



Committee of Adjustment

Hearing Date & Time:	April 24, 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-25-08
Property (Subject Land):	75 Maple Grove Avenue
Owner:	Oleg Demchuk
Authorized Agent:	Cristina Terentii – Terentii Studio
Related Applications:	N/A

The Proposal:

The following relief to Zoning By-law 1275, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Maximum Permitted Height of an Accessory Structure having a flat roof	2.75 m (9.02 ft.)	3.51 m (11.52 ft.)	0.76 m (2.49 ft.)

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: **April 17, 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 \$175.00 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: April 8, 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

V-53036

PART 1) PLAN OF

SCALE 1:200
2.0m 0 2.0

© PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VLADIMIR DOSEN, O.L.S.

DISTANCES SHOWN ON THIS PLAN
IN METRES AND CAN BE CONVER
TO FEET BY DIVIDING BY 0.3048.

DISTANCES SHOWN ON THIS PLAN
IN METRES AND CAN BE CONVER
TO FEET BY DIVIDING BY 0.3048.

[illegible]

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE SOUTHERLY LIMIT OF MAPLE GROVE AVENUE AS SHOWN ON REGISTERED PLAN 484 HAVING A BEARING OF N73°37'00"E

THIS REPORT WAS PREPARED FOR
OLEG DEMCIUC
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF RICHMOND HILL BENCHMARK HAVING AN ELEVATION OF 296.696 METRES.

PART 2) SURVEY REPORT
DESCRIPTION OF LAND: PIN 03208-0677(L1)
LOT 21, REGISTERED PLAN 484
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED
BOUNDARY FEATURES:
LOCATION OF FENCES ARE AS SHOWN
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

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 THE 27th DAY OF JULY, 2023

DATE: AUGUST 1, 2023

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1A2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB NO: 20588	SHEET: 18x24	FIELD BY: NADA
FILE: 20-196		DRAWN BY: NATHAN/NADA
CAD FILE: 75 MAPLE GROVE AVENUE -SRPR(FINAL)		CHECKED BY: NADA/VD