

Appendix “B”

The Corporation of the Town of Richmond Hill

By-law 57-18

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 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 57-18 (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 Five (R5)” under By-law 313-96 as shown on Schedule “A” of this By-law 57-18; and,
 - c) by adding the following to Section 7 - Exceptions

“7.199

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 Five (R5) Zone” and more particularly shown as “R5” on Schedule “A” to By-law 57-18 and denoted by a bracketed number (7.199):

- i) Minimum Lot Area (Interior): 410 square metres (4,413.20 square feet)

- ii) Minimum Front Yard Setback: 8 metres (26.25 feet)
- iii) Minimum Side Yard Setback: 1.2 metres (3.94 feet)
- iv) Minimum Rear Yard Setback: 6 metres (19.69 feet)
- v) Maximum Lot Coverage: 46%
- vi) The provisions of Section 5.1.9 (b) shall be amended to allow decks which are 0.6 metres in height or greater to encroach into the required minimum rear yard to a distance of 3.0 metres (9.84 feet)."

"7.200

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 Five (R5) Zone" and more particularly shown as "R5" on Schedule "B" to By-law 57-18 and denoted by a bracketed number (7.200):

- i) The Minimum Required Front Yard shall be 4.5 metres (14.76 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" and "B" attached to By-law 57-18 is declared to form a part of this by-law.

Passed this day of , 2018.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

File: D02-17032 (SF)

The Corporation of the Town Of Richmond Hill

Explanatory Note to By-law 57-18

By-law 57-18 affects the lands described as Lots 35 and 36, Plan 133, municipally known as 13157 Bathurst Street.

The lands are under the provisions of By-law 986 of the former Township of King, as amended.

By-law 57-18 will have the effect of rezoning the subject lands to “Single Detached Five (R5) Zone” under By-law 313-96, as amended, with site specific development standards to facilitate the construction of one single detached dwelling. Permitted uses within the “Single Detached Four (R5) Zone” include single detached dwellings, home occupations, private home daycares, and group homes.