

The Corporation of the City of Richmond Hill

By-law 92-19

A By-law to Amend By-law 313-96, as amended,
of The Corporation of the City of Richmond Hill and
By-law 1275, 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 _____, 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 1275, as amended, of the former Township of King ("By-law 1275"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 92-19 (the "Lands") and any provisions of By-law 1275, 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 "Single Detached Four (R4) Zone" and "Single Detached Six (R6) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 92-19; and,
 - c) by adding the following to Section 7 - Exceptions

"7.217

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 92-19 and denoted by a bracketed number (7.217):

i)	Minimum Lot Area (Interior Lot):	370.0 square metres (3,982.65 square feet)
	Maximum Lot Coverage:	47.5%

d) The parcel of land shown on Schedule 'B' to this By-law 92-19 shall be deemed to be a "lot".

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. Schedules "A" and "B" attached to By-law 92-19 are declared to form a part of this by-law.

Passed this day of 20XX.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 92-19

By-law 92-19 affects the lands described as Lot 42 and Part of Lots 40 and 41, Plan 202, municipally known as 19 and 21 Poplar Drive, and part of lands described as Part of Lots 37, 38 and 39, Plan 202 and municipally known as 368, 378, and 390 King Road, which form part of draft approved Plan of Subdivision 19T-15010.

By-law 1275, as amended, of the former Township of King, and By-law 313-96, of the City of Richmond Hill, currently zone the lands "Residential Urban (RU) Zone", "Single Detached Six (R6) Zone" and "Semi-detached One (SD1) Zone".

By-law 92-19 will have the effect of rezoning the subject lands from "Residential Urban (RU) Zone" under By-law 1275, as well as "Single Detached Six (R6) Zone" and "Semi-detached One (SD1) Zone" under By-law 313-96, to "Single Detached Four (R4) Zone" and "Single Detached Six (R6) Zone" under By-law 313-96, in order to facilitate the creation of ten (10) single detached dwelling lots. By-law 92-19 also deems the lands shown on Schedule "B" to this By-law to be a "lot" in order to facilitate the construction of one (1) additional single detached dwelling on future development blocks that are to be merged.

