

## APPENDIX "B"

# The Corporation of the City of Richmond Hill

## By-law 83-19

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

The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of June 25, 2019, directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the City of Richmond Hill enacts 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 83-19 (the "Lands") from "Residential Second Density (R2) Zone" to "Residential Multiple First Density (RM1) Zone" under By-law 66-71, as amended; and,
  - b) by adding the following to Section 11 – SPECIAL PROVISIONS

"11.150

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Residential Multiple First Density (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to By-law 83-19 and denoted by a bracketed number (11.150):

- i) Minimum Lot Frontage: 7.7 metres (25.26 feet)
    - ii) Minimum Front Yard: 6.0 metres (19.67 feet)
    - iii) Minimum Interior Side Yard: 1.3 metres (4.27 feet)
    - iv) Maximum Height: 9.1 metres (29.86 feet)
    - v) Maximum Gross Floor Area (per Unit): 231.0 square metres (2,486.46 square feet)
    - vi) One side yard may have a side yard setback of nil where the dwelling units are attached by a common wall."
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. Schedule "A" attached to By-law 83-19 is declared to form a part of this by-law.

Passed this            day of , 2019.

---

Dave Barrow  
Mayor

---

Stephen M.A. Huycke  
City Clerk

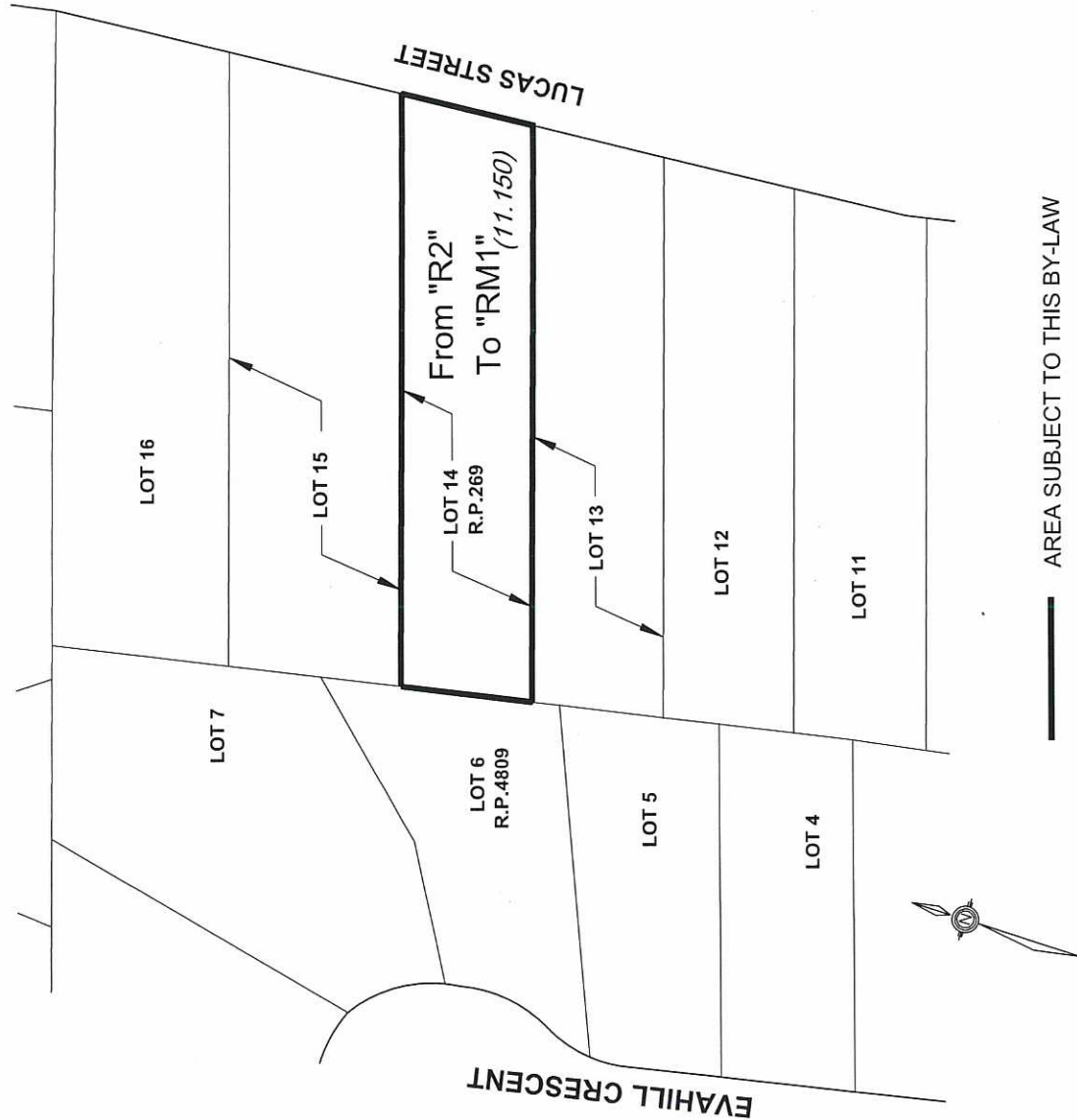
# **The Corporation of the City of Richmond Hill**

## **Explanatory Note to By-law 83-19**

By-law 83-19 affects the lands described as Lot 14, Plan 269, municipally known as 116 Lucas Street.

By-law 66-71, as amended, of The Corporation of the City of Richmond Hill, zones the subject lands "Residential Second Density (R2) Zone". The "R2" Zone permits a single family detached dwelling.

By-law 83-19 will have the effect of rezoning the subject lands to "Residential Multiple First Density (RM1) Zone" with site specific development standards to facilitate the construction of one (1) semi-detached dwelling (2 units) on the subject lands.



# SCHEDULE "A"

## TO BY-LAW 83-19

This is Schedule "A" to By-Law  
83-19 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
Day of 2019

Dave Barrow  
Mayor

Stephen M.A. Huycke  
City Clerk