

## The Corporation of the City of Richmond Hill

### By-law XX-19

A By-law to Amend By-law 1275 of the former Township of King, as amended by By-law 434-88, 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 \*\*\*\*\*, 2019, directed that this by-law be brought forward to Council for its consideration;

The Council of the Corporation enacts as follows:

1. That By-law 1275 of the former Township of King ("By-law 1275") as amended by By-law 434-88, as amended, of The Corporation of the City of Richmond Hill ("By-law 434-88") be and hereby is further amended as follows:

- a) by adding the following to Section 1.9 - Exceptions

"1.9 c)

Notwithstanding any inconsistent or conflicting provisions of By-law 1275, as amended by By-law 434-88 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "General Commercial One (GC1) Zone" and more particularly shown as "GC1" on Schedule "A" to By-law \*\*-\* and denoted by a bracketed number (1.9 c):

- i) Minimum **LOT FRONTAGE**: 13.0 metres (42.7 feet)
  - ii) Minimum **LOT AREA**: 535 square metres (5,758.7 square feet)
  - iii) Minimum **FRONT YARD**: 4.2 metres (13.8 feet)
  - iv) Notwithstanding 1. a) iii), a canopy may encroach into the minimum required **FRONT YARD** to a maximum of 1.9 metres (6.2 feet)
  - v) Minimum **SIDE YARD**: 1.9 metres (6.2 feet)
  - vi) Minimum **FLANKAGE YARD**: 1.0 metre (3.3 feet)
  - vii) Minimum Landscape Strip abutting Shaver Street: 1.0 metre (3.3 feet)
  - viii) Minimum Landscape Strip abutting King Road: 2.0 metres (6.6 feet)
  - ix) Minimum number of **PARKING SPACES** for a **CLINIC** or **MEDICAL OFFICE**: 4.2 **PARKING SPACES** per 100 square metres of **GROSS FLOOR AREA**
2. All other provisions of By-law 1275 as amended by By-law 434-88, 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 \*\*-19 is declared to form a part of this by-law.

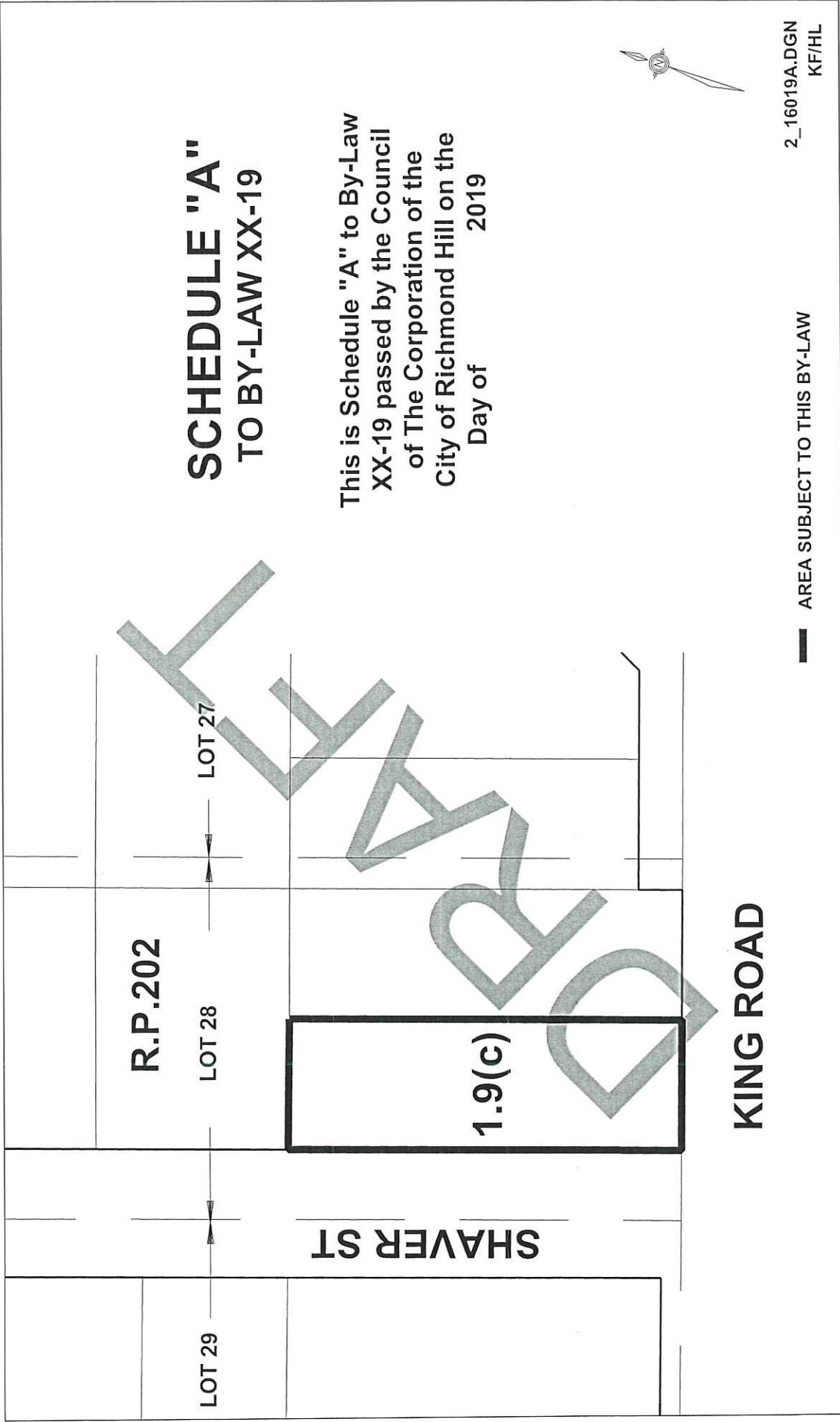
## **The Corporation of the City of Richmond Hill**

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

By-law XX-19 affects the lands described as Part of Lot 28, Plan 202, municipally known as 226 King Road.

By-law 1275, as amended by By-law 434-88, as amended, zones the subject lands "General Commercial One (GC1) Zone".

By-law XX-19 will have the effect of establishing site-specific development standards to facilitate the construction of a medical office building on the subject lands.



**SCHEDULE "A"**  
**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

— AREA SUBJECT TO THIS BY-LAW

2\_16019A.DGN  
KF/HL