



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

Tentative Hearing Date & Time:	Thursday, June 20, 2024, at 7:00 P.M.
Location:	Council Chambers, 225 East Beaver Creek Road, 1 st Floor, Richmond Hill.
City File Number:	MV-24-33
Property (Subject Land):	49 Okanagan Drive
Owner:	Andrew Charron
Related Applications:	N/A

The Request:

To provide relief from the provisions of By-law 3-74, as amended, to permit a reduced minimum side yard setback (sorth) from 1.20 metres (3.94 feet) to 0.91 metres (3.00 feet) and increased maximum deck encroachment into the minimum rear yard from 2.44 metres (8.00 feet) to 5.67 metres (18.60 feet) to accommodate the construction of a proposed rear patio.

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
	Kin Chan - Agent

Signed By All Members Present Who Concur In This Decision:

Mustafa Master

Chairman M. Master

Natalyia Kelbas

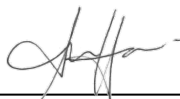
Member – N. Kelbas



Member – C. DiRezze

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Member – D. Gossi

Date of Hearing:	June 20, 2024
Date of Notice:	June 25, 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.	July 10, 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.  _____ Anna Henriques Acting 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.

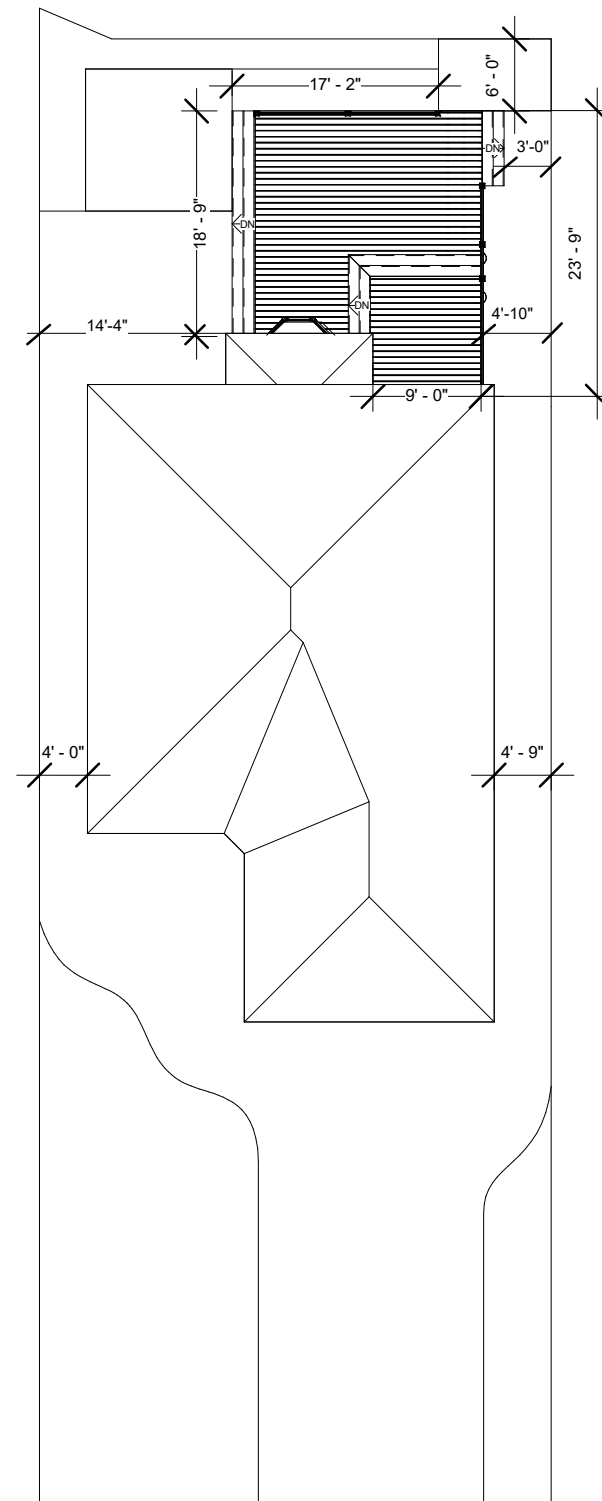
Appeal fees & forms

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.

City of Richmond Hill Tribunal Processing Fee: *\$167.00 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



NOTES:

1. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER BEFORE COMMENCING WORK.
2. PRINTS ARE NOT TO BE SCALED.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH CURRENT LOCAL BUILDING CODE.

No.	Description	Date
NO. 1	ISSUED FOR BUILDING PERMIT	2024-03-19

DESIGNER SEAL:



ARCHITECT:

CLIENT:

DRAFTER

M.M

DESCRIPTION

SITE PLAN

49 OKANAGAN DRIVE RICHMOND HILL

PROJECT
NAME:

Deck

PROJECT
NUMBER

0

PLAN
NUMBER

OTW-00102

SCALE

$$1/16'' = 1'-0''$$