



**Committee of Adjustment**  
Planning & Building Services Department  
225 East Beaver Creek Road, 4<sup>th</sup> Floor  
Richmond Hill, ON L4B 3P4  
Phone: 905-771-2412  
Email: [committeeofadjustment@richmondhill.ca](mailto: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:	September 26, 2024 at 7:00 PM
Location:	Council Chambers, 1 <sup>st</sup> Floor, 225 East Beaver Creek Road
City File Number:	MV-24-23
Property (Subject Land):	63 Observatory Lane
Owner:	The Corporation of the City of Richmond Hill
Related Applications:	N/A

**The Request:**  
The following relief to Zoning By-law 57-88, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Minimum Side Yard Setback (East)	7.50 m (24.60 ft.)	0.00 m (0.00 ft.)	7.50 m (24.60 ft.)

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 Panning 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
Brenda Mckechnie	Agent – Greg Baskin
	Applicant - Mike McCallum
	Applicant – Mohammad Kashani
	Judy Simon
	Erika Bontovics

Signed By All Members Present Who Concur In This Decision:

DocuSigned by:

Mustafa Master

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Chairman M. Master

Signed by:

Nataliya Kelbas

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Member – N. Kelbas

Signed by:

S. Payne

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Member – S. Payne

OPPOSED

Member – C. DiRezze

Signed by:

Dean Gossi

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Member – D. Gossi

Date of Hearing:	September 26, 2024
Date of Notice:	October 4, 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.	October 16, 2024
<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.  <p>DocuSigned by:</p> <p>Courtney Cullum</p> <p>81DBD127AF9F4F4...</p> <p>Courtney Cullum Secretary-Treasurer Committee Of Adjustment</p>	

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**