

## The Corporation of the Town of Richmond Hill

### By-law 10-19

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 \_\_\_\_\_ directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation 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 10-19 (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 Six (R6) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 10-19; and,
  - c) by adding the following to Section 7 - Exceptions  
"7.204  
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 Six (R6) Zone" and more particularly shown as "R6" on Schedule "A" to By-law 10-19 and denoted by a bracketed number (7.204):
    - i) Minimum Lot Area (Interior): 445 square metres (4,789.94 square feet)
    - ii) Minimum Lot Frontage (Corner): 16 metres (52.49 feet)"
  - d) by adding the following to Section 7 - Exceptions

“7.205

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 Six (R6) Zone” and more particularly shown as “R6” on Schedule “B” to By-law 10-19 and denoted by a bracketed number (7.205):

iii) Minimum Rear Yard: 5 metres (16.4 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 Schedules “A” and “B” 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. Schedules “A” and “B” attached to By-law 10-19 are declared to form a part of this by-law.

Passed this       day of       , 2019.

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Dave Barrow  
Mayor

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Stephen M.A. Huycke  
Town Clerk

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

## **Explanatory Note to By-law 10-19**

By-law 10-19 affects the lands described as Lots 13 and 14, Plan M-1563, municipally known as 56 and 58 Maple Grove Avenue and Block 21 and Part of Block 22, Plan 65M-3372.

56 and 58 Maple Grove Avenue are zoned “Residential Urban (RU) Zone” under By-law 1275, as amended. Blocks 21 and 22, Plan 65M-3372 are zoned “Single Detached Six (R6) Zone” under By-law 313-96, as amended.

By-law 10-19 will have the effect of rezoning the subject lands to “Single Detached Six (R6) Zone” under By-law 313-96, as amended, and will establish site specific development standards for the lands shown on Schedule “A” and Schedule “B” to facilitate the creation of five (5) single detached residential building lots.