



Minutes of the  
City of Richmond Hill  
Committee of Adjustment Meeting  
February 9, 2023

## Status of Applications Considered

<u>Item</u>	<u>Application</u>	<u>Property</u>	<u>Decision</u>
A	A090/22	111 Park Crescent	APPROVED
B	A094/22	151 Richmond Street	APPROVED

Present: Mustafa Master  
Carlo DiRezze  
Dean Gossi  
John Li  
Nataliya Kelbas

Jaime Hope, Secretary-Treasurer  
Linda Asikis, Assistant Secretary-Treasurer  
Sarah Mowder, Planner

Regrets: None

**Conflicts of interest:**  
There were none.

**Request for adjournments or withdrawals:**

Ms. Jaime Hope, Secretary-Treasurer advised the Committee that City File A066/22 requested deferral. The applicant will continue to work on the design of their driveway to re-schedule to a future Committee meeting.

The following applications were dealt with by the Committee:

**Item A: Minor Variance Application A090/22 (111 Park Crescent)**

To provide relief from the provisions of By-law 1703, as amended, to permit a reduced minimum front yard setback from 17.68 metres (58.00 feet) to 15.21 metres (49.90 feet), reduced minimum side yard setback (north) from 2.74 metres (9.00 feet) to 2.08 metres (6.82 feet) and increased maximum driveway width from 9.00 metres (29.52 feet) to 9.52 metres (31.23 feet) to accommodate the construction of a proposed attached garage to an existing single-detached dwelling.

**Public requests submitted for notice of decision:**

None.

**Additional correspondence received and provided to committee from:**

Letter of Support from 126 Park Crescent – Received February 9, 2023.

**Representation:**

Mr Daniel Falzon, agent, appeared on behalf of the application.

Mr. Falzon, explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any comments.

There were none.

Chairman Master asked if the Committee had any comments.

Member Li directed his question to Mr. Falzon, the application may impact trees in the side yard.

Mr. Falzon responded to Member Li TRCA has been involved in the application process and they are aware of the situation as there is one younger tree on the west side that may be affected by construction.

Chairman Master asked if the Committee had any other comments.

There were none.

Moved by: C. Direzze

Seconded by: D. Gossi

That Minor Variance Application **A090/22**, on behalf of Murtaza Jiwan & Farah Mriza 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.
3. That the applicant obtains a TRCA Permit under Ontario Regulation 166/06 for the proposed works.

**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.

**Motion Carried**

**Item B: Minor Variance Application A094/22 (151 Richmond Street)**

To provide relief from the provisions of By-law 66-71, as amended to permit a reduced minimum front yard setback from 9.14 metres (30.00 feet) to 7.19 metres (23.58 feet), increased maximum projection into exterior side yard (attached garage) from 0.00 metres (0.00 feet) to 1.12 metres (3.67 feet), reduced minimum side yard setback (west) from 1.50 metres (4.92 feet) to 1.35 metres (4.42 feet), reduced minimum side yard setback (west) to second storey from 3.00 metres (9.84 feet) to 1.29 metres (4.23 feet) and increased maximum gross floor area from 270.33 square feet (2,909.80 square feet) to 329.80 square metres (3,549.93 square feet) to accommodate the construction of a proposed second storey addition to the existing single-detached dwelling.

**Public requests submitted for notice of decision:** None.

**Additional correspondence received and provided to the committee from:** None.

**Representation:**

Mr. Joel Gerber, agent, appeared on behalf of the application.

Mr. Gerber explained the nature of the application to the Committee.

**Comments:**

Chairman Master asked if anyone in the audience wished to comment.

There were none.

Chairman Master asked if Planning had any further comments.

There were none.

Chairman Master asked if the Committee had any comments.

Member Li asked Mr. Gerber if there are any regulations regarding the solar panels on the roof.

Mr. Gerber responded to Member Li there has been no commentary from the City. The owners requested the panels be added to the drawings.

Chairman Master asked if the Committee had any other comments.

There were none.

Moved by: D. Gossi

Seconded by: N. Kelbas

That Minor Variance Application **A094/22**, on behalf of Irina & Michael Stephens 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.
3. The City is protecting for a 20 metre road allowance. A widening through the frontage of Richmond Street is required. 3.00 metres from the legal centre line of the road is to be City owned. The deficient is to be determined by an Ontario Land Surveyor and conveyed to the City.

And;

A standard 4.5 m x 4.5 m daylight triangle adjoining the subject property at the intersection of the existing rights-of-way being Richmond Street and Elmdale Court.

That the Applicant prepares and deposits a reference plan detailing the road widening and or the daylighting triangle, following the City's review and acceptance of same. The Applicant's surveyor must submit draft reference plans for City review prior to deposition, to the attention the Development Process Coordinator, Development Engineering Division, (905) 771- 2457/905-747-6432. Please provide Applicants solicitors contact information upon submission of deposited R-Plan.

**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.

**Motion Carried**

**Other Business:**

There were no items.

**Approval of Minutes of January 19, 2023**

Moved by: J. Li

Seconded by: C. DiRezze

Motion Carried

**Motion to Adjourn**

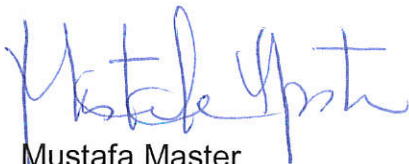
Moved by: N. Kelbas

Seconded by: J. Li

That the meeting be adjourned.

Motion Carried

The meeting adjourned at 7:20 PM



Mustafa Master  
Chairman



Jaime Hope  
Secretary-Treasurer  
Committee of Adjustment