



Hearing Date & Time:	February 20, 2025 at 7:00 P.M.
Location of Hearing:	Council Chambers, 225 East Beaver Creek Road, 1 st Floor, Richmond Hill.
City File Number:	MV-24-84
Property (Subject Land):	137 Oxford Street
Owner:	Behnam Ghasemian and Hida Nazifi
Authorized Agent:	Deborah Alexander – Alexander Planning Inc.
Related Applications:	B023/22

The Proposal:

The following relief to Zoning By-law 2523, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Minimum Front Yard Setback	7.62 m (25.00 ft.)	6.8 m (22.31 ft.)	0.82 m (2.69 ft.)
Minimum Side Yard Setbacks (east and west)	1.52 m (4.99 ft.)	1.2 m (3.94 ft.)	0.32 m (1.05 ft.)
Maximum Lot Coverage	30.00%	35.00%	5.00%

Location of Subject Land:

The below map highlights the location of subject land.

The circle on the map indicates the radius of properties who received this Notice of Hearing.



Important Information

Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition. Materials (e.g., photos, presentations) must be provided to Committee staff by 4:30 pm the day before of the meeting. Written comments by any person unable to attend the meeting can be submitted via e-mail to Committee of Adjustment staff at the contact information provided below.

Public Record: Personal information collected as a result of this public meeting is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act* and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure and will be used to assist the Committee of Adjustment and staff to process this application.

Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

The Staff Report pertaining to this application will be available on **January 23, 2025**

Notice of Decision: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

Ontario Land Tribunal: 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. **To appeal the decision to the Ontario Land Tribunal, you must submit a completed Appellant Application Form (available from Committee of Adjustment staff) to the Secretary-Treasurer of the Committee of Adjustment, City of Richmond Hill. You must enclose the appeal fee of \$400 (plus \$25 for each connected application), paid by certified cheque, made payable to the Minister of Finance.**

An additional administrative fee of \$179.00 per application appealed is payable to the City of Richmond Hill (All fees are subject to change).

Important Notice to Owner and/or Agent: If you do not attend or are not represented at this hearing, the Committee may proceed in your absence and make a decision or may consider the application to have been abandoned or withdrawn and close the file.

Date of Public Notice: January 15, 2025

Courtney Cullum
Secretary-Treasurer Committee of Adjustment
City of Richmond Hill
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4

Committee of Adjustment Staff are available for in person inquiries on Tuesdays and Thursdays

CONTACT INFORMATION:

committeeofadjustment@richmondhill.ca