

The Corporation of the City of Richmond Hill

By-law XX-19

A By-law to Amend By-law 107-86, 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 , 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 107-86, as amended, of The Corporation of the City of Richmond Hill ("By-law 107-86") 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 "Residential Single Family Five (R5) Zone" to "Residential Semi-Detached or Duplex Two (RD2) Zone" under By-law 107-86, as amended; and,

- b) by adding the following to Section 12 - Exceptions

"12.29

Notwithstanding any inconsistent or conflicting provisions of By-law 107-86 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Residential Semi-Detached or Duplex Two (RD2) Zone" and more particularly shown as "RD2" on Schedule "A" to By-law XX-19 and denoted by a bracketed number (12.29):

- | | | |
|------|----------------------------------|---|
| i) | Minimum Lot Frontage (Interior): | 16 metres (52.49 feet) |
| ii) | Minimum Lot Area (Interior): | 405 square metres
(4,359.38 square feet) |
| iii) | Maximum Lot Coverage: | 43% |
| iv) | Minimum Side Yard: | 0.9 metres (2.95 feet) |
| v) | Minimum Flankage Yard: | 6.5 metres (21.33 feet) |
| vi) | Minimum Rear Yard: | 7 metres (22.97 feet) |
| vii) | Maximum Height: | 12 metres (39.37 feet)" |

- c) by adding the following to Section 12 - Exceptions

"12.30

Notwithstanding any inconsistent or conflicting provisions of By-law 107-86 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Residential Semi-Detached or Duplex Two (RD2) Zone" and more particularly shown as "RD2" on Schedule "A" to By-law XX-19 and denoted by a bracketed number (12.30):

i)	Minimum Lot Frontage (Interior):	17 metres (55.77 feet)
ii)	Minimum Lot Frontage (Corner):	18 metres (59.06 feet)
iii)	Minimum Lot Area (Interior):	410 square metres (4,413.2 square feet)
iv)	Minimum Lot Area (Corner):	415 square metres (4,467.02 square feet)
v)	Maximum Lot Coverage:	47%
vi)	Minimum Side Yard:	1.2 metres (3.94 feet)
vii)	Minimum Flankage Yard:	2 metres (6.56 feet)
viii)	Minimum Rear Yard:	5 metres (16.4 feet)
ix)	Maximum Height:	12 metres (39.37 feet)"

2. All other provisions of By-law 107-86, 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 XX-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 XX-19

By-law XX-19 affects the lands described as Part of Lot 9, Registered Plan 2113, municipally known as 1053 16th Avenue.

By-law 107-86, as amended, zones the subject lands "Residential Single Family Five (R5) Zone".

By-law XX-19 will have the effect of rezoning the subject lands to "Residential Semi-Detached or Duplex Two (RD2) Zone" under By-law 107-86, as amended, and will establish site specific development standards to facilitate the construction of 56 semi-detached dwelling units and the extension of Lagani Avenue and Montesano Crescent.