



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

Tentative Hearing Date & Time: d	Thursday, April 25, 2024, at 7:00 P.M.e
Location: d	Council Chambers, 225 East Beaver Creek e Road, 1 st Floor, Richmond Hill. e
City Filed Number: d	MV-24-08 e
Property (Subject Land): d	118 Oak Avenue d
Owner: d	Olivia Zhang e
Related Applications: d	N/A e

The Request:d

To provide relief from the provisions of Bylaw 2523, as amended, to permit increased maximum lot e coverage from 30.00% to 32.71% to accommodate the construction of a proposed basement walkout enclosure.e

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

The Minor d variance Application be approved d

Subject to the following conditions: d

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


For the following reasons: e

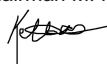
1. The general intent and purpose of the bylaw will be maintained. e
2. The general intent and purpose of the official plan will be maintained. e
3. The requested variance(s) is/are desirable for the appropriate development of the subject lands. e
4. The requested variance(s) is/are minor in nature.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

Written & Oral Submissions Were Received From The Following:d


Written Submissions d * Public Correspondence & Staff/Agency Comments e e	Oral Submissions e
Letter of Objection from 116 Oak Avenue – e Received April 24, 2024. e	Alan Wu appearing on behalf of Olivia Zhang
	e
	e

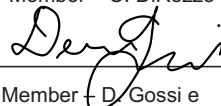
Signed By All Members Present Who Concur In This Decision:




 Chairman M. Mastere


 Member – N. Kelbas



 Member – C. DiRezze


 Member – D. Gossi

Date of Hearing:	April 25, 2024
Date of Notice:	May 8, 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.	May 15, 2024
Certification: I hereby certify that this is a true copy of the decision of the City of Richmond Hill Committee of Adjustment and that this decision was concurred in by a majority of the members who heard the application. <div style="text-align: center;">  _____ </div> Jaime Hope ACST 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 **filed 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 twenty 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.*

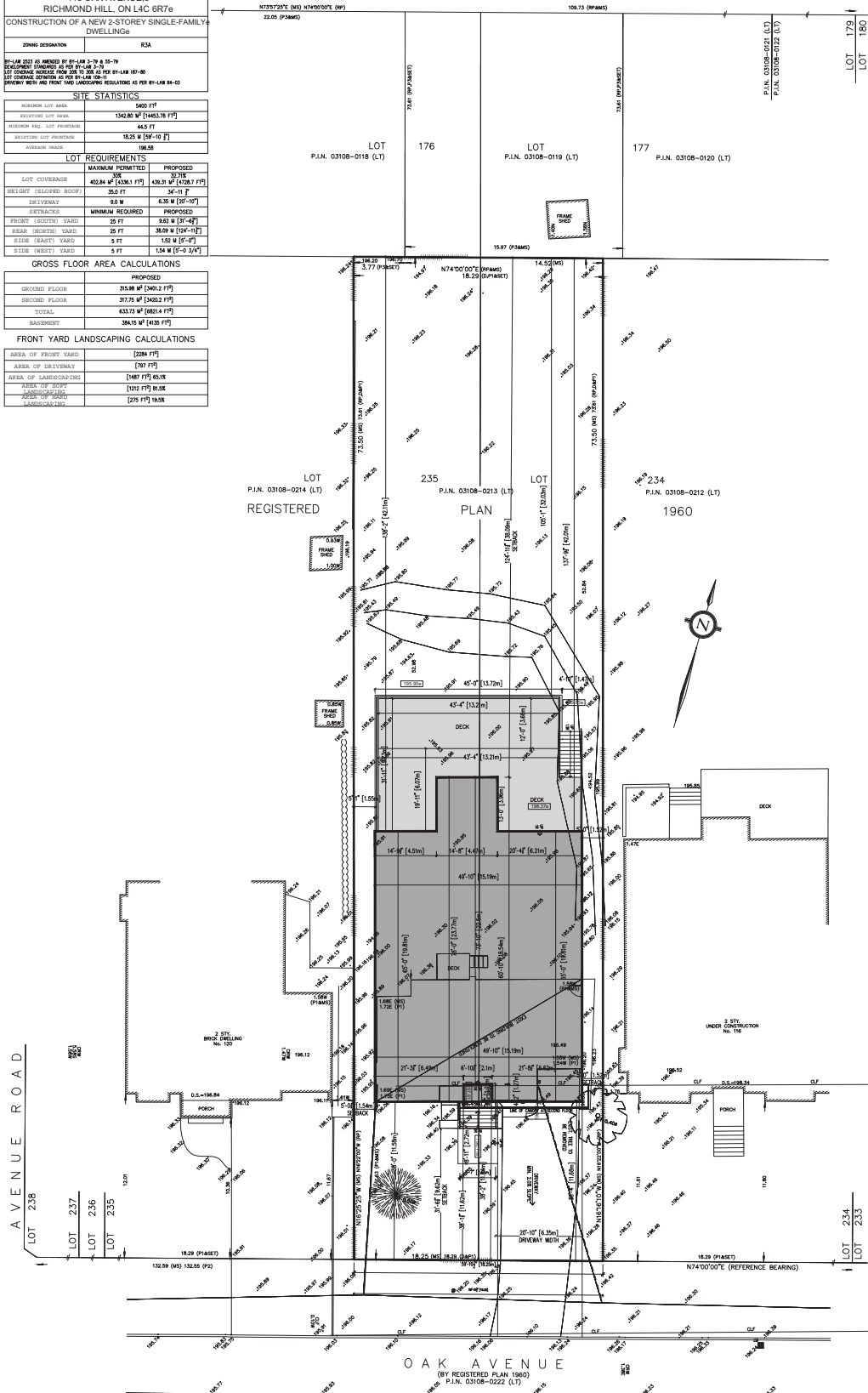
For further information please contact the
Secretary-Treasurer, Committee of Adjustment weekdays from 8:30 am to 4:30 pm

BYLAW 2523e	
118 OAK AVENUE, #	
RICHMOND HILL, ON L4C 6R7e	
CONSTRUCTION OF A NEW 2-STORY SINGLE-FAMILY DWELLING	
ZONING DESIGNATION	R3A
BY-LAW 2523 AS AMENDED BY BY-LAW 2-79 & 55-79	
EFFECTIVE JANUARY 1, 1979 BY-LAW 2-79	
LOT COVERAGE INCREASE FROM 30% TO 35% AS PER BY-LAW 187-80	
LOT COVERAGE INCREASE FROM 35% TO 40% AS PER BY-LAW 188-81	
DRIVEWAY WIDTH AND FRONT YARD LANDSCAPING REGULATIONS AS PER BY-LAW 88-82	

SITE STATISTICS	
EXISTING LOT AREA	9480 F ²
PROPOSED LOT AREA	1342.80 F ² (1462.78 F ²)
EXISTING BLDG. LOT FRONTAGE	44.5 FT
PROPOSED LOT FRONTAGE	18.25 W (20'-0" F)
PERMITS	16.58
LOT REQUIREMENTS	
LOT COVERAGE	MAXIMUM PERMITTED 30.7%
HEIGHT (SLOPED ROOF)	42.84 F ² (438.1 F ²)
SETBACK	35.0 FT
SETBACK	35.0 FT
SETBACK	35.0 FT
FRONT (SOUTH) YARD	25 FT
REAR (NORTH) YARD	25 FT
SIDE (EAST) YARD	5 FT
SIDE (WEST) YARD	5 FT

GROSS FLOOR AREA CALCULATIONS	
PROPOSED	
GROUND FLOOR	351.96 F ² (348.2 F ²)
SECOND FLOOR	297.75 F ² (348.2 F ²)
TOTAL	649.71 F ² (648.4 F ²)
BASEMENT	384.15 F ² (425 F ²)

FRONT YARD LANDSCAPING CALCULATIONS	
AREA OF FRONT YARD	2284 F ²
AREA OF DRIVEWAY	780 F ²
AREA OF LANDSCAPING	1487 F ² 65.1%
AREA OF ROOF LANDSCAPING	1492 F ² 65.1%
AREA OF DRIVEWAY LANDSCAPING	215 F ² 19.3%



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
PART OF LOTS 234 AND 235
REGISTERED PLAN 1960
IN THE
CITY OF RICHMOND HILL
(REGIONAL MUNICIPALITY OF YORK)
SCALE & NOTES
S1000 1:100
ALTIMAP LAND SURVEYORS INC.
© COPYRIGHT 2021
METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
ELEVATION NOTE
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM
(CGVD-1986/1978) AND ARE DERIVED FROM CITY OF RICHMOND HILL BENCHMARK
No. 91041 HAVING AN ELEVATION OF 155.943m.
BEARING NOTE
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERLY LIMIT
OF OAK AVENUE AS SHOWN ON PLAN 1960 HAVING A BEARING
OF N74°02'00"E
LEGEND
DENOTES SURVEY MONUMENT FOUND
IB DENOTES IRON BAR
SB DENOTES STANDARD IRON BAR
RB DENOTES ROUND IRON BAR
IP DENOTES IRON PIPE
PK DENOTES SURVEYORS NAIL SET IN WASHER
OU DENOTES ORIGIN UNKNOWN
CC DENOTES CUT CROSS
MH DENOTES MANHOLE
B.C. DENOTES BEGINNING OF CURVE
E.C. DENOTES END OF CURVE
T.C. DENOTES TANGENT OF CURVE
PRC DENOTES POINT OF REFERENCE CURVE
OH DENOTES OVERHEAD UTILITY CABLES
DT DENOTES DECIDUOUS TREE
CT DENOTES CONIFEROUS TREE
LS DENOTES LIGHT STANDARD
INV DENOTES INVERT ELEVATION
HYD DENOTES FIRE HYDRANT
ORW DENOTES CONCRETE RETAINING WALL
SRW DENOTES STONE RETAINING WALL
WRW DENOTES WOOD RETAINING WALL
TOW DENOTES TOP OF WALL ELEVATION
TOC DENOTES TOP OF CONCRETE CURB ELEVATION
BOC DENOTES BOTTOM OF CURB ELEVATION
FN DENOTES FOUNDATION
BR DENOTES BRICK
CLF DENOTES CHAIN LINK FENCE
BF DENOTES BOARD FENCE
D.S. DENOTES DOOR SILL ELEVATION
MF DENOTES METAL FENCE
FFE DENOTES FINISHED FLOOR ELEVATION
GFE DENOTES GARAGE FLOOR ELEVATION
RPE DENOTES REGISTERED PLAN 1960
P1 DENOTES PLAN BY S.J. HANES O.L.S.
DATED APRIL 08, 1959
P2 DENOTES PLAN 658-23805
P3 DENOTES PLAN 658-4714
D DENOTES PLAN BY ROMAN STANDO O.L.S.
RS DENOTES INSTRUMENT No. R677629

PART 2
REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE
ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND
PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.
THIS PLAN WAS PREPARED FOR S.A. PANIC AND THE UNDERSIGNED
ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 10, 2021.
DECEMBER 14, 2021
GUIDO V. CONSIGLI
ONTARIO LAND SURVEYOR
DWN BY: MA
CHK BY: GVC
JOB No.: 21-2075