

The Corporation of the City of Richmond Hill

By-law **-21

A By-law to amend By-law 313-96, as amended, of

The Corporation of the City of Richmond Hill and

By-law 1703, as amended, of the former Township of Whitchurch

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of **, 2021 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 1703, as amended of the former Township of Whitchurch ("By-law 1703"), be and hereby is further amended by removing those lands shown on Schedule "A" to this By-law **-21 (the "Lands") and any provisions of By-law 1703, 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 by:

a)

expanding the area of By-law 313-96 to include the Lands;

b)

rezoning the Lands to "Single Detached Four (R4) Zone" and "Environmental Protection Area One (EPA1) Zone" under By-law 313-96, as shown on Schedule "A" of this By-law **-21; and,

c)

adding the following to Section 7 – Exceptions

"7.***

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 **-21 and denoted by bracketed number (7.***):

i)

Minimum **REAR YARD:**

6.0 metres (19.7 feet)

ii)

Minimum **FRONT YARD:**

4.0 metres (13.1 feet)

iii)

Maximum **LOT COVERAGE:**

42%

iv)

Notwithstanding subsection 2.c)ii), an **ATTACHED PRIVATE GARAGE** shall have a minimum **SETBACK** of 5.8 metres (19 feet) from the **FRONT LOT LINE** and, if the **ATTACHED PRIVATE GARAGE** is accessed by a **DRIVEWAY** crossing the **FLANKAGE LOT LINE**, the **ATTACHED PRIVATE GARAGE** shall have a minimum **SETBACK** of 5.8 metres (19.0 feet) from the **FLANKAGE 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 “A” attached to By-law **-21 is declared to form a part of this by-law.

Passed this day of , 2021.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-12039 (KF)

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The Corporation of the City of Richmond Hill

Explanatory Note to By-law *-21**

By-law **-21 affects the lands described as Lots 43, 44, 45, 46, 47 and 48, Plan 201, municipally known as 91 Snively Street and 0 Glenmore Avenue.

By-law 1703, as amended, of the former Township of Whitchurch currently zones the subject lands “Agricultural (A) Zone”.

By-law **-21 will have the effect of rezoning the subject lands to “Single Detached Four (R4) Zone”, with site-specific provisions and “Environmental Protection Area One (EPA1) Zone” under By-law 313-96, as amended, to facilitate the development of the lands comprising five single detached dwelling lots, the extension of the unopened Glenmore Avenue road allowance and an open space block on the lands shown on Schedule “A”.

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