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| Appendix | "B" |
| SRPRS | 20.0416 |
| File(s) | 002-1802 003-18008 |

The Corporation of the City of Richmond Hill

By-law **-20

A By-law to Amend By-law 1275, as amended, of the former Township of King and
By-law 313-96, 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 March 25, 2020, 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 **-20 (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 "Semi-Detached One (RD1) Zone" and "Residential Multiple One (RM1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law **-20; and,
 - c) by adding the following to Section 7 - Exceptions

"7.220

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 "Residential Multiple One (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to By-law **-20 and denoted by a bracketed number (7.220):

- | | | |
|------|--------------------------------------|--|
| i) | Minimum Lot Area (Interior Lot): | 145 square metres (1,560 square feet) |
| ii) | Minimum Lot Area (Corner Lot): | 190 square metres (2,045 square feet) |
| iii) | Minimum Lot Frontage (Interior Lot): | 6.0 metres (19.68 feet) |
| iv) | Minimum Lot Frontage (Corner Lot): | 8.35 metres (27.4 feet) |

| | | |
|-------|------------------------|-------------------------|
| v) | Maximum Lot Coverage: | 55% |
| vi) | Minimum Side Yard: | 1.2 metres (3.94 feet) |
| vii) | Minimum Flankage Yard: | 2.4 metres (7.87 feet) |
| viii) | Minimum Rear Yard: | 6.0 metres (19.68 feet) |

d) by adding the following to Section 7 - Exceptions

"7.221

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 "Semi-Detached One (RD1) Zone" and more particularly shown as "RD1" on Schedule "A" to By-law *-20 and denoted by a bracketed number (7.221):

| | | |
|-------|---|--|
| i) | Minimum Lot Area (Interior Lot): | 325 square metres (3,498 square feet) |
| ii) | Minimum Lot Area (Corner Lot): | 360 square metres (3,875 square feet) |
| iii) | Minimum Lot Frontage (Interior Lot): | 14 metres (45.93 feet) |
| iv) | Minimum Lot Frontage (Corner Lot): | 15 metres (49.21 feet) |
| v) | Maximum Lot Coverage: | 55% |
| vi) | Minimum Side Yard: | 1.2 metres (3.94 feet) |
| vii) | Minimum Flankage Yard: | 2.4 metres (7.87 feet) |
| viii) | Minimum Rear Yard: | 7.0 metres (22.96 feet) |
| ix) | Minimum Landscape Strip abutting a street line: | 2.0 metres (6.56 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 *-20 is declared to form a part of this by-law.

Passed this day of , 2020.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-18012 (JH)

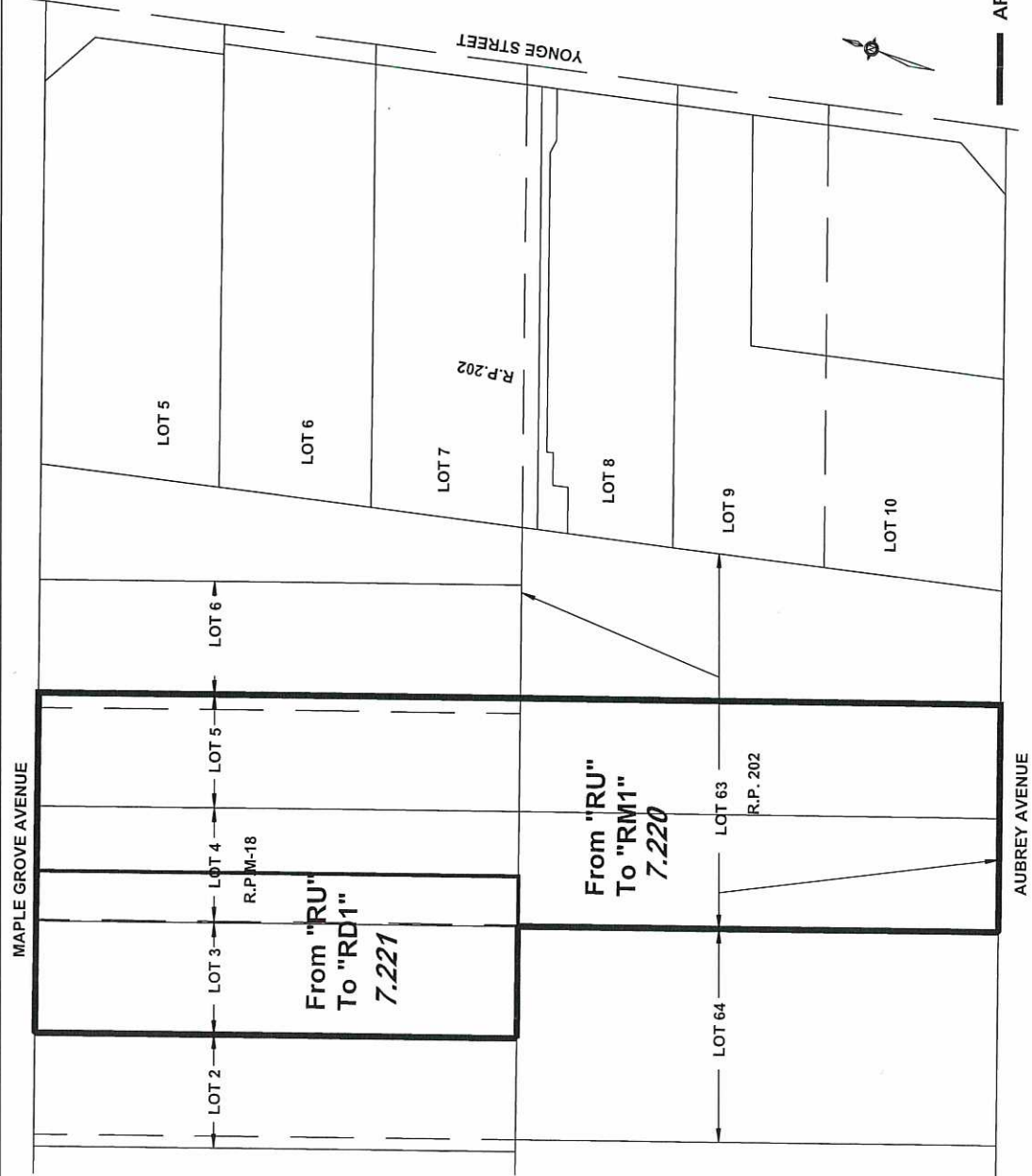
The Corporation of the City of Richmond Hill

Explanatory Note to By-law **-20

By-law **-20 affects the lands described as Lots 3, 4 and 5, Plan M-18 and Part of Lot 63, Plan 202, municipally known as 7, 9 and 11 Maple Grove Avenue and 4 and 6 Aubrey Avenue.

By-law 1275, as amended, of the former Township of King, zones the subject lands "Residential Urban (RU) Zone".

By-law **-20 will have the effect of rezoning the subject lands to "Semi-Detached One (RD1) Zone" and "Residential Multiple One (RM1) Zone" under By-law 313-96, as amended. The purpose of By-law **-20 is to permit a residential development comprised of twelve semi-detached dwelling units and thirty street townhouse dwelling units fronting onto a new municipal road.



SCHEDULE "A"

TO BY-LAW ** -20

This is Schedule "A" to By-Law
**-20 passed by the Council
of the Corporation of the
City of Richmond Hill on the
Day of , 2020

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

AREA SUBJECT TO THIS BY-LAW