

Appendix C, Draft Zoning By-law Amendment 84-17

The Corporation of the Town of Richmond Hill

By-law 84-17

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 *****, 2017, 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 hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 84-17 (the "Lands") and any provisions of By-law 986 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 Four (R4) Zone" and "Single Detached Three (R3) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 84-17; and,
 - c) by adding the following to Section 7 - Exceptions

"7.178

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 Three (R3) Zone" and more particularly shown as "R3" on Schedule "A" to By-law 84-17:

- i) Minimum Lot Area (Interior Lot): 345.0 square metres
(3,713.55 square feet)
- ii) Minimum Lot Frontage (Interior Lot): 11.6 metres (38.06 feet)

- iii) Maximum Lot Coverage (Interior Lot): 47%
- iv) Minimum Required Rear Yard: 6.0 metres (19.69 feet)
- v) Minimum Required Yard
to Bathurst Street: 5.8 metres (19.03 feet)
- vi) Minimum Required Yard to
Daylighting Triangle at Bathurst Street 1.75 metres (5.74 feet).

d) by adding the following to Section 7 - Exceptions

“7.179

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 Four (R4) Zone” and more particularly shown as “R4” on Schedule “A” to By-law 84-17:

- i) Minimum Lot Area (Interior Lot): 370.0 square metres
(3,982.65 square feet)
- ii) Maximum Lot Coverage: 41%
- iii) Minimum Required Rear Yard: 6.0 metres (19.69 feet)
- iv) Minimum Required Yard
to Bathurst Street: 5.8 metres (19.03 feet)

3. All other provisions of By-law 313-96 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 84-17 is declared to form a part of this by-law.

Passed this *** day of ****, 2017.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

File: D02-16021 (KF)

The Corporation of The Town Of Richmond Hill

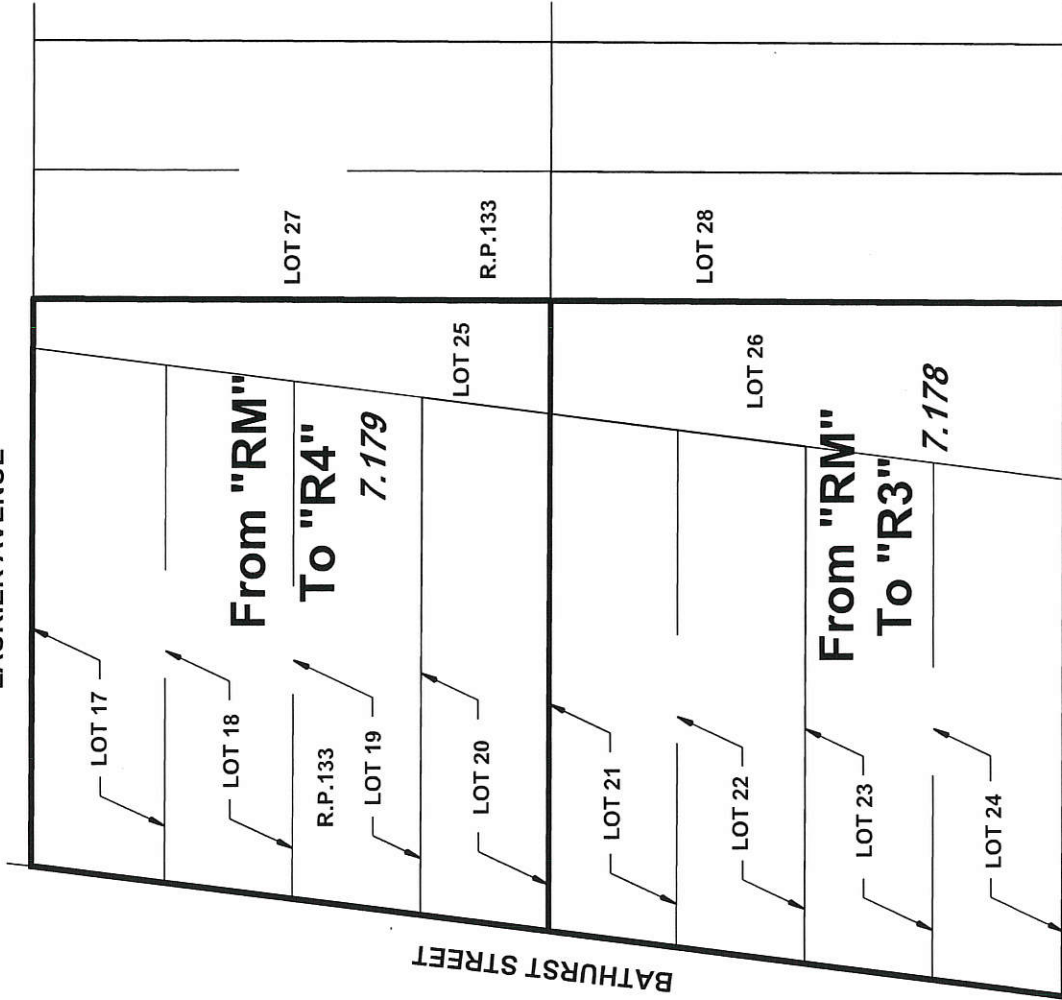
Explanatory Note to By-Law 84-17

By-law 84-17 affects the lands described as Part of Lots 17 to 19 and 501 and Lots 20 to 24 and 500, Plan 133, municipally known as 10 Portage Avenue and 13215 and 13223 Bathurst Street.

By-law 986, as amended of the former Township of King contains general land use provisions in the absence of specific zoning categories.

By-law 84-17 will have the effect of rezoning the subject lands to “Single Detached Three (R3) Zone” and “Single Detached Four (R4) Zone” under By-law 313-96, as amended, in order to facilitate the subdivision of the subject lands for residential purposes. Site-specific development standards are proposed with respect to minimum lot area, minimum lot frontage, maximum lot coverage, minimum rear yard and minimum frontage yard.

LAURIER AVENUE



SCHEDULE "A"

TO BY-LAW NO. 84-17

This is Schedule "A" to By-Law
 No. 84-17 passed by the Council
 of The Corporation of the
 Town of Richmond Hill on the
 Day of 2017

Dave Barrow
 Mayor

Stephen M.A. Huycke
 Town Clerk