Committee of Adjustment
Planning & Building Services Department
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4
Phone: 905-771-2412
Email: committeeofadjustment@richmondhill.ca

Notice of Decision – Minor Variance Application
Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended

Hearing Date & Time:	**Thursday, December 5, 2024 at 7:00 PM**
Location:	Council Chambers, 225 East Beaver Creek Road, 1st Floor, Richmond Hill.
City File Number:	MV-24-76
Property (Subject Land):	**3 Sapphire Drive**
Owner:	Kang Lu
Related Applications:	N/A

The Request:
The following relief to Zoning By-law 38-95, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Minimum Rear Yard Setback	7.50 metres (24.60 feet)	4.39 metres (14.40 feet)	3.11 metres (10.20 feet)
Maximum Lot Coverage	40.00%	48.00%	8.00%

The applicant is requesting relief from the requirements of the City of Richmond Hill Zoning By-law 38-95, as amended, to accommodate an addition for a sunroom to an existing single detached dwelling.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. In so doing, IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application be approved

Subject to the following conditions:

1. That the variances pertain only to the request as submitted with the application.
2. That development be substantially in accordance with the sketch submitted with the application as required by Ontario Regulation 200/96, as amended, Section 5.25.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Written & Oral Submissions Were Received From The Following:

Written Submissions * Public Correspondence & Staff/Agency Comments	**Oral Submissions**
	Imran Hyat - Agent

Signed By All Members Present Who Concur In This Decision:

DocuSigned by:
Mustafa Master
484308E9CFA1407...

Chairman M. Master

Signed by:
EA7208C5737446A...

Member – C. DiRezze

ABSENT

Member – N. Kelbas

Signed by:
Dean Gossi
BAFEF971225C4E0...

Member – D. Gossi

Signed by:
Suzanne Payne
832BA0E8A7E340E...

Member – S. Payne

Date of Hearing:	**December 5, 2024**
Date of Notice:	**December 12, 2024**
Last Day for Appeal: *please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	**December 26, 2024**
Certification: I hereby certify that this is a true copy of the decision of the city of Richmond Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application. DocuSigned by: Courtney Cullum 81DBD127AF9F4F4... Courtney Cullum Secretary-Treasurer Committee of Adjustment	

Appealing to the Ontario Land Tribunal
The *Planning Act*, R.S.O. 1990, as amended, Section 45(12)

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. An appeal to the Ontario Land Tribunal against the decision must be **filled with the Secretary-Treasurer of the committee.** A notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Ontario Land Tribunal under the *Ontario Municipal Board Act* as payable on an appeal from a Committee of Adjustment to the Board.

When **no appeal is lodged** within 20 days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

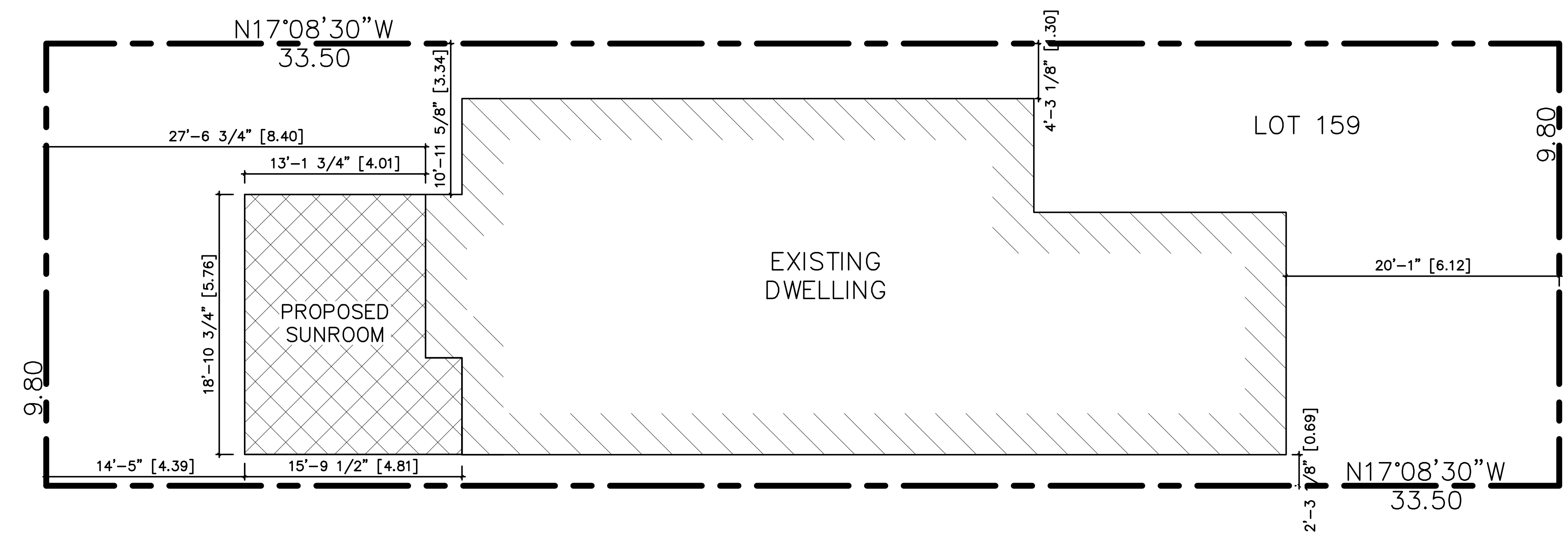
Appeal fees & forms

Ontario Land Tribunal: As of July 1, 2020, the appeal fee is $400 plus $25 for each additional consent/variance appeal filed by the same appellant against connected applications. Notice of appeal forms (Appellant Form A1 – Minor Variance) can be obtained at www.olt.gov.on.ca.

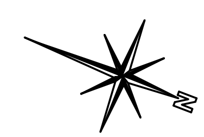
City of Richmond Hill Tribunal Processing Fee: ***$174.00 per application

Please note that all fees are subject to change.

For further information please contact the
Secretary-Treasurer, Committee of Adjustment weekdays from 8:30 am to 4:30 pm



SITE STATISTICS



LOT AREA=	3,533.79SF (328.30SM)
EXISTING HOUSE=	1,429.43SF (132.80SM)
PROPOSED ADDITION=	266.98SF (24.80SM)
LOT COVERAGE (HOUSE/ADDITION)=	48%
LOT COVERAGE (HOUSE)=	40.45%
LOT COVERAGE (ADDITION)=	7.55%

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME	SIGNATURE	BCIN
Alexandra Aodesh		101509

AODESIGNS

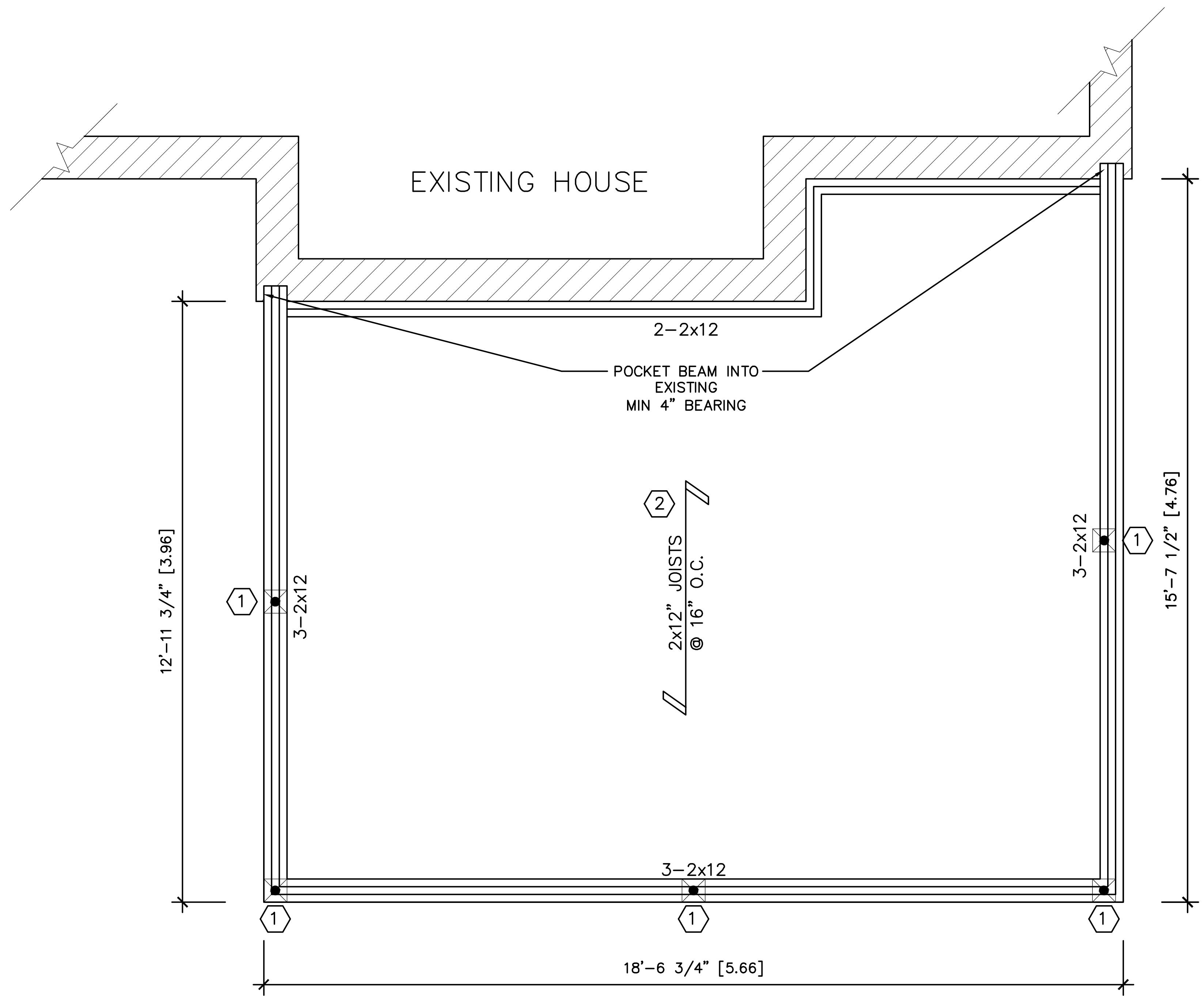
Carol Lue & Kang Lu

3 Sapphire Dr, Richmond Hill ON L4S 2E4

SITE PLAN

Sheet No. SP-1

Scale	Date	Revision #	Revision Date
3/32" = 1'-0"	2024-08-17	001	



N O T E S

1. TECHNO POST FOUNDATION
TECHNO METAL POST (AS PER ENGINEERED DRAWINGS INCLUDED)
HELICAL PILE FOUNDATION SYSTEM –CCMC APPROVED
MODEL #P2 – 2 3/8” DIA. POST
MINIMUM 4’–0” BELOW GRADE ON UNDISTURBED GROUND
MINIMUM 6” ABOVE GRADE – TYPICAL
HELIX TO BE DETERMINED AT TIME OF INSTALLATION

INSTALLATION
INSTALLATION TO BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES,
ADJACENT PROPERTY AND UTILITIES.

2. FLOOR FRAMING
2x12” FLOOR JOISTS @ 16” O.C.
3–2x12 PERIMETER BEAMS
2–2x12 LEDGER BOLTED TO HOUSE WITH 1/2” PLYWOOD UNDERNEATH
R39 BATT INSULATION w/ 6mil VAPOUR BARRIER
5/8” T&G PLYWOOD SUBFLOOR SCREWED DOWN

GROUND PREPARATION TO CONSIST OF MINOR GRADE LEVELING
6 MIL POLY SHEET ON GRADE
2” OF GRAVEL ON TOP
RODENT WIRE MESH

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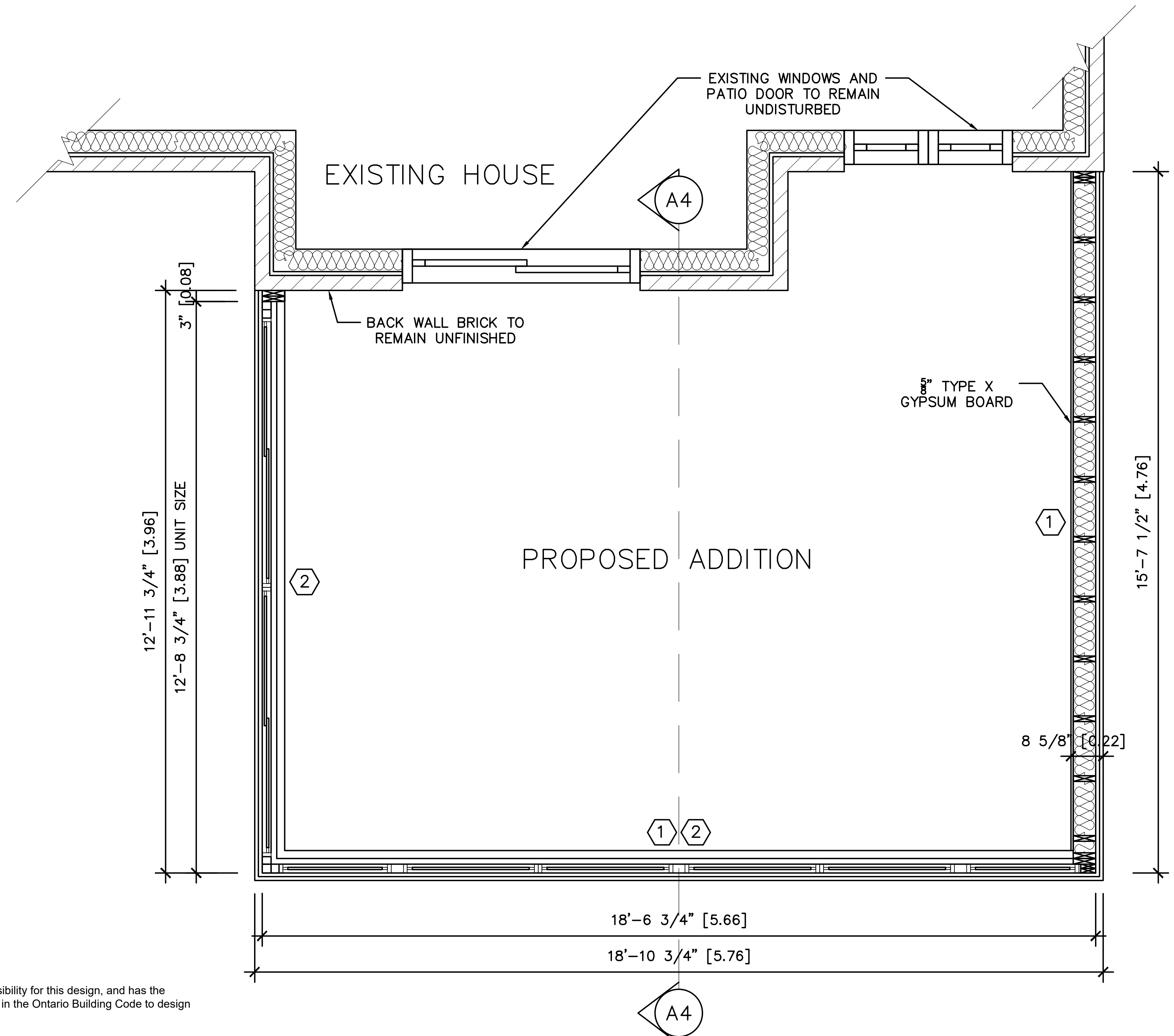
FOUNDATION PLAN

3 Sapphire Dr, Richmond Hill ON L4S 2E4

Scale	Date	Revision #	Revision Date	Sheet No.
1/3" = 1'-0"	2024-08-17	001		A1



NOTES

(1) SOLID WALLS
WALL STUDS TO BE 2x6 ON 16" CENTERS
R19 BATT INSULATION & R5ci w. 6 MIL VAPOUR BARRIER
1/2" PLYWOOD EXTERIOR SHEATHING w/ TYVEK BUILDING PAPER
5/8" TYPE X GYPSUM BOARD ON INSIDE
1/2" DRYWALL TAPED, SANDED, PRIMED WHITE READY FOR PAINT
INCLUDES PAINT GRADE BASEBOARD TRIMS
VERTICAL OR HORIZONTAL VINYL SIDING TO BE APPLIED TO EXTERIOR
BE ON STONE EXTERIOR FINISH

(2) VERTICAL GLAZING
CONSERVAGLASS SELECT (MC-7N)
EXCLUSIVE HIGH PERFORMANCE GLAZING
MULTI-COAT GLAZING TECHNOLOGY (CODE 7N)
EASY- CLEAN II EXTERIOR COATING + STAY CLEAN-CLEAN TECHNOLOGY
ARGON GAS FILLED FOR BETTER INSULATION
75% REDUCTION IN TOTAL SOLAR TRANSMITTANCE
HIGH VISIBLE TRANSMITTANCE
R4.0/ U0.25 CENTER OF GLASS INSULATION VALUE
STAINLESS STEEL CONTINUOUS BENT SPACERS
DUAL POLY-ISOBUTYLENE AND SILICONE SEALS
PROTECTIVE GLASS MASKING

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GROUND FLOOR PLAN

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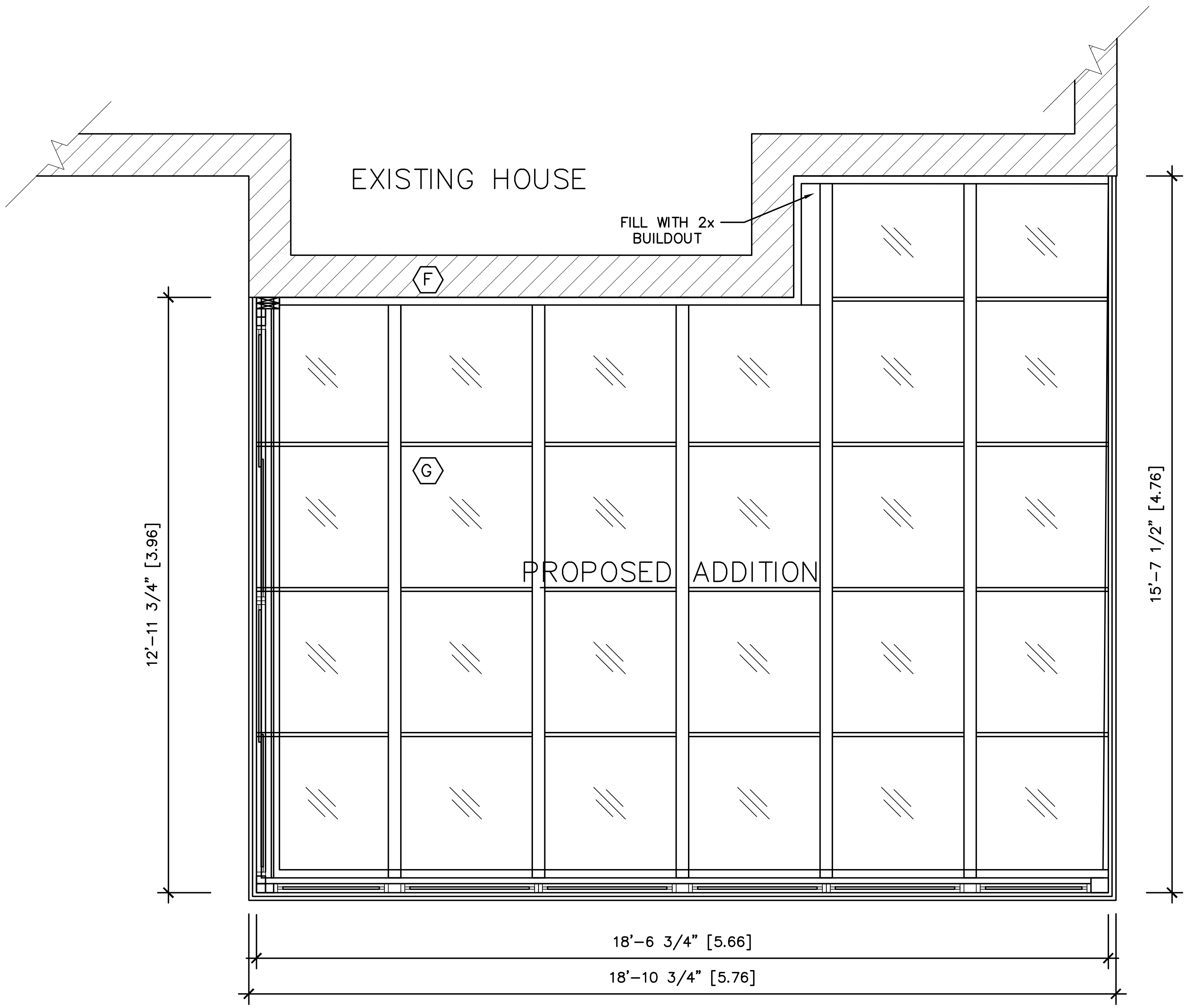
Scale	Date	Revision #	Revision Date	Sheet No.
1/3" = 1'-0"	2024-08-17	001		A2



NOTES

(F) FLASHING
ALUM. FLASHINGS @ SILICONE SEALANT AT RIDGE MIN. 0.48mm THICK ALUM. COATED FLASHING SEAL AT SUNROOM RIDGE
USE MASONRY APPROVED SEALANT FOR BRICK

(G) ROOF GLAZING
CODE MC-15 HIGH PERFORMANCE GLAZING
TO BE CONSERVAGLASS (MC-16)
EASY-CLEAN II EXTERIOR COATING + STAY-CLEAN TECHNOLOGY
ARGON GAS FILLED FOR BETTER INSULATION
90% REDUCTION IN TOTAL SOLAR TRANSMITTANCE
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DESIGN LOADS
SNOW LOADS: kPa
WIND LOADS: kPa

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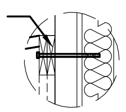
ROOF PLAN

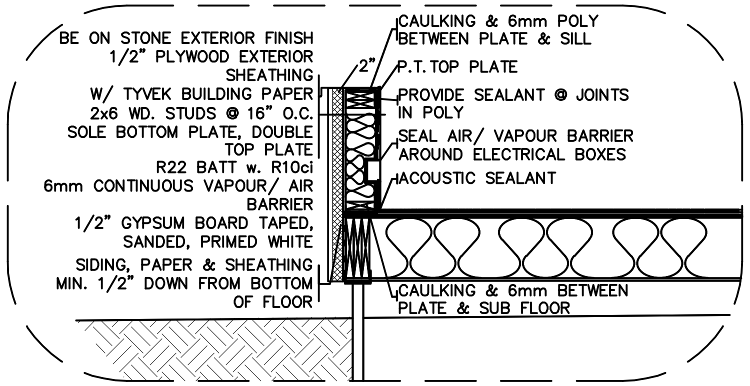
3 Sapphire Dr, Richmond Hill ON L4S 2E4

Scale	Date	Revision #	Revision Date	Sheet No.
1/3" = 1'-0"	2024-08-17	001		A3

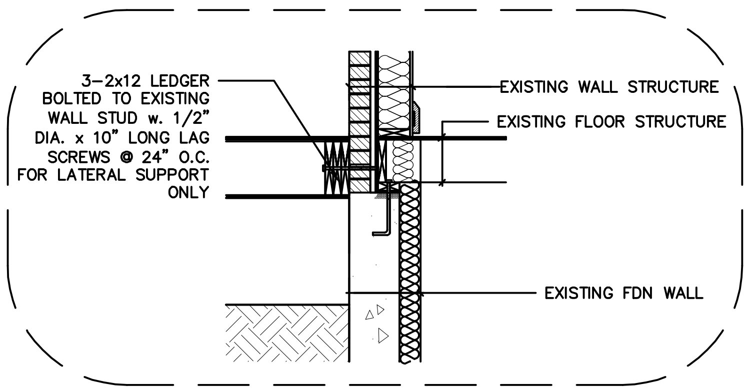
ROOF CONNECTION DETAIL



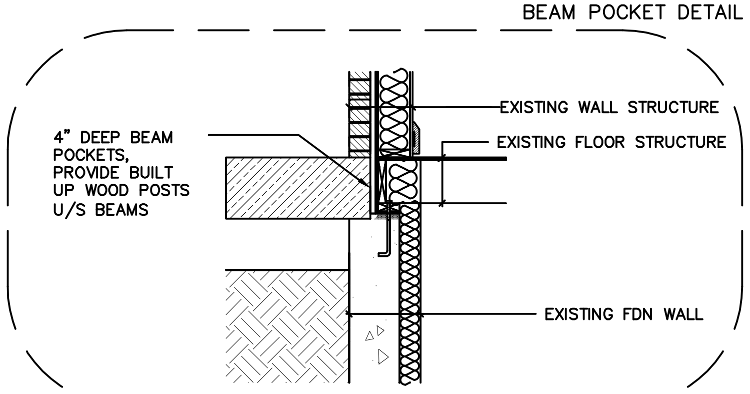
BASEWALL CONNECTION DETAIL

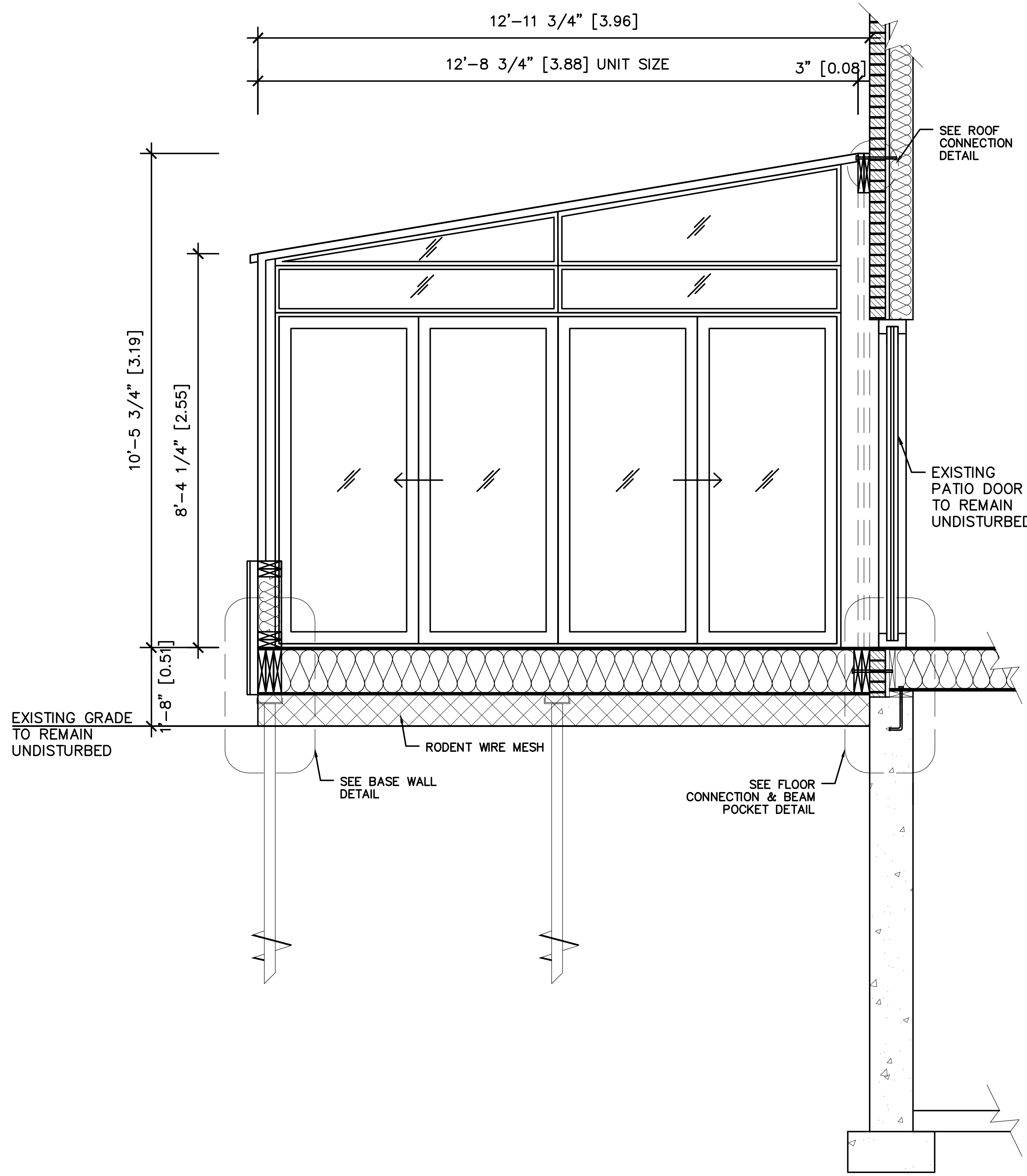


FLOOR CONNECTION DETAIL



BEAM POCKET DETAIL





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AODESIGNS

SECTION

3 Sapphire Dr, Richmond Hill ON L4S 2E4

Scale	Date	Revision #	Revision Date	Sheet No.
1/3" = 1'-0"	2024-08-17	001		A4

GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Rear Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
1	Existing		18
1	New		73.52

Spatial Calculations

Exposing Building Face	490.55	S.F.
	45.57	S.M.
Portion Wall Area		
Limiting Distance	4.39m	
Max. % Openings	32%	
Openings Allowed	156.98	S.F.
Openings Provided	91.52	S.F.

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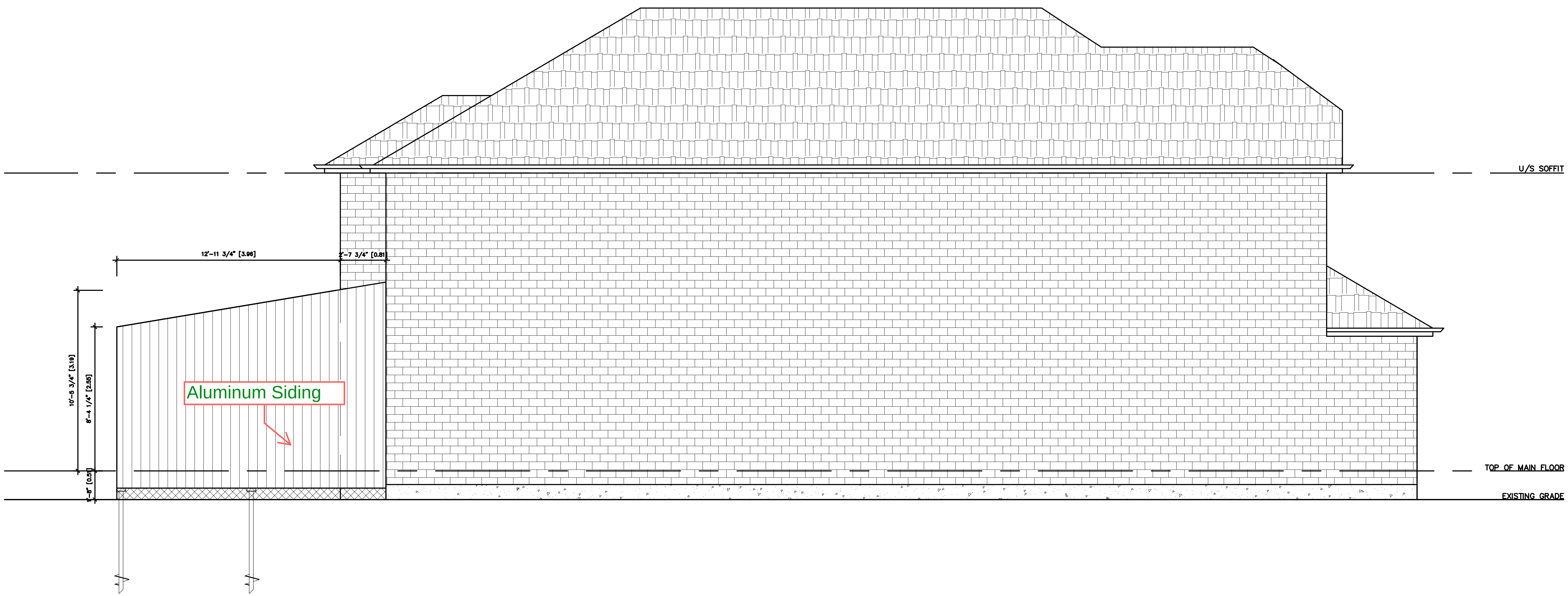
AODESIGNS

REAR ELEVATION

3 Sapphire Dr, Richmond Hill ON L4S 2E4

Scale	Date	Revision #	Revision Date	Sheet No.
1/4" = 1'-0"	2024-08-17	001		A5



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AODESIGNS

RIGHT ELEVATION

3 Sapphire Dr, Richmond Hill ON L4S 2E4

Scale	Date	Revision #	Revision Date	Sheet No.
1/6" = 1'-0"	2024-08-17	001		A6

GLAZED OPENING CALCULATIONS

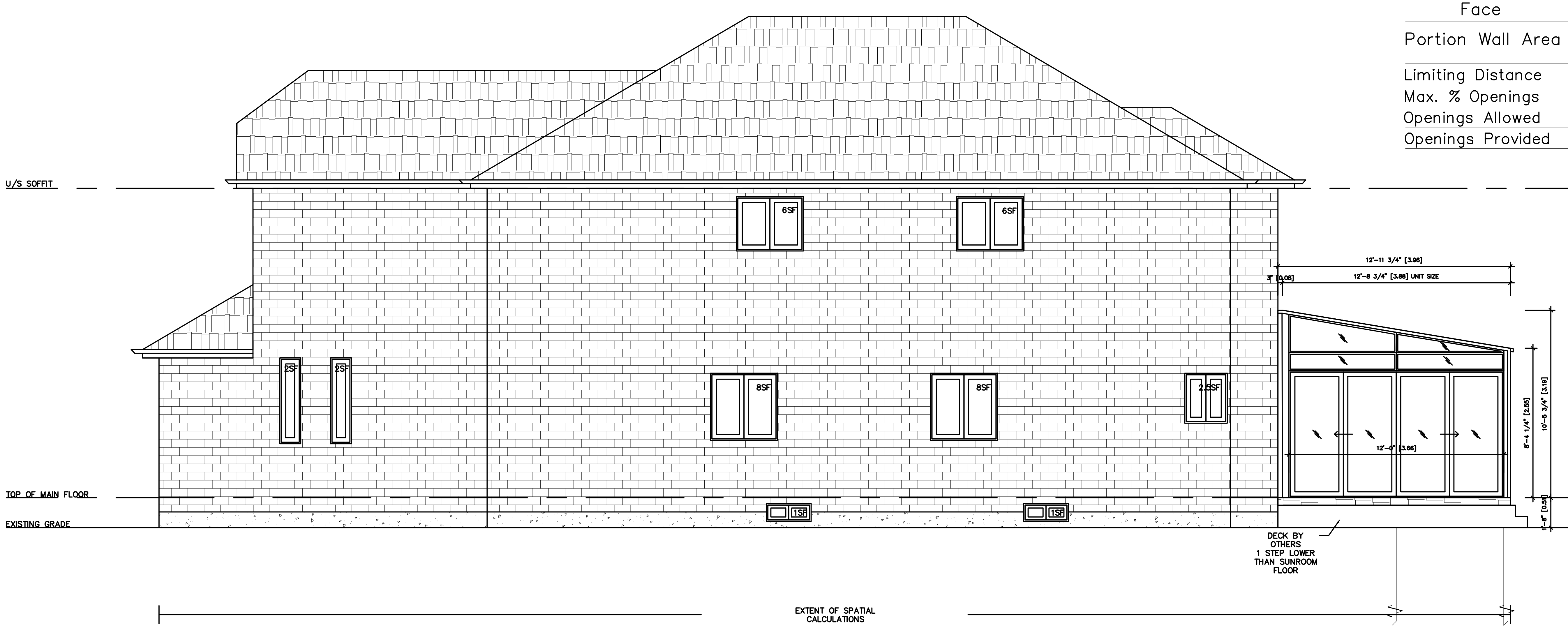
PER O.B.C. TABLE 9.10.15.4

Left Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
1	Existing		36.5
1	New		84.22

Spatial Calculations

Exposing Building Face	1,259.79	S.F.
	117.04	S.M.
Portion Wall Area		
Limiting Distance	3.34m	
Max. % Openings	12%	
Openings Allowed	151.17	S.F.
Openings Provided	120.72	S.F.



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AODESIGNS

LEFT ELEVATION

3 Sapphire Dr, Richmond Hill ON L4S 2E4

Scale	Date	Revision #	Revision Date	Sheet No.
1/6" = 1'-0"	2024-08-17	001		A7