To permit the Development Envelope to encroach into a KNHF (Significant Woodland and Area of Natural and Scientific Interest)

Public Notice – October 29, 2026
Committee of Adjustment

DETAILS

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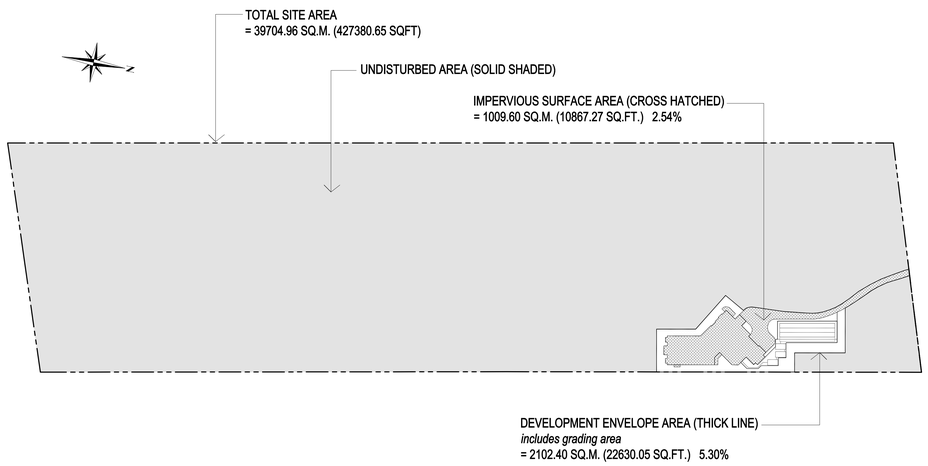
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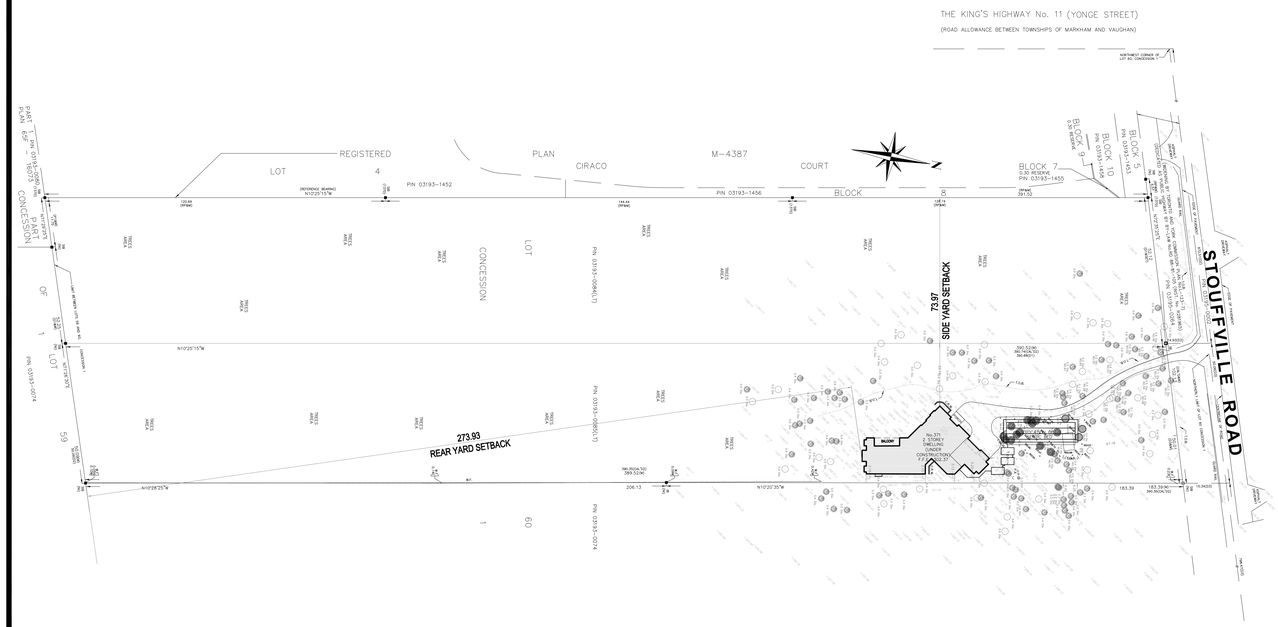
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4 DEVELOPMENT AND IMPERVIOUS AREA DIAGRAM
SCALE: NTS



1 OVERALL SITE PLAN
SCALE: 1:750

SITE STATISTICS

ZONING - ORMNC

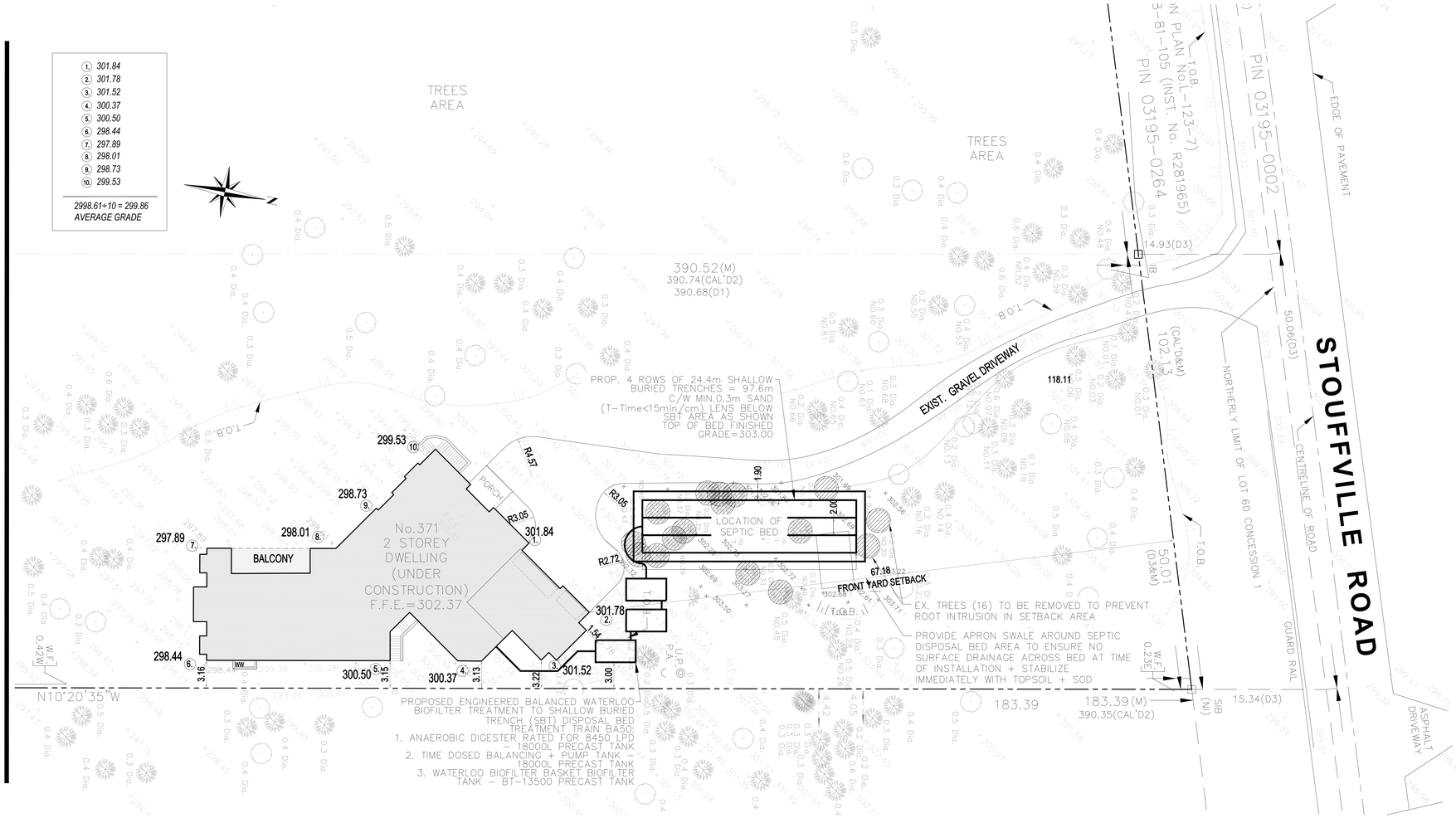
LANDFORM CONSERVATION AREA - CATEGORY 1

	PERMITTED	EXISTING	PROPOSED
BUILDING USE	DETACHED DWELLING	DETACHED DWELLING	NO CHANGE
LOT FRONTAGE		102.13 M (335'-1")	NO CHANGE
LOT AREA		39704.96 SQ.M. (427380.65 SQFT)	NO CHANGE
SETBACK			
FRONT YARD	3.0 M (9'-11") MIN.	67.18 M (220'-5")	NO CHANGE
SIDE YARD (WEST)	3.0 M (9'-11") MIN.	73.97 M (242'-8")	NO CHANGE
SIDE YARD (EAST)	3.0 M (9'-11") MIN.	3.13 M (10'-3")	NO CHANGE
REAR YARD	7.5 M (24'-7") MIN.	273.93 M (898'-8 3/4")	NO CHANGE
GROSS FLOOR AREA			
LOWER BASEMENT FLOOR		96.25 SQ.M. (1036.00 SQ. FT.)	NO CHANGE
BASEMENT FLOOR		598.48 SQ.M. (6441.95 SQ. FT.)	NO CHANGE
FIRST FLOOR		592.18 SQ.M. (6374.19 SQ. FT.)	NO CHANGE
SECOND FLOOR		582.39 SQ.M. (6268.83 SQ. FT.)	NO CHANGE
MEZZANINE		23.60 SQ.M. (254.02 SQ. FT.)	NO CHANGE
TOTAL GROSS FLOOR AREA		1892.90 SQ.M. (20374.99 SQ. FT.)	NO CHANGE
BUILDING STOREY(S)		2 STOREYS	NO CHANGE
BUILDING HEIGHT	11.0 M (36'-1") MAX.	13.08 M (42'-9 1/2")	NO CHANGE
GROUND FLOOR AREA	500 SQ.M. (5381.96 SQFT) MAX.	592.18 SQ.M. (6374.19 SQ. FT.)	NO CHANGE
LOT COVERAGE (bldg footprint incl. porch)		623.23 SQ.M. (6805.30 SQFT) 1.57%	NO CHANGE
PARKING SPACES		6 (3 INDOOR)	NO CHANGE
BUILDING CLASSIFICATION		GROUP C - RESIDENTIAL (PART 9)	NO CHANGE
DEVELOPMENT AREA		1491.75 SQ.M. (16057.02 SQFT)	610.65 SQ.M. (6573.03 SQFT) * new septic system
TOTAL			2102.40 SQ.M. (22630.05 SQ.FT.) 5.30%
IMPRERVIOUS SURFACE AREA		1009.60 SQ.M. (10867.27 SQFT)	
TOTAL		1009.60 SQ.M. (10867.27 SQ.FT.) 2.54%	

3 SITE STATISTICS

(1.) 301.84
(2.) 301.78
(3.) 301.52
(4.) 300.37
(5.) 300.50
(6.) 298.44
(7.) 297.89
(8.) 298.01
(9.) 298.73
(10.) 299.53

2998.61÷10 = 299.86
AVERAGE GRADE



2 DETAIL SITE PLAN
SCALE: 1:200

PAAR DESIGN
22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106

NOTES

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REVISION NOTES

MARK	DATE	DESCRIPTION
1.		APPROVED BY CLIENT
2.	2026-02-23	ISSUED FOR ZONING REVIEW

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar		24546
Name	Signature	BCIN / BCDN

Registration Information
Required unless design is exempted under Division C -3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc.		31765
Firm Name	Signature	BCIN / BCDN

DESIGN BY

PAAR DESIGN
PAAR DESIGN INC.
22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
p: 416 630 2106
www.paardesign.com
info.paardesign.com

DRAWING

PROJECT:	No.371 STOUFFVILLE RD 2-STOREY DETACHED DWELLING	
SHEET TITLE:	SITE PLAN & STATISTICS	
DATE:	SCALE:	DRAWING NO:
	AS NOTED	A01

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