



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

<b>Tentative Hearing Date &amp; Time:</b>	Thursday, April 25, 2024, at 7:00 P.M.
<b>Location:</b>	Council Chambers, 225 East Beaver Creek Road, 1 <sup>st</sup> Floor, Richmond Hill.
<b>City File Number:</b>	MV-24-11
<b>Property (Subject Land):</b>	<b>22 Drumern Crescent</b>
<b>Owner:</b>	Liliana Lopes
<b>Related Applications:</b>	N/A

**The Request:**

To provide relief from the provisions of By-law 3-74, as amended, to permit a reduced minimum front yard setback (established building line) from 12.41 metres (40.72 feet) to 10.82 metres (35.50 feet), reduced minimum side yard setback (west) from 1.83 metres (6.00 feet) to 1.53 metres (5.01 feet), maximum front yard porch encroachment from 2.44 metres (8.00 feet) to 3.50 metres (11.48 feet) and increased maximum rear yard deck encroachment from 2.44 metres (8.00 feet) to 4.01 metres (13.16 feet) to accommodate the construction of a proposed 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.

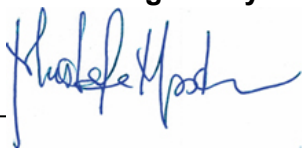
**For the following reasons:**

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:**

<b>Written Submissions</b> * Public Correspondence & Staff/Agency Comments	<b>Oral Submissions</b>
	Eduardo Peres - Agent
	Pat Pollock – 67 Drumern Crescent

Signed By All Members Present Who Concur In This Decision:



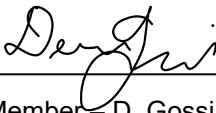
Chairman M. Master



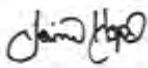
Member – N. Kelbas



Member – C. DiRezze



Member – D. Gossi

<b>Date of Hearing:</b>	<b>April 25, 2024</b>
<b>Date of Notice:</b>	<b>May 3, 2024</b>
<b>Last Day for Appeal:</b> *please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	<b>May 15, 2024</b>
<b>Certification:</b> 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.  _____ 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 **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 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](http://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**

LOT AREA =557.50 M<sup>2</sup> (6000.88 FT<sup>2</sup>)  
30% ALLOWABLE COVERAGE =167.25 m<sup>2</sup> (1800.26 FT<sup>2</sup>)

PROP. HOUSE COVERAGE = 156.40 M<sup>2</sup> =28.02%

BASEMENT FLR. AREA =115.43 m<sup>2</sup> (1242.47 FT<sup>2</sup>)  
1ST FLOOR AREA =156.40 m<sup>2</sup> (1683.47 FT<sup>2</sup>)  
2ND FLOOR AREA =147.50 m<sup>2</sup> (1512.32 FT<sup>2</sup>)  
TOTAL PROP. G.F.A. = 303.90 m<sup>2</sup>

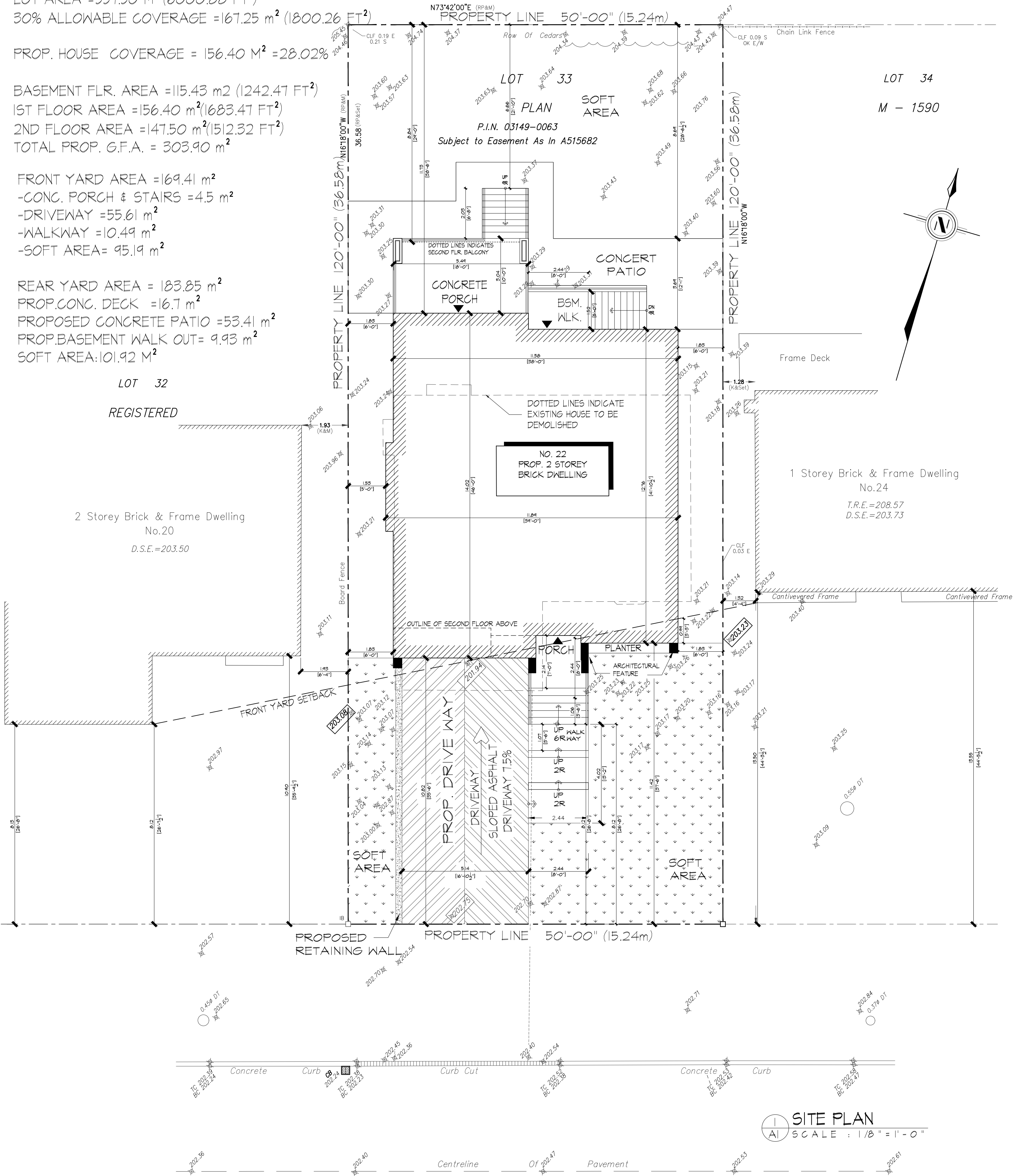
FRONT YARD AREA =169.41 m<sup>2</sup>  
-CONC. PORCH & STAIRS =4.5 m<sup>2</sup>  
-DRIVEWAY =55.61 m<sup>2</sup>  
-WALKWAY =10.49 m<sup>2</sup>  
-SOFT AREA= 95.19 m<sup>2</sup>

REAR YARD AREA = 183.85 m<sup>2</sup>  
PROP.CONC. DECK =16.7 m<sup>2</sup>  
PROPOSED CONCRETE PATIO =53.41 m<sup>2</sup>  
PROP.BASEMENT WALK OUT= 9.93 m<sup>2</sup>  
SOFT AREA:101.92 M<sup>2</sup>

LOT 32  
REGISTERED

2 Storey Brick & Frame Dwelling  
No.20  
D.S.E.=203.50

1 Storey Brick & Frame Dwelling  
No.24  
T.R.E.=208.57  
D.S.E.=203.73



SITE PLAN  
SCALE : 1/8" = 1'-0"

DRUMERN CRESCENT  
( By Registered Plan M-1590 )

P.I.N. 03149-0372

EKP DESIGNS INC.

537 ROGERS ROAD  
TORONTO, ONTARIO  
M6M-1B4  
TEL. No. 416-658-6737  
CELL No. 416-723-6983  
EMAIL : ekpdesigns@outlook.com

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No.	REVISIONS	DATE
1.	REVISIONS#1	04-12-24

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:  
QUALIFICATION INFORMATION  
Required unless design is exempt under 3.2.4.3(5) Division C of the Ontario Building Code.  
EDDIE PERES  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
Required unless design is exempt under 3.2.4.7. DIVISION C of the Ontario Building Code.  
EKP DESIGNS INC. 38281 BCIN  
FIRM NAME

PROJECT PROPOSED 2 STOREY DWELLING 22 DRUMERN CRESCENT CITY OF RICHMOND HILL		
DRAWING NAME SITE PLAN		
DESIGNED BY P.R	DRAWN BY P.R	APPROVED BY EKP
PROJECT No. 2024-01	DATE JAN. 2024	SCALE AS SHOWN
FILE: 2024	DRAWING NO. A1	