

# THE CORPORATION OF THE TOWN OF RICHMOND HILL

## BY-LAW NO. \_\_\_\_ - 18

A By-law to Amend By-law No. 150-80 of  
The Corporation of the Town of Richmond Hill, as amended by  
By-law Nos. 295-85 and 290-86.

### NOW THEREFORE THE TOWN OF RICHMOND HILL APPROVES AS FOLLOWS:

1. That By-law No. 295-85 and 290-86 be amended.
2. That By-law No. 150-80 of The Corporation of the Town of Richmond Hill, as amended, be and is hereby further amended by adding the following to Section 13 Special Provisions:

#### **"13.##**

Notwithstanding all other provisions of By-law No. 150-80, as amended not inconsistent with the foregoing, the following special provisions shall apply to those lands described as Part of Block 2, Registered Plan 65M-2287, Town of Richmond Hill, Regional Municipality of York (located on the east side of East Beaver Creek Road, north of Highway 7), and more particularly identified as the "Subject Lands" on Schedule "A" hereto:

#### SETBACKS

- a) the minimum main BUILDING SETBACKS shall be as follows:
  - i) North Yard: 6.0 metres (19.68 feet)
  - ii) East Yard: 9.0 metres (29.5 feet)
- b) the minimum distance between any two main buildings on a lot shall be 9.5 metres;

#### GROUND FLOOR AREA

- b) The minimum ground floor area requirement for restaurant buildings shall be 500 square metres

#### PARKING

- c) PARKING for restaurant uses shall be provided at a rate of 10.55 PARKING SPACES per 100 square metres (1076.4 square feet) of GROSS FLOOR AREA.

- d) The Shared parking Formula of by-law 295-85, as amended, shall be revised as follows:

<b><u>USE</u></b>	<b><u>Morning (%)</u></b>	<b><u>Noon (%)</u></b>	<b><u>Afternoon (%)</u></b>	<b><u>Evening (%)</u></b>
<b>Office</b>	100	90	95	5
<b>Retail Stores</b>	70	100	100	100
<b>Restaurants</b>	20	50	50	100
<b>Theatres</b>	0	0	0	100

- e) The provisions of Section 13.4.4 of by-law 295-85, as amended, shall not apply to the Subject Lands
- f) The provisions of Section 13.4.7 of By-law 295.85, as amended shall not apply;
- g) The provisions of Section 6.13(b) of By-law 150-80, as amended shall not apply.
- h) PARKING SPACES shall have a width of 2.6 metres and a length of 5.6 metres
- i) the provisions of Section 6.13(d) of By-law No. 150-80, as amended, shall not apply to the Subject Lands.
3. Despite the future ownership arrangements of the lands subject to By-law No. \_\_\_\_-18, for the purposes of this by-law, the lands identified as the Subject Lands on Schedule "A" hereto shall be considered to be one (1) lot.
4. All other provisions of By-law No. 150-80, as amended, not inconsistent with the foregoing, shall continue to apply to the Subject Lands.
5. 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.
6. Schedule "A" attached to By-law No. \_\_\_\_-18 is declared to form a part of this by-law.

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 No. XXX-17 is declared to form a part of this By-law.

PASSED THIS \_\_\_\_\_ Day of \_\_\_\_\_ 2017

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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 NO. \_\_\_\_-17**

By-law No. \_\_\_\_-16 affects lands known as Part of Block 2, Registered Plan 65M-2287, Town of Richmond Hill, Regional Municipality of York, located on the east side of East Beaver Creek Road, north of Highway 7.

The purpose of By-law No. \_\_\_\_-17 is to amend Zoning By-law No. 150-80 by amending By-law Nos. 295-85 and 290-86 standards related to minimum ground floor area, setbacks and parking provision.