

The Corporation of the Town of Richmond Hill

By-law XX-19

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 XXX, 2019, 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 hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law XX-19 (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 Five (R5) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law XX-19; and,
 - c) by adding the following to Section 7 - Exceptions

"7.XXX

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 XX-19:

- | | | |
|------|---------------------------------------|--|
| i) | Minimum Lot Area (Interior Lots): | 410 square metres (4,413.2 square feet) |
| ii) | Minimum Lot Area (Corner Lots): | 470 square metres (5,059.04 square feet) |
| iii) | Minimum Lot Frontage (Interior Lots): | 13.4 metres (43.96 feet) |

- iv) Maximum Lot Coverage (Interior Lots): 45%
- v) Minimum Side Yard: 1.2 metres (3.94 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 XX-19 is declared to form a part of this by-law.

Passed this XX day of XXX, 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

The Corporation of The Town of Richmond Hill

Explanatory Note to By-law XX-19

By-law XX-19 affects the lands described as Lot 117 and Part of Lots 116 and 118, Plan 202, municipally known as 28, 30 and 32 Maple Grove Avenue.

By-law 1275, as amended of the former Township of King, currently zones the subject lands "Residential Urban (RU) Zone".

By-law XX-19 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 provisions to facilitate a residential development comprising 12 single detached dwelling lots, a new public road and a future road block on the lands as shown on Schedule "A".

R.P. 202
LOT 149

LOT 148

LOT 150

From "RU"
To "R5"
(7.XXX)

LOT 118

LOT 117

LOT 116

R.P. 202



MAPLE GROVE AVENUE

— AREA SUBJECT TO THIS BY-LAW

SCHEDULE "A"

TO BY-LAW XXX-19

This is Schedule "A" to By-Law
XXX-19 passed by the Council
of The Corporation of the
Town of Richmond Hill on the
Day of , 2019.

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KF/SS