

The Corporation of the Town of Richmond Hill

By-law 31-18

A By-law to Amend By-law 66-71 as amended of

The Corporation of the Town of Richmond Hill

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of *****, 20**, 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 66-71 as amended of the Town of Richmond Hill (By-Law 66-71), be and hereby is further amended by:

a) by rezoning the Lands to "Residential Multiple Second Density (RM2) Zone" under By-law 66-71, as amended as shown on Schedule "A" of this By-law 31-18; and,

b) by adding the following to Section 11 - Exceptions

"11.146

Notwithstanding any inconsistent or conflicting provisions of By-Law 66-71 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Residential Multiple Second Density (RM2) Zone" and more particularly shown as "RM2" and denoted by a bracketed number (11.146) on Schedule "A" to By-law 31-18:

- i) Minimum Lot Area: 177 square metres (1,905 square metres)
- ii) Minimum Lot Frontage: 6 metres (19.68 feet)
- iii) Maximum Lot Coverage: 50%
- iv) Minimum Side Yard Setback: 1.2 metres (3.93 feet)
(to the end unit of a townhouse dwelling)
- v) Minimum Front Yard Setback (1): 5.96 metres (19.55 feet)
(1) The Minimum front yard setback to a garage shall be 5.8 metres (19.02 feet)
- vi) Maximum Driveway Width: 3 metres (9.84 feet)

vii) A deck with stairs shall be permitted to encroach a maximum of 3.5 metres (11.4 feet) into the required rear yard.

viii) Section 6.5.2.3 shall not apply.

2. All other provisions of By-law 66-71, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
3. 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.

4. Schedule "A" attached to By-law 31-18 is declared to form a part of this by-law.

Passed this day of , 20**.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

The Corporation of The Town Of Richmond Hill

Explanatory Note to By-Law 31-18

By-law 31-18 affects the lands described as Part Lot 26 and Lot 27, Plan 2300, municipally known as 102 and 106 Hunt Avenue.

By-law 66-71, as amended of the Corporation of the Town of Richmond Hill, zones the subject lands "Residential Second Density (R2) Zone".

By-law 31-18 will have the effect of rezoning the subject lands to "Residential Multiple Second Density (RM2) Zone" under By-law 66-71, as amended to permit six street townhouse dwellings with site specific standards.

HUNT AVENUE

From "R2"
To "RM2"

(11.146)

LUCAS STREET

LOT 25

LOT 26

LOT 27

LOT 28

R.P. 2200

PART 1
656.5243

PART 1

PART 2

PART 3

PART 4

PART 5

PART 6

PART 7

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

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