

## **Appendix B**

### **The Corporation of the Town of Richmond Hill**

#### **By-law 77-18**

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 July 9, 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 77-18 ("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 "Single Detached Four (R4) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 77-18; and,
  - c) adding the following to Section 7 – EXCEPTIONS:

"7.201

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 "Single Detached Four (R4) Zone" and more particularly shown as "R4" on Schedule "A" to By-law 77-18:

- |   |                                   |
|---|-----------------------------------|
| i) MINIMUM LOT AREA (INTERIOR LOT)                          | 382 sq. metres (4,111.8 sq. feet) |
| ii) MINIMUM REQUIRED SIDE YARD:                             | 1.2 metres (3.9 feet)             |
| iii) MINIMUM REQUIRED FLANKAGE YARD<br>(TO BATHURST STREET) | 4.6 metres (15.09 feet)           |
| iv) MINIMUM REQUIRED REAR YARD:                             | 7.3 metres (23.95 feet)           |

- v) MAXIMUM LOT COVERAGE: 45%”  
vi) Notwithstanding any other requirements of this by-law to the contrary, the minimum setback from the hypotenuse of a daylight triangle taken by a public authority to the main building shall be 0.6 metres)”

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 77-18 is declared to form a part of this by-law.

Passed this X<sup>TH</sup> 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 77-18

By-law 77-18 affects lands at the southeast corner of Bathurst Street and Madison Avenue, specifically described as Lots 9 to 12, Plan 133 (Municipal Addresses: 0 and 13249 Bathurst Street).

The purpose of By-law 77-18 is to remove the lands from By-law 986, as amended, and rezone the lands to **Single Detached Four (R4) Zone** under By-law 313-96, as amended, with site specific development standards for minimum lot area (interior lot), minimum side yard setback, minimum rear yard, minimum setback from arterial road in a residential zone, minimum setback from daylight triangle, and maximum lot coverage. This application will facilitate the creation of two new single detached dwellings on the subject lands.