

## The Corporation of the City of Richmond Hill

### By-law \*\*-20

A By-law to Amend By-law 107-86, 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 \*\*\*\*\*, 20\*\*, directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation I enacts as follows:

1. That By-law 107-86, as amended, of The Corporation ("By-law 107-86") be and hereby is further amended as follows:

- a) by rezoning the Lands to "Residential Single Family Four (R4) Zone" under By-law 107-86 as shown on Schedule "A" of this By-law \*\*-20; and,
- b) by adding the following to Section 12 - Exceptions

"12.32

Notwithstanding any inconsistent or conflicting provisions of By-Law 107-86 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Residential Single Family Four (R4) Zone" and more particularly shown as "R4 " on Schedule "A" to By-law \*\*-20

- i) Minimum **LOT FRONTAGE** (Interior Lot): 13.0 metres (42.7 feet)
- ii) Minimum **REAR YARD** (Corner Lot): 4.0 metres (13.1 feet)
- iii) The minimum required **SIDE YARD** shall be 1.2 metres (3.9 feet) on one side and 0.6 metres (1.9 feet) on the other provided that, for **INTERIOR LOTS**, the larger required side yard shall be adjacent to the larger side yard on the adjoining lot.
- iv) The southerly **LOT LINE** shall be deemed to be the **FRONT LOT LINE**
- v) For the purposes of Section 12.32, Section 5.9 to By-law 107-86, as amended, shall not apply.
- vi) For the purposes of Section 12.32, Section 1) i) to By-law 109-11, as amended, shall not apply to a **CORNER LOT**.

"12.33

Notwithstanding any inconsistent or conflicting provisions of By-Law 107-86 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Neighbourhood Commercial (NC) Zone" and more particularly shown as "NC" on Schedule "A" to By-law \*\*-20:

- i) Minimum **GROSS LEASABLE FLOOR AREA**: 1045 square Metres (11,248.3 square feet)
- ii) Minimum **SIDE YARD** (west): 3.0 metres (9.8 feet)
- iii) Minimum **REAR YARD**: 3.8 metres (12.5 feet)
- iv) The northerly **LOT LINE** shall be deemed to be the **FRONT LOT LINE**.
- v) A strip of land not less than 2.2 metres (7.2 feet) in depth abutting the 16<sup>th</sup> Avenue **STREET LINE** shall be used for no other purpose than **LANDSCAPING**.

- vi) A strip of land not less than 1.5 metres (4.9 feet) in depth abutting the Old 16<sup>th</sup> Avenue **STREET LINE** shall be used for no other purpose than **LANDSCAPING**.
  - vii) Minimum number of bicycle parking spaces:
    - a) 0.13 spaces per 100 square metres (1,076.4 square feet) of **GROSS FLOOR AREA** (for employees)
    - b) 0.15 spaces per 100 square metres (1,076.4 square feet) of **GROSS FLOOR AREA** (for visitors)
2. All other provisions of By-law 107-86 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 \*-20 is declared to form a part of this by-law.

Passed this \*\*\* day of , 20\*\*.

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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 \*\*-20**

By-law \*\*-20 affects the lands described as Part of Lot 16, Concession 2. E.Y.S., located at the intersection of 16<sup>th</sup> Avenue and Old 16<sup>th</sup> Avenue.

By-law 107-86, as amended, presently zones the subject lands "Neighbourhood Commercial (NC) Zone".

By-law \*\*-20 will have the effect of rezoning a portion of the subject lands to "Residential Single Family Four (R4) Zone" with site specific development standards to facilitate a mixed use development comprising six single detached dwelling lots and a commercial building on the lands.

DRAFT

BAYVIEW AVENUE

16TH AVENUE

OLD 16TH AVENUE

"NC"

12.\*\*

From "NC"  
To "R4"

12.\*\*

DRAFT

# 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 in the  
Day of 2020



— AREA SUBJECT TO THIS BY-LAW