

Appendix C

The Corporation of the Town of Richmond Hill

By-law 72-18

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

The Corporation of the Town of Richmond Hill and

By-law 1275, 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 _____, 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 1275, as amended, of the former Township of King (“By-law 1275”) be and is hereby further amended by:
 - a) removing those lands shown on Schedule “A” to this By-law 72-18 (“the Lands”) and any provisions of By-law 1275, 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 Two (R2) Zone” under By-law 313-96 as shown on Schedule “A” of this By-law 72-18; and,
 - c) by adding the following to Section 7 – Exceptions:

“7.203

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 Two (R2) Zone” and more particularly shown as “R2” on Schedule “A” to By-law 72-18 and denoted by bracketed number (7.203):

- i) MINIMUM REQUIRED SIDE YARD: 1.2 metres (3.94 feet)
- ii) MINIMUM REQUIRED FLANKAGE YARD: 2.4 metres (7.87 feet)

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 72-18 is declared to form a part of this by-law.

Passed this day of , 2018.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

The Corporation of The Town Of Richmond Hill

Explanatory Note to By-Law 72-18

By-law 72-18 affects lands located on the south east corner of King Road and Bond Crescent, legally described as Part of Lots 26 and 27, Plan 136, municipally known as 357 King Road.

By-law 1275, as amended, of the former Township of King, zones the Lands Commercial (C) Zone. By-law 72-18 will have the effect of removing the Lands from By-law 1275, as amended, and rezone the lands to Single Detached Two (R2) Zone under By-law 313-96, as amended, with site specific development standards for minimum side yard setback and minimum flankage yard. This application will facilitate the creation of five single detached lots on the subject lands.

File: D02-17021 (AL)