

## Appendix D

### THE CORPORATION OF THE TOWN OF RICHMOND HILL

### BY-LAW NO. \_\_\_\_-16

A By-law to Amend By-law No. 313-96 of the Corporation of the Town of Richmond Hill, as amended and By-law No. 1275, as amended, of the former Township of King

WHEREAS the Council of the Corporation of the Town of Richmond Hill at its Meeting of \_\_\_\_\_, 2016, directed that this By-law be brought forward to Council for its consideration;

#### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RICHMOND HILL ENACTS AS FOLLOWS:**

1. That By-law No. 1275, as amended of the former Township of King, be further amended by removing the lands shown in heavy outline on Schedule '1' attached hereto from said By-law and removing any provision of By-law 1275, as amended, which previously applied to the subject land.

- a) That By-law No. 313-96, as amended be further amended by expanding the boundary to include the area shown on Schedule '1' and zoning those parts of lands as "Multiple Residential One (RM1)".

- b) Adding the following to Section 7 – EXCEPTIONS:

"7. \_\_\_\_

Notwithstanding any other inconsistent or conflicting provisions of By-law No. 313-96, as amended, the following special provisions shall apply to the lands zoned legally described as Lots 1, 2, 3 and 4 Registered Plan 563, Part of Lots 31 and 32 Registered Plan 202 (Municipal Addresses: 272, 286 and 296 King Road, 4, 6 and 8 Parker) and more particularly denoted by a brackets number (XXX):

1. In this by-law,
  - (a) LANE means a parcel of land which is a common element condominium for means of vehicular and pedestrian access.
  - (b) LOT means a LOT as defined under By-law 313-96, as amended, includes a PARCEL OF TIED LAND.
2. No person shall hereafter use any land or erect or use a BUILDING or STRUCTURE in a "Multiple Residential One (RM1) Zone" except in accordance with the following provisions:
  - (a) Uses permitted in a "Multiple Residential One (RM1) Zone":
    - i) Townhouse Dwelling

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### ii) Semi-Detached Dwelling

(b) The following provisions shall apply to the lands zoned RM1 shown on Schedule "1":

- i) The lands zoned RM1 shall be deemed to be a LOT
- ii) Minimum lot frontage: 60 metres
- iii) Minimum lot area: 8800 square metres
- iv) Maximum lot coverage: 40%
- v) Minimum landscape area: 30%
- vi) Minimum landscape buffer: 1.0 m
- vii) Maximum number of townhouse dwelling units: 33
- viii) Maximum number of semi-detached dwelling unit: 10
- ix) Section 5.7 of By-law 313-96 is not applicable

(c) The following provisions shall apply to the further division of the lands shown on Schedule "2" into those parcels denoted on Schedule "2" to By-law No. \_\_\_\_-16 as Parcel "A", Parcel "B", Parcel "C", Parcel "D", Parcel "E", Parcel "F", Parcel "G", Parcel "H", Parcel "I", Parcel "J" and Parcel "K", each of which shall be deemed to be a LOT:

#### i) Minimum lot frontage:

- a) Parcel A: 15.0 metres
- b) Parcel B: 15.0 metres
- c) Parcel C: 15.0 metres
- d) Parcel D: 15.0 metres
- e) Parcel E: 15.0 metres
- f) Parcel F: 40.0 metres
- g) Parcel G: 40.0 metres
- h) Parcel H: 30.0 metres
- i) Parcel I: 30.0 metres
- j) Parcel J: 33.0 metres
- k) Parcel K: 21.0 metres

#### ii) For the purpose of Section 2 (c) (i), Lot Frontage shall be deemed to be the following:

- a) Parcel A: southerly lot line that abuts a LANE as shown on Schedule "2"
- b) Parcel B: southerly lot line that abuts a LANE as shown on Schedule "2"
- c) Parcel C: southerly lot line that abuts a LANE as shown on Schedule "2"
- d) Parcel D: southerly lot line that abuts a LANE as shown on Schedule "2"
- e) Parcel E: southerly lot line that abuts a LANE as shown on Schedule "2"
- f) Parcel F: northerly lot line that abuts a LANE as shown on Schedule "2"
- g) Parcel G: southerly lot line that abuts a LANE as shown on Schedule "2"
- h) Parcel H: King Road as shown on Schedule "2"
- i) Parcel I: King Road as shown on Schedule "2"
- j) Parcel J: Parker Avenue as shown on Schedule "2"
- k) Parcel K: Parker Avenue as shown on Schedule "2"

#### iii) Minimum Lot Area:

- a) Parcel A: 350 square metres

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- b) Parcel B: 340 square metres
- c) Parcel C: 340 square metres
- d) Parcel D: 340 square metres
- e) Parcel E: 350 square metres
- f) Parcel F: 1000 square metres
- g) Parcel G: 1000 square metres
- h) Parcel H: 600 square metres
- i) Parcel I: 600 square metres
- j) Parcel J: 600 square metres
- k) Parcel K: 500 square metres

(d) The following provisions shall apply to a LOT that is a PARCEL OF TIED LAND:

- i) Use standards (Parcel A-E)

Within Parcels A-E shown on Schedule “2” to By-law No. \_\_\_\_-16, no building or structure or part thereof shall be erected or used except in accordance with the following:

Minimum Lot frontage: 7.5 metres  
Minimum Lot Area: 165 square metres  
Minimum Front Yard: 4.5 metres – to dwelling  
3.0 metres – to porch  
Minimum Int. Side Yard: 1.2 metres (No side yard is required where the dwelling unit is attached to another dwelling unit)  
Minimum Ext. Side Yard: 1.4 metres  
Minimum Rear Yard: 6.0 metres  
Storeys: 3  
Maximum Building Height: 12.0 metres

- ii) Use standards (Parcel F)

Within Parcel F shown on Schedule “2” to By-law No. \_\_\_\_-16, no building or structure or part thereof shall be erected or used except in accordance with the following:

Minimum Lot frontage: 6.0 metres  
Minimum Lot Area: 160 square metres  
Minimum Front Yard: 3.5 metres – to dwelling  
2.0 metres – to porch  
5.8 metres – to garage  
Minimum Int. Side Yard: 1.5 metres for end units only  
Minimum Ext. Side Yard: 1.8 metres  
Minimum Rear Yard: 6.0 metres  
Storeys: 3  
Maximum Building Height: 12.0 metres

- iii) Use standards (Parcel G)

Within Parcel G shown on Schedule “2” to By-law No. \_\_\_\_-16, no building or structure or part thereof shall be erected or used except in accordance with the following:

Minimum Lot frontage: 6.0 metres

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Minimum Lot Area:	130 square metres
Minimum Front Yard:	4.0 metres – to dwelling 2.5 metres – to porch 5.8 metres – to garage
Minimum Int. Side Yard:	1.5 metres for end units only
Minimum Ext. Side Yard:	1.8 metres
Minimum Rear Yard:	6.0 metres
Storeys:	3
Maximum Building Height:	12.0 metres

### iv) Use standards (Parcel H)

Within Parcel H shown on Schedule “2” to By-law No. \_\_\_\_-16, no building or structure or part thereof shall be erected or used except in accordance with the following:

Minimum Lot frontage:	6.0 metres
Minimum Lot Area:	115 square metres
Minimum Front Yard (King Road):	2.5 metres – to dwelling 2.0 metres – to porch/deck
Minimum Int. Side Yard:	1.5 metres for end units only
Minimum Rear Yard:	4.5 metres – to dwelling 5.8 metres – to garage
Storeys:	3
Maximum Building Height:	12.0 metres

### v) Use standards (Parcel I)

Within Parcel I shown on Schedule “2” to By-law No. \_\_\_\_-16, no building or structure or part thereof shall be erected or used except in accordance with the following:

Minimum Lot frontage:	6.0 metres
Minimum Lot Area:	115 square metres
Minimum Front Yard (King Road):	2.5 metres – to dwelling 2.0 metres – to porch
Minimum Side Yard:	1.5 metres for end units only
Minimum Rear Yard:	1.5 metres – to dwelling 5.8 metres – to garage 1.2 metres – to porch/deck
Storeys:	3
Maximum Building Height:	12.0 metres

### vi) Use standards (Parcel J)

Within Parcel J shown on Schedule “2” to By-law No. \_\_\_\_-16, no building or structure or part thereof shall be erected or used except in accordance with the following:

Minimum Lot frontage:	6.0 metres
Minimum Lot Area:	110 square metres
Minimum Front Yard (Parker Avenue):	2.0 metres – to dwelling 1.8 metres – to porch/deck
Minimum Int. Side Yard:	1.4 metres for end units only

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Minimum Rear Yard: 1.6 metres – to dwelling  
5.8 metres – to garage  
1.2 metres – to porch/deck  
Storeys: 3  
Maximum Building Height: 12.0 metres

vii) Use standards (Parcel K)

Within Parcel K shown on Schedule “2” to By-law No. \_\_\_\_-16, no building or structure or part thereof shall be erected or used except in accordance with the following:

Minimum Lot frontage: 6.0 metres  
Minimum Lot Area: 110 square metres  
Minimum Front Yard (Parker Avenue): 1.8 metres – to dwelling  
1.5 metres – to deck/porch  
Minimum Int.Side Yard: 1.4 metres for end units only  
Minimum Ext. Side Yard: 1.6 metres  
Minimum Rear Yard: 3.5 metres – to dwelling  
5.8 metres – to garage  
2.0 metres – to porch/deck  
Storeys: 3  
Maximum Building Height: 12.0 metres

viii) Minimum number of Parking Spaces:

- a) 0.25 visitor parking spaces per unit
- b) 2 parking spaces per dwelling unit

3. All other provisions of By-law No. 313-96, as amended, not conflicting with or inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “1” and “2” 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 measurement. The metric or SI measurement 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 measurements shall apply.
5. Schedule “1” and “2” attached to By-law No. \_\_\_\_-16 are declared to form a part of this by-law.

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### THE CORPORATION OF THE TOWN OF RICHMOND HILL EXPLANATORY NOTE TO BY-LAW NO. \_\_\_\_-16

This by-law affects lands legally described as Lots 1, 2, 3 and 4 Registered Plan 563 and Part of Lots 31 and 32 Registered Plan 202, municipally described as 272, 286 and 296 King Road, 4, 6 and 8 Parker Avenue.

This by-law amends Zoning By-law 313-96 and establishes site specific development standards to facilitate the construction of a forty three unit residential development, comprised of ten semi-detached units and thirty three townhouse dwelling units on the subject lands. The tenure of the proposed development is intended to be a common element condominium.