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**Committee of Adjustment**  
Planning & Building Services Department  
225 East Beaver Creek Road, 4<sup>th</sup> Floor  
Richmond Hill, ON L4B 3P4  
Phone: 905-771-2443  
Email: [committeeofadjustment@richmondhill.ca](mailto:committeeofadjustment@richmondhill.ca)

**Notice of Decision – Consent Application**  
Section 53 of the Planning Act, R.S.O. 1990, c.P.13, as amended

|                          |  |
|--------------------------|--|
| Hearing Date & Time:     | August 15, 2024 at 7:00 PM   |
| Location of Hearing:     | 225 East Beaver Creek Road, 1 <sup>st</sup> Floor<br>(Council Chambers), Richmond Hill |
| City File Number:        | B034/22  |
| Property (Subject Land): | 14 Long Hill Drive   |
| Owner:                   | Long Hill Developments 14 Inc.   |
| Related Applications:    | D06-21040,B035/22, A088/22 and A087/22   |

**The Proposal:**

To sever a parcel of land for residential purposes with approximate dimensions of 12.22 metres (40.09 feet) by 34.66 metres (113.71 feet), and an approximate lot area of 431.00 square metres (4639.24 square feet) and to retain a parcel of land with an approximate lot frontage of 12.20 metres (40.02 feet) and an approximate area of 1014.10 square metres (10,914.60 square feet).

**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. As required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) 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 Consent Application be approved**

**Subject to the Following Conditions:**

| Condition # | Department / Agency Contact:                | Condition:   |
|-------------|---|--|
| 1.          | Committee of Adjustment: 905-771-2443       | That the applicant provides the Secretary-Treasurer with the legal description of the severed land in the form of a letter or draft transfer prepared by the applicant’s solicitor.  |
| 2.          | Committee of Adjustment: 905-771-2443       | That the applicant provides one white print of a deposited plan of reference of the entire land which conforms substantially with the application as submitted.  |
| 3.          | Committee of Adjustment: 905-771-2443       | That the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the City of Richmond Hill within 30 days of the date of registration in the Land Registry/Land Titles Office a copy of the receipted and registered electronic transfer document including the Form 4 for Consent B034/22 |
| 4.          | Finance: Christina Giannakakis 905-771-5550 | Payment of all current and outstanding taxes to date of consent.   |
| 5.          | Finance: Christina Giannakakis 905-771-5550 | No parkland or Cash-in-Lieu is required as a condition of consent. However, the applicant (Owner) should be made aware that the City will require land to be conveyed for park or other recreation purposes or, at the option of the City, a payment of Cash-in-Lieu of  |

| Condition # | Department / Agency Contact: | Condition:   |
|-------------|------------------------------|--|
|             |                              | such land prior to the issuance of a building permit pursuant to Section 42 of the Planning Act. The owner shall enter into an agreement acknowledging the foregoing, which agreement shall be registered on title to the <b>SEVERED and RETAINED</b> parcels for the purposes of notice. Further, the owner shall pay the City the cost set out in the City’s Tariff of Fees By-law with respect to the preparation, processing, and registration of the Agreement. If the Owner does not wish to enter into the above agreement, the Owner may voluntarily pay any Cash-in-Lieu owing under section 42 of the Planning Act prior to the granting of the consent. The Applicant (Owner) may determine the amount of Cash-in-Lieu required by contacting the Finance Department. |

**WARNING:**

**Conditions must be fulfilled within two- years from the date of the giving of the Notice of Decision, failing which this application shall thereupon be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990***

**Reasons:**

- 1. The proposal conforms to Section 51(24) as required of the Planning Act.
- 2. The proposal conforms to the City of Richmond Hill Official Plan.
- 3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

**Financial/Regional and Municipal Notice:**

Please note that the City, Regional and Educational Development Charges are payable prior to building permit issuance, for the **Severed** lands. Water meter and tree charges are also applicable at that time.

Should the current or future owner(s) wish to demolish the existing dwelling on the **Retained** parcel, they should be made aware that the City will require land to be conveyed for park or other public recreation purposes or at the option, the City will require a payment of cash-in-lieu of such land prior to the issuance of a building permit pursuant to Section 42 of the Planning Act for the retained lands unless the Finance Department receives documentation that parkland was given or cash-in-lieu of parkland was paid on these lands, or that an existing structure is to be demolished.

(must build within **four** years from the date of demolition.)

Cash-in-lieu of Parkland is payable prior to building permit issuance pursuant to the City’s Parkland Dedication By-law 123-22, or its successor or any amendments.

**Written & Oral Submissions Were Received From The Following:**

| Written Submissions<br>* Public Correspondence & Staff/Agency Comments | Public Oral Submissions |
|--|-------------------------|
|  | Agent – Adam Layton     |
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|  |                         |

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:

C. DiRezze

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Member – C. DiRezze

Signed by:

Dean Gossi

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Member – D. Gossi

Signed by:

S. Payne

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Member – S. Payne

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| Date of Hearing:   | August 15, 2024            |
| Date of Notice:  | August 21, 2024            |
| Last Day for Appeal*:<br>*please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.  | September 10, 2024         |
| Last Day for Fulfilling Conditions:  | August 15, 2026<br>4:30 PM |
| <div>Certification:<br/>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.</div> <div><div>DocuSigned by:</div><div>Courtney Cullum</div><div>81DBD427AF9F4F4...</div></div> <div>Courtney Cullum<br/>Secretary-Treasurer<br/>Committee Of Adjustment</div> |                            |

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.

The notice of appeal must be filed with the approval authority (City of Richmond Hill Committee of Adjustment), must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

When **no appeal is lodged** within twenty days of the date after the giving of notice, the provisional consent becomes final.

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 – Consent) can be obtained at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

**City of Richmond Hill Tribunal Processing Fee:** \$175.00 per application

*\*Please note that all fees are subject to change.*

**Additional Information**

**Conditions of Approval:** It is the applicant’s responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee’s decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions (i.e. agreements, easements, lifting of reserve blocks etc.) may require two to three months to process. No extension to the last day for fulfilling conditions is permissible.

**Notice of Changes to the Provisional Consent:** The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

**Lapsing of the Consent:** If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

**Final Approval:** Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once all conditions of the provisional consent have been satisfied.

*For further information please contact the*  
**Secretary-Treasurer, Committee of Adjustment weekdays from 8:30 am to 4:30 pm**