

The Corporation of the City of Richmond Hill

By-law **-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 ***, 2019, 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 removing those lands shown on Schedule "A" to this By-law **-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 "Semi-Detached One (RD1) Zone" and "Multiple Residential One (RM1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law **-19; and,
- c) by adding the following to Section 7 – Exceptions

"7.218

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following specific provisions shall apply to the lands zoned "Semi-Detached One Zone (RD1) zone" and more particularly shown as "RD1" on Schedule "A" to By-law **-19 and denoted by bracketed number (7.218):

- i) Minimum **LOT AREA** (Interior): 445 square metres (4,789.9 square feet)

7.219

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following specific provisions shall apply to TOWNHOUSE DWELLINGS on the lands zoned "Multiple

Residential One (RM1) Zone” and more particularly shown as “RM1” on Schedule “A” to By-law **-19 and denoted by bracketed number (7.219):

- i) Maximum number of **DWELLING UNITS**: 4
- ii) Maximum **LOT COVERAGE**: 60%
- iii) Minimum **LOT FRONTAGE**: 25.0 metres (82 feet)
- iv) Minimum **LOT AREA**: 800.0 square metres (8,611.1 square feet)
- v) Minimum **REAR YARD**: 3.0 metres (9.8 feet) (1) (2)
- vi) A strip of land not less than 1.0 metre in width abutting a low density residential zone shall be used for landscaping.
- vii) The **LOT LINE** that divides the **LOT** from King Road shall be the **FRONT LOT LINE**.
- viii) Minimum number of **PARKING SPACES**:
 - a) 2 **PARKING SPACES** per **DWELLING UNIT**
 - b) 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**

(1) A **PRIVATE GARAGE** shall be set back a minimum of 5.8 metres (19 feet) from the **REAR LOT LINE**.

(2) A **PORCH** may encroach into the **REAR YARD** to within 1.5 metres (4.9 feet) of the **REAR LOT LINE**.”

- 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(s) attached to By-law **-** is declared to form a part of this by-law.

Passed this day of , 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

D02-17006 (KF)

DRAFT

The Corporation of the City of Richmond Hill

Explanatory Note to By-law *-19**

By-law **-19 affects lands described as Part of Lot 37, Plan 202 and municipally known as 356 King Road.

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

By-law **-19 will have the effect of rezoning the subject lands to "Semi-Detached One (RD1) Zone" and "Multiple Residential One (RM1) Zone" under By-law 313-96, as amended of the Corporation, and to establish site-specific development standards for the lands in order to facilitate the construction of 6 semi-detached and 4 townhouse dwelling units.

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
th Day of , 2019.

■ AREA SUBJECT TO THIS BY-LAW

2_17006A.DGN
KF/HL

KING ROAD

McCACHEN STREET

"RD1"
(7.218)

"RM1"
(7.219)