

## **Appendix “B”**

### **The Corporation of the Town of Richmond Hill**

#### **By-law 27-18**

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the Town of Richmond Hill and

By-law 1703, as amended, of the former Township of Whitchurch

Whereas the Council of The Corporation of the Town of Richmond Hill (the “Corporation”) at its Meeting of \_\_\_\_\_, \_\_\_\_\_, directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the Town of Richmond Hill enacts as follows:

1. That By-law 1703, as amended, of the former Township of Whitchurch (“By-law 1703”), be and hereby is further amended by:
  - a) removing those lands shown on Schedule “A” to this By-law 27-18 (the “Lands”) and any provisions of By-law 1703, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96, as amended, of The Corporation of the Town of Richmond Hill (“By-law 313-96”) be and is hereby further amended as follows:
  - a) by expanding the area of By-law 313-96 to include the Lands;
  - b) by rezoning the Lands to “Multiple Residential One (RM1) Zone” and “Open Space (O) Zone” under By-law 313-96 as shown on Schedule “A” of this By-law 27-18; and,
  - c) by adding the following to Section 7 - Exceptions

“7.194

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to the lands zoned “Multiple Residential One (RM1) Zone” and more particularly shown as “RM1” on Schedule “A” to By-law 27-18 and denoted by a bracketed number (7.194):

- i) Minimum Rear Yard Setback: 7 metres (22.97 feet)

- ii) The provisions of Section 5.1.9 (b) shall be amended to allow decks which are 0.6 metres in height or greater to encroach into the required minimum rear yard to a distance of 3.7 metres (12.14 feet).
  - iii) A minimum of 45% of the area of a front yard or a flankage yard shall be used for no other purpose than landscaping. Notwithstanding the foregoing, front yard stair structures, landings (with or without cold cellars beneath) and planters shall be included in the calculation of the minimum landscaped area.”
3. All other provisions of By-law 313-96, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
4. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.
5. Schedule “A” attached to By-law 27-18 is declared to form a part of this by-law.

Passed this      day of      , 2018.

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Dave Barrow  
Mayor

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Stephen M.A. Huycke  
Town Clerk

# **The Corporation of the Town Of Richmond Hill**

## **Explanatory Note to By-law 27-18**

By-law 6-18 affects the lands described as Part of Lot 65, Concession 1, E.Y.S., municipally known as 18, 22 and 26 Sunset Beach Road.

The lands are under the provisions of By-law 1703, as amended, of the former Township of Whitchurch.

By-law 27-18 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone” and “Open Space (O) Zone” under By-law 313-96, as amended, in order to establish site specific development standards for the lands shown on Schedule “A” and to facilitate the construction of a residential development comprised of six (6) freehold townhouse dwelling units. Permitted uses within the “Multiple Residential One (RM1) Zone” include street townhouse dwellings, block townhouse dwellings, quadruplex dwelling, multiple dwelling, home occupation and a private home daycare. Permitted uses within the “Open Space (O) Zone” include conversation, forestry, a public park and a stormwater management facility.