

Appendix B

The Corporation of the Town of Richmond Hill

By-law 41-18

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 _____ XX, 2018 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 is hereby further amended by removing those lands shown on Schedule "A" to this By-law 41-18 ("the Subject Lands") and further, that any provisions of By-law 986, as amended, that previously applied to the Subject Lands shall no longer apply to the Subject 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) expanding the boundary to include the Subject Lands;
 - b) rezoning the Subject Lands to "Semi-Detached One (RD1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 41-18; and,
 - c) adding the following to Section 7 – EXCEPTIONS:

"7.196

Notwithstanding any other inconsistent or conflicting provision of By-law 313-96, of the Corporation as amended, the following special provisions shall apply to the lands zoned "Semi-Detached One (RD1) Zone" and more particularly shown as "RD1" on Schedule "A" to By-law 41-18:

- i) MINIMUM LOT AREA (INTERIOR LOT) 450 sq. metres (4,843.8 sq. feet)
- ii) MINIMUM REQUIRED SIDE YARD: 1.2 metres (3.9 feet)
- iii) MINIMUM REQUIRED REAR YARD: 6.0 metres (19.7 feet)
- iv) MAXIMUM LOT COVERAGE: 55%"

“7.197

Notwithstanding any other inconsistent or conflicting provision of By-law 313-96, of the Corporation as amended, the following special provisions shall apply to the lands zoned “Semi-Detached One (RD1) Zone” and more particularly shown as “Lot 502” on Schedule “B” to By-law 41-18:

The MINIMUM REQUIRED FRONT YARD shall be 3.3 metres (10.8 feet) from the “Future Property Line”, as shown on Schedule “B”, after the dedication of lands for road widening purposes.”

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 41-18 is declared to form a part of this by-law.

Passed this XTH 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 41-18

By-law X-18 affects lands located on the south side of Laurier Avenue, east of Bathurst Street, specifically described as Lots 502, 503, 504 and 505, Plan 133 (Municipal Addresses: 15 and 23 Laurier Avenue).

The purpose of By-law X-18 is to remove the lands from By-law 986, as amended, and rezone the lands to “**Semi-Detached One (RD1) Zone**” under By-law 313-96, as amended, with site specific development standards for minimum lot area (interior lot), minimum side yard setback, minimum front yard, minimum rear yard, and maximum lot coverage. This application will facilitate the creation of four semi-detached dwelling units on the subject lands.