

The Corporation of the Town of Richmond Hill

By-law 27-19

A By-law to Amend By-law 150-80, as amended, of

The Corporation of the Town of Richmond Hill

THE LOCAL PLANNING APPEAL TRIBUNAL ("LPAT") APPROVES AS FOLLOWS:

1. That By-law No. 150-80, as amended ("By-Law 150-80") of The Corporation of the Town of Richmond Hill (the "Corporation") be and is hereby further amended by:

- a) adding the following to Section 13 Special Provisions:

"13.56

Notwithstanding any inconsistent or conflicting provisions of By-law 150-80, as amended the following special provisions shall apply to those lands shown as the "Subject Lands" denoted by the bracketed number (13.56) on Schedule "A" to By-law 27-19:

- i) the minimum BUILDING SETBACKS shall be as follows:

A.	North Yard:	6.0 metres (19.68 feet)
B.	East Yard:	9.0 metres (29.5 feet)
 - ii) the minimum distance between any two main buildings on a lot shall be 9.5 metres (31.16 feet).
 - iii) the parking rate for RESTAURANT USES established under By-law 295-85, as amended, at a rate of 12.90 PARKING SPACES per 100m² GROSS FLOOR AREA is hereby amended for the Subject Lands to 10.95 PARKING SPACES per 100m² GROSS FLOOR AREA. The shared parking formula in By-law 295-85 shall continue to apply to the Subject Lands shown on Schedule "A".
 - iv) PARKING SPACES shall have a minimum width of 2.7 metres and a length not less than 5.8 metres.
2. All other provisions of By-law 150-80, as amended, not inconsistent with the foregoing, shall continue to apply to the Subject Lands.

3. 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.
4. Schedule "A" attached to By-law 27-19 is declared to form a part of this by-law.

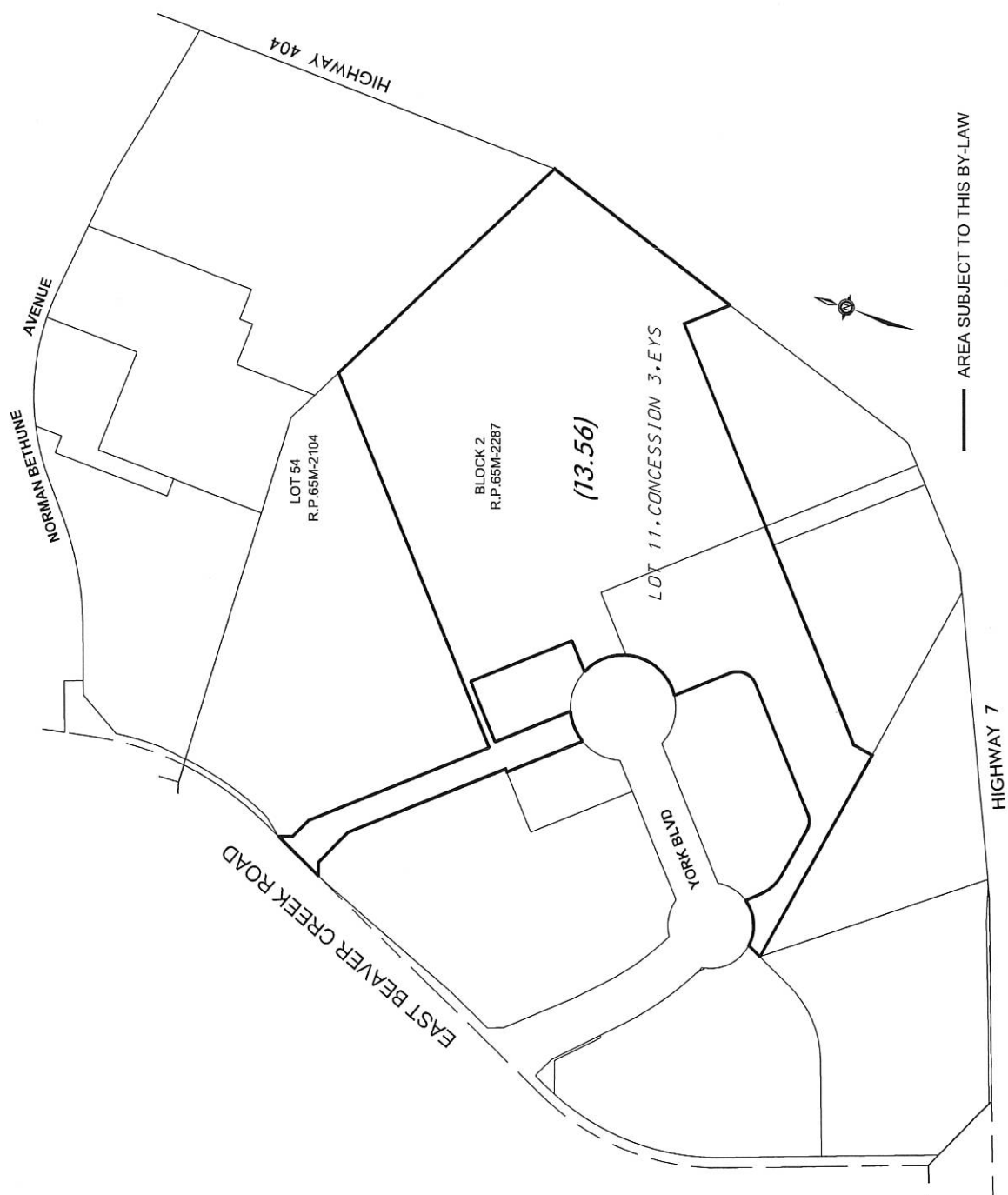
THE CORPORATION OF THE TOWN OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW 27-19

By-law No. 27-19 affects lands known as Part of Block 2, Registered Plan 65M-2287, Town of Richmond Hill, Regional Municipality of York, located on the east side of East Beaver Creek Road, north of Highway 7, municipally known as 157, 159, 161, 162, 163 and 165 York Boulevard.

By-law 150-80, as amended, of the Corporation, currently zones the subject lands "High Performance Industrial-Commercial (MC-1) Zone".

By-law 27-19 will have the effect of amending the development standards and parking requirements to facilitate an additional stand-alone restaurant on the subject lands as shown on Schedule "A."



SCHEDULE "A"
TO BY-LAW 27-19

This is Schedule "A" to By-Law
27-19 approved by LPAT