

## APPENDIX "B"

# The Corporation of the City of Richmond Hill

## By-law XX-19

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the City of Richmond Hill and

By-law 986, as amended, of the former Township of King

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of May 28, 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 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 XX-19 (the "Lands") and any provisions of By-law 986, as amended, 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 City of Richmond Hill ("By-law 313-96") be and hereby is further amended as follows:
  - a) by expanding the area of By-law 313-96 to include the Lands;
  - b) by rezoning the Lands to "Semi-Detached One (RD1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law XX-19; and,
  - c) by adding the following to Section 7 - Exceptions

"7.207

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96, as amended, of the Corporation, the following special provisions shall apply to the lands zoned "Semi-Detached One (RD1) Zone" and more particularly shown as "RD1" on Schedule "A" to By-law XX-19 and denoted by a bracketed number (7.207):

- |    |                                  |  |
|----|----------------------------------|--|
| i) | Minimum Lot Area (Interior Lot): | 460.0 square metres<br>(4,951.4 square feet) |
|    | (Corner Lot):                    | 453.0 square metres                          |

(4,876.1 square feet)

ii) Minimum Lot Frontage (Corner Lot): 15.0 metres (49.21 feet)

iii) Minimum Side Yard Setback (Interior): 1.2 metres (3.94 feet)  
(Corner): 1.5 metres (4.92 feet)"

3. All other provisions of By-law 313-96, as amended, 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 XX-19 is declared to form a part of this by-law.

Passed this            day of , 2019.

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Dave Barrow  
Mayor

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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 Lots 981, 982, 983 and 984, Plan 133, municipally known as 0 Lowther Avenue.

The lands are currently zoned under By-law 986, as amended, of the former Township of King. By-law XX-19 will have the effect of rezoning the subject lands to Semi-Detached One (RD1) Zone under By-law 313-96, as amended, with site specific development standards to facilitate the construction of four (4) semi-detached dwelling units on the subject lands. The permitted uses within the RD1 Zone include a single detached dwelling, duplex dwelling, semi-detached dwelling, home occupation, private home daycare, and group home.

|                              |         |         |                |
|------------------------------|---------|---------|----------------|
| <b>RD1</b><br><i>(7.207)</i> | LOT 984 | LOT 950 | <b>R.P.133</b> |
|                              | LOT 983 | LOT 951 |                |
|                              | LOT 982 | LOT 952 |                |
|                              | LOT 981 | LOT 953 |                |
| <b>R.P.133</b>               | LOT 980 | LOT 954 |                |
|                              | LOT 979 | LOT 955 |                |
|                              | LOT 978 | LOT 956 |                |
|                              | LOT 977 | LOT 957 |                |

**RD1**  
**(7.207)**

**R.P.133**

**LOT 984**

**LOT 983**

**LOT 982**

**LOT 981**

**LOT 980**

**LOT 979**

**LOT 978**

**LOT 977**

LOT 950

LOT 951

LOT 952

LOT 953

**LOT 954**

**LOT 955**

**LOT 956**

**LOT 957**

R.P.133

MADISON AVENUE

AREA SUBJECT TO THIS BY-LAW

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SMHL

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## TO BY-LAW XX-19

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

**Dave Barrow**  
Mayor

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