The Corporation of the City of Richmond Hill

By-law XX-19

A By-law to Amend By-law 66-71, as amended, of

The Corporation of the City of Richmond Hill

Whereas a Local Planning Appeal Tribunal Hearing was held on XX, 20XX to consider
the proposed Zoning By-law Amendment described therein;

The Local Planning Appeal Tribunal hereby approves as follows;

1. That By-law 66-71, as amended, of The Corporation of the City of Richmond Hill
   ("By-law 66-71") be and hereby is further amended as follows:
   a) by rezoning those lands shown on Schedule "A" to this By-law XX-19 (the
      "Lands") from "Second Density Residential (R2) Zone" (Residential
      Multiple Second Density (RM2) Zone") under By-law 66-71 to "Second
      Density Residential (R2) Zone" under By-law 66-71 as shown on Schedule
      "A" to this By-law XX-19;
   b) by adding the following to Section 11 – Special Provisions

      "11.XXX

      Notwithstanding any inconsistent or conflicting provisions of By-law 66-71,
      as amended, the following special provisions shall apply to the lands
      zoned "Residential Second Density (R2) Zone" and more particularly
      shown as "R2" on Schedule "A" to this By-law XX-19 and denoted by a
      bracketed number (11.XXX):

      i) Minimum LOT AREA: 310 square metres (3,336.8 square feet)
      ii) Minimum FRONT YARD (1): Nil
      iii) The provisions of Section 6.3.2.1 with respect to Minimum
           DWELLING FLOOR AREA shall not apply.

      NOTES:

      (1) The Minimum FRONT YARD shall apply to a SINGLE
          DETACHED DWELLING in existence on the date of passing of
          this By-law XX-19.

   c) by adding the following to Section 11 – Special Provisions

      "11.XXX

      Notwithstanding any inconsistent or conflicting provisions of By-law 66-71,
      as amended, the following special provisions shall apply to the lands
      zoned "Residential Second Density (R2) Zone" and more particularly
      shown as "R2" on Schedule "A" to this By-law XX-19 and denoted by a
      bracketed number (11.XXX):

      i) Minimum LOT AREA: 180 square metres (1,937.5 square feet)
      ii) Minimum LOT FRONTAGE: 12.0 metres (39.4 feet)
      iii) Maximum LOT COVERAGE: 45%
      iv) Minimum FRONT YARD: 2.5 metres (8.2 feet)
      v) Minimum REAR YARD: 7.0 metres (23 feet)
      vi) Minimum SIDE YARD: 1.2 metres (3.9 feet)
      vii) Minimum EXTERIOR SIDE YARD (1): 1.5 metres (4.9 feet)
      viii) Minimum Number of PARKING SPACES: 2
NOTES:

(1) The Minimum EXTERIOR SIDE YARD to a GARAGE shall be 0.6 metres (2 feet).

d) by adding the following to Section 11 – Special Provisions

"11.XXX

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71, as amended, the following special provisions shall apply to the lands zoned “Residential Second Density (R2) Zone” and more particularly shown as “R2” on Schedule “A” to this By-law XX-19 and denoted by a bracketed number (11.XXX):

i) The LOT LINE that abuts Church Street North shall be the FRONT LOT LINE.
ii) Minimum FRONT YARD: 5.5 metres (18 feet)
iii) Minimum REAR YARD: 4.5 metres (14.8 feet)
iv) Minimum EXTERIOR SIDE YARD: 3.0 metres (9.8 feet)

e) by adding the following to Section 11 – Special Provisions

"11.XXX

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71, as amended, the following special provisions shall apply to the lands zoned “Residential Second Density (R2) Zone” and more particularly shown as “R2” on Schedule “A” to this By-law XX-19 and denoted by a bracketed number (11.XXX):

i) For the purposes of Section 11.XXX, the following shall apply:
   (a) A LANE shall include a parcel of land which is a COMMON ELEMENT CONDOMINIUM for means of vehicular and pedestrian access.
   (b) A LOT shall include a PARCEL OF TIED LAND.
   (c) A STREET shall include a LANE.

ii) Permitted Uses:
   (a) SEMI-DETACHED DWELLING.
   (b) SINGLE DETACHED DWELLING.

iii) The following provisions shall apply to the Lands:
   (a) For the purposes of Section 1 e) iii), a LOT shall be the Lands;
   (b) Maximum Number of DWELLING UNITS: 20
   (c) Minimum LOT FRONTAGE: 9.5 metres (31.2 feet)
   (d) Minimum Number of PARKING SPACES:
      (i) 2 PARKING SPACES per DWELLING UNIT
      (ii) 0.25 visitor PARKING SPACES per DWELLING UNIT

iv) The following provisions shall apply to the further division of the Lands shown on Schedule “A” into those parcels denoted on Schedule “B” to this By-law XX-19 as Parcel “A”, Parcel “B” and Parcel “C”, each of which shall be deemed to be a LOT:
   (a) Minimum LOT FRONTAGE:
      (i) Parcel A: 40 metres (131.2 feet)
      (ii) Parcel B: 40 metres (131.2 feet)
      (iii) Parcel C: 28 metres (91.9 feet)
(iv) Parcel D: 28 metres (91.9 feet)

(b) For the purposes of Section 1e) iv), LOT FRONTAGE shall be deemed to be the following:

(i) Parcel A: the southerly lot line that abuts a driveway as shown on Schedule "B" to this By-law XX-19.
(ii) Parcel B: the northerly lot line that abuts a driveway as shown on Schedule "B" to this By-law XX-19.
(iii) Parcel C: the westerly lot line that abuts a driveway as shown on Schedule "B" to this By-law XX-19.
(iv) Parcel D: the westerly lot line that abuts a driveway as shown on Schedule "B" to this By-law XX-19.

(c) Minimum LOT AREA:

(i) Parcel A: 960 square metres (10,333.4 square feet)
(ii) Parcel B: 960 square metres (10,333.4 square feet)
(iii) Parcel C: 640 square metres (6,888.9 square feet)
(iv) Parcel D: 640 square metres (6,888.9 square feet)

v) The following provisions shall apply to SEMI-DETACHED DWELLINGS on a LOT that is a PARCEL OF TIED LAND:

(a) The LOT LINE that abuts a LANE shall be the FRONT LOT LINE.
(b) Minimum LOT AREA: 160 square metres (1,722.23 square feet)
(c) Minimum LOT FRONTAGE: 6.5 metres (21.3 feet)
(d) Minimum FRONT YARD (1): 6.0 metres (19.7 feet)
(e) Minimum SIDE YARD (2): 1.2 metres (3.9 feet)
(f) Minimum EXTERIOR SIDE YARD: 1.2 metres (3.9 feet)
(g) Minimum REAR YARD (3): 6.0 metres (19.7 feet)
(h) Maximum LOT COVERAGE: 45%
(i) Maximum HEIGHT: 11.5 metres (37.7 feet)
(j) Maximum Number of STOREYS: 3

NOTES:

(1) A porch may encroach into the FRONT YARD to within 3.5 metres (11.5 feet) of the FRONT LOT LINE.
(2) Where SEMI-DETACHED DWELLINGS are connected by a common wall, the SIDE YARD may be nil on the side of the DWELLING UNIT where the common wall is located.
(3) An open sided deck with or without a roof may encroach into the REAR YARD to within 4.0 metres (13.1 feet) of the REAR LOT LINE.

2. All other provisions of By-law 66-71, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.

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. Schedules "A" and "B" attached to By-law XX-19 are declared to form a part of this by-law.
The Corporation of The City of Richmond Hill

Explanatory Note to By-law XX-19

By-law XX-19 affects the lands described as Lot 2 and Part of Lot 1, Plan 476 and Part of Lot 47, Concession 1, E.Y.S., municipally known as 27, 35 and 39 Church Street North.

By-law 66-71, as amended, zones the subject lands Residential Second Density (R2) Zone (Residential Multiple Second Density (RM2) Zone), which permits single detached dwellings, in addition to various recreational and institutional uses. Where a use zone designation is followed by a second use zone in brackets, the land may be used for used in accordance with the provisions of the second use zone only through the approval of a Zoning By-law Amendment.

By-law XX-19 will have the effect of adding semi-detached dwellings as a permitted use within a portion of the subject lands and establishing site-specific development standards to facilitate the creation of three single detached residential blocks and a common element condominium residential development comprised of twenty (20) semi-detached dwelling units. In addition, By-law XX-19 would delete the bracketed "Residential Multiple Second Density (RM2) Zone" on the subject lands.
SCHEDULE "A"
TO BY-LAW XX-19

This is Schedule "A" to By-Law XX-19

From "R2(RM2)"
To "R2"

(11.XXX)

(11.XXX)

(11.XXX)
SCHEDULE "B"
TO BY-LAW. XX-19

This is Schedule "B" to By-Law XX-19

DRAFT

AREA SUBJECT TO THIS BY-LAW

CHURCH STREET NORTH

LOT 14
LOT 15
LOT 16
LOT 18

69M-183

CONSTRUCTION

PART OF LOT 18

DRIVEWAY

A
C

B
D