

The Corporation of the City of Richmond Hill

By-law 5-21

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 December 9, 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 removing those lands shown on Schedule “A” to this By-law 5-21 (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 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”, “Single Detached Six (R6) Zone”, “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 5-21;
 - c) adding the following to Section 7 – Exceptions

“7.227

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 5-21 and denoted by bracketed number (7.227):

- | | | |
|------|----------------------------------|---|
| i) | Minimum LOT AREA (INTERIOR LOT): | 350 square metres (3,767.37 square feet) |
| ii) | Minimum LOT AREA (CORNER LOT): | 415 square metres (4,467.02 square feet) |
| iii) | Maximum LOT COVERAGE: | 47.5% |

7.228

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 5-21 and denoted by bracketed number (7.228):

- | | | |
|------|------------------------------------|---|
| i) | Minimum LOT FRONTAGE (CORNER LOT): | 13.5 metres (44.29 feet) |
| ii) | Minimum LOT AREA (CORNER LOT): | 380 square metres (4,090.29 square feet) |
| iii) | Maximum LOT COVERAGE: | 47.5% |

7.229

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 5-21 and denoted by bracketed number (7.229):

- i) Minimum LOT FRONTAGE (CORNER LOT): 13.5 metres (44.29 feet)
- ii) Minimum LOT AREA (CORNER LOT): 340 square metres (3,659.73 square feet)
- iii) Maximum LOT COVERAGE: 47.5%

7.230

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 Six (R6) Zone" and more particularly shown as "R6" on Schedule "A" to By-law 5-21 and denoted by bracketed number (7.230):

- i) Minimum LOT AREA (INTERIOR LOT): 440 square metres (4,736.12 square feet)

7.231

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 5-21 and denoted by bracketed number (7.231):

- i) Minimum LOT AREA (INTERIOR LOT): 420 square metres (4,520.84 square feet)
- ii) Minimum LOT AREA (CORNER LOT): 520 square metres (5,597.23 square feet)

7.232

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 "Multiple Residential One (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to By-law 5-21 and denoted by bracketed number (7.232):

- i) Minimum LOT AREA (INTERIOR LOT): 170 square metres (1,829.86 square feet)
- ii) Minimum REAR YARD: 6.0 metres (19.69 feet)
- iii) The LOT LINE abutting King Road shall be considered the FRONT LOT LINE."; and,

- d) The parcel of land shown as "A" on Schedule "B" to this By-law 5-21 shall be deemed to be a LOT.

- 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. Schedules "A" and "B" attached to By-law 5-21 are declared to form a part of this by-law.

Passed this 27th day of January, 2021.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

D02-17041 (KF)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 5-21

By-law 5-21 affects the lands described as Block B and Lots 36, 38, 40 to 45, 48, and 51 to 56, and Part of Lots 35, 37, 46 and 49, Plan M-807.

The lands are currently zoned “Residential Suburban A (RSA) Zone” under By-law 1275, as amended, of the former Township of King and “Single Detached Six (R6) Zone” under By-law 313-96, as amended.

By-law 5-21 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone”, “Semi-Detached One (RD1) Zone”, “Single Detached Six (R6) Zone” and “Single Detached Four (R4) Zone” under By-law 313-96, as amended, to permit a residential development comprising 44 townhouse dwelling units, 24 semi-detached dwelling units, and 115 single detached dwelling units on the subject lands.