

The Corporation of the Town of Richmond Hill

By-law 39-18

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

The Corporation of the Town of Richmond Hill and

By-law 986, as amended, of the former Township of King

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 986, as amended, of the former Township of King ("By-law 986"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 39-18 (the "Lands") and any provisions of By-law 986, 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 "Single Detached Four (R4) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 39-18;
 - c) by deleting site specific exception 7.145 as it applies to the Lands; and,
 - d) by adding the following to Section 7 – Exceptions

"7.195

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 "Single Detached Four (R4) Zone" and more particularly shown as "R4" on Schedule "A" to By-law 39-18 and denoted by a bracketed number (7.195):

- i) Minimum Lot Area (Corner Lot): 410.00 square metres (4,413.20 square feet)
- ii) Maximum Lot Coverage: 45%

- iii) Minimum Interior Side Yard Setback: 1.2 metres”
- e) by deeming the Lands identified as “A” on Schedule “B” to this By-law 39-18 as a “lot”.
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. Schedules “A” and “B” attached to By-law 39-18 are declared to form a part of this by-law.

Passed this day of , 2018.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

The Corporation of the Town Of Richmond Hill

Explanatory Note to By-law 39-18

By-law 39-18 affects lands described as Block 23, Plan 65M-4572 and Lots 518, 519 and 520, Plan 133, municipally known as 51 Laurier Avenue.

The lands are currently dual zoned. Block 23, Plan 65M-4572 is zoned Single Detached Four (R4) Zone with site specific exemptions under By-law 313-96, as amended. Lots 518, 519 and 520, Plan 133, municipally known as 51 Laurier Avenue, are zoned under the provisions of By-law 986 of the former Township of King, as amended.

By-law 39-18 will rezone the lands currently under the provisions of By-law 986, as amended, to the Single Detached Four (R4) Zone, will delete the current site specific provisions applied to the lands legally described as Block 23, Plan 65M-4572, and will establish new site specific standards for the entirety of the subject lands. In this regard, By-law 39-18 will have the effect of rezoning the subject lands in their entirety to Single Detached Four (R4) Zone under By-law 313-96, as amended, with site specific development standards to facilitate the creation two (2) single detached building lots on the subject lands. The permitted uses within the Single Detached Four (R4) Zone include a single detached dwelling, home occupation, private home daycare, and group home.