

# 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.

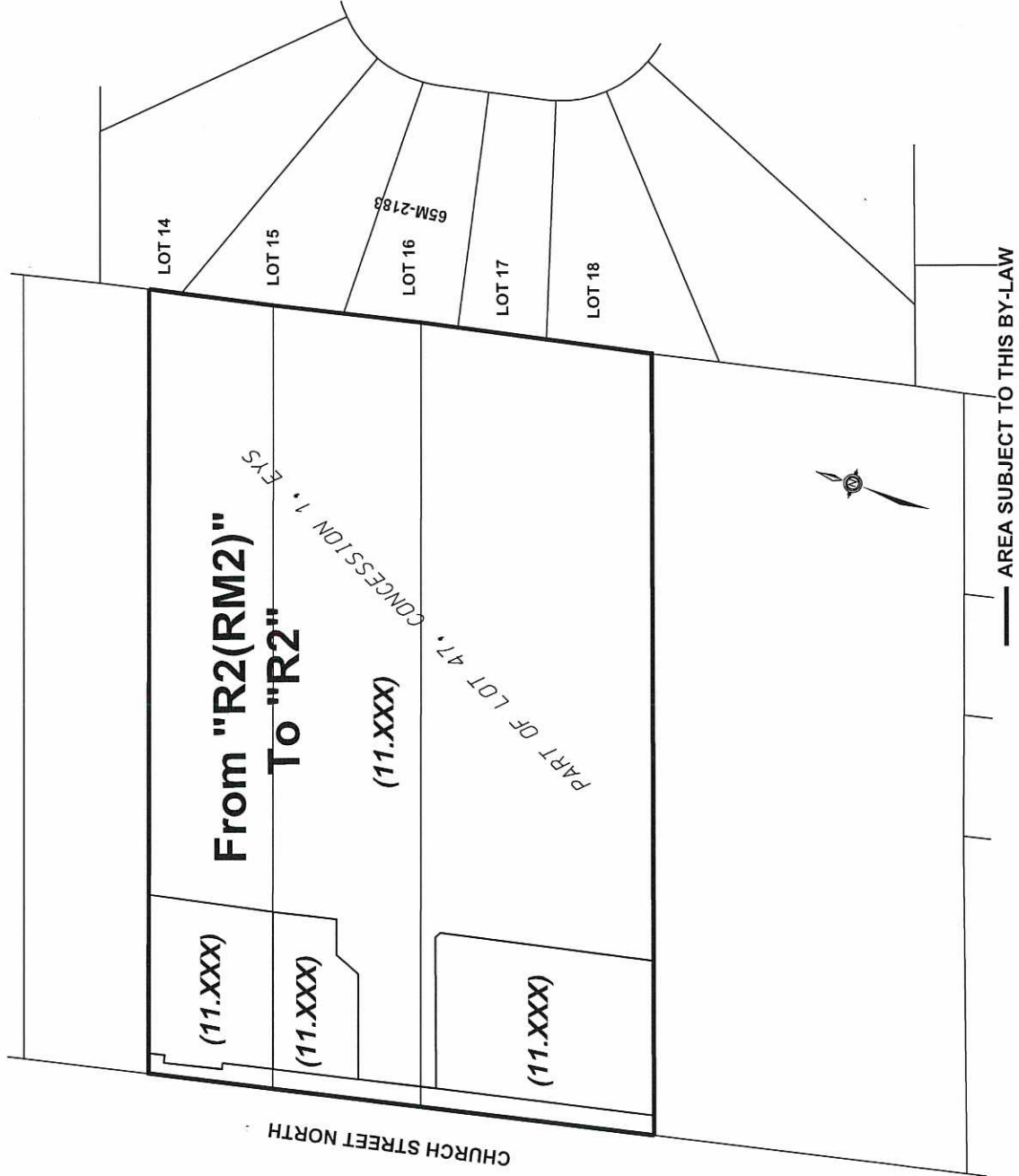
By-law XX-19 will have the effect of adding semi-detached dwellings as a permitted use within a portion of the subject lands and establishing site-specific development standards to facilitate the creation of three single detached residential blocks and a common element condominium residential development 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

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# SCHEDULE "B"

TO BY-LAW. XX-19

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

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