

# The Corporation of the City of Richmond Hill

## By-Law 44-21

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 May 26, 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 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 44-21 (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 (“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 “Multiple Residential One (RM1) Zone” under By-law 313-96, as shown on Schedule “A” of this By-law 44-21; and,
  - c) adding the following to Section 7 – Exceptions  
“7.234  
  
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 44-21 and denoted by a bracketed number (7.234):
    - i) Minimum **REQUIRED SIDE YARD:** 1.2 metres (3.94 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 44-21 is declared to form part of this by-law.

The Corporation of the City of Richmond Hill  
By-law 44-21

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Passed this 9<sup>th</sup> day of June, 2021.

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Joe DiPaola  
Acting Mayor

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Stephen M.A. Huycke  
City Clerk

File: D02-18031 (AD)

## **The Corporation of the City of Richmond Hill**

### **Explanatory Note to By-law 44-21**

By-law 44-21 affects the lands described as Part of Lots 29 and 30, Plan 202, municipally known as 4 Shaver Street.

By-law 1275, as amended, of the former Township of King, zones the subject lands “Residential Urban (RU) Zone” and “Commercial (C) Zone”.

By-law 44-21 will have the effect of removing the lands from the provisions of By-law 1275, as amended, and rezoning the subject lands to “Multiple Residential One (RM1) Zone” under By-law 313-96, as amended. By-law 44-21 also contains a site specific provision related to a minimum required side yard setback to permit a residential development comprised of 5 street townhouse dwelling units on the subject lands.