

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. ____-20

A By-law to Amend By-law No. 85-02 of the Corporation of the City of Richmond Hill, as amended

WHEREAS the Council of The Corporation of the City of Richmond Hill at its meeting of _____, directed that this by-law be brought forward to Council for its consideration;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF RICHMOND HILL ENACTS AS FOLLOWS:

1. That By-law No. 85-02 of the Corporation of the City of Richmond Hill, as amended, be further amended as follows:

- a) The lands shown on Schedule 'A' to By-law No. ____-20 are hereby zoned "Multiple Residential One (RM1) Zone" according to By-law No. 85-02, as amended;
- b) By adding the following to **Section 7 – EXCEPTIONS** of By-law No. 85-02, as amended, as follows:

"7.____ Block 226, Registered Plan 65M-3802:

- a) Notwithstanding any other provisions of By-law No. 85-02, as amended, to the contrary, on those lands zoned "RM1" and shown on Schedule 'A' to By-law No. ____-20 and denoted by the bracketed number (____) (the Lands), the following special provisions shall apply:

- i. For the purposes of this By-law, the Lands shall be deemed to be one Lot;
- ii. Minimum Front Yard Setback (Bayview Avenue): 3.5 metres (11.5 feet)
- iii. Minimum Rear Yard Setback: 1.5 metres (4.9 feet)
- iv. Minimum Setback to a Regional Daylight Triangle: 0.7 metres (2.3 feet)
- v. Maximum Building Height of 12.0 metres (39.4 feet)

- b) The following provisions shall apply to the further division of the Lands shown on Schedule B into those parcels denoted on Schedule B to By-law No. ____-19 as Parcel A, Parcel B and Parcel C, each of which shall be deemed to be a Lot:

- i. The private laneway shall be deemed to be a street.

- ii. Minimum Lot Frontage:

- i. Parcel A: 42 metres (138 feet)
- ii. Parcel B: 33 metres (108 feet)
- iii. Parcel C: 36 metres (118 feet)

- ii. For the purposes of this subsection, the front lot line shall be deemed to be the following:
 - i. Parcel A: The lot line that abuts Bayview Avenue
 - ii. Parcel B: The lot line that abuts Old Colony Road
 - iii. Parcel C: The lot line that abuts the private laneway
 - iii. Minimum Lot Area:
 - i. Parcel A: 997 square metres (10,732 square feet)
 - ii. Parcel B: 673 square metres (7,244 square feet)
 - iii. Parcel C: 969 square metres (10,430 square feet)
 - iv. Permitted Number of Units
 - i. Parcel A: 8
 - ii. Parcel B: 5
 - iii. Parcel C: 6
 - v. For the purposes of the further division of Parcels A, B, and C, each parcel of tied land shall have frontage on a street or a lane.”
3. All other provisions of By-law No. 85-02 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 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 No. ____-20 are declared to form a part of this By-law.

PASSED THIS _____ DAY OF _____, 2020.

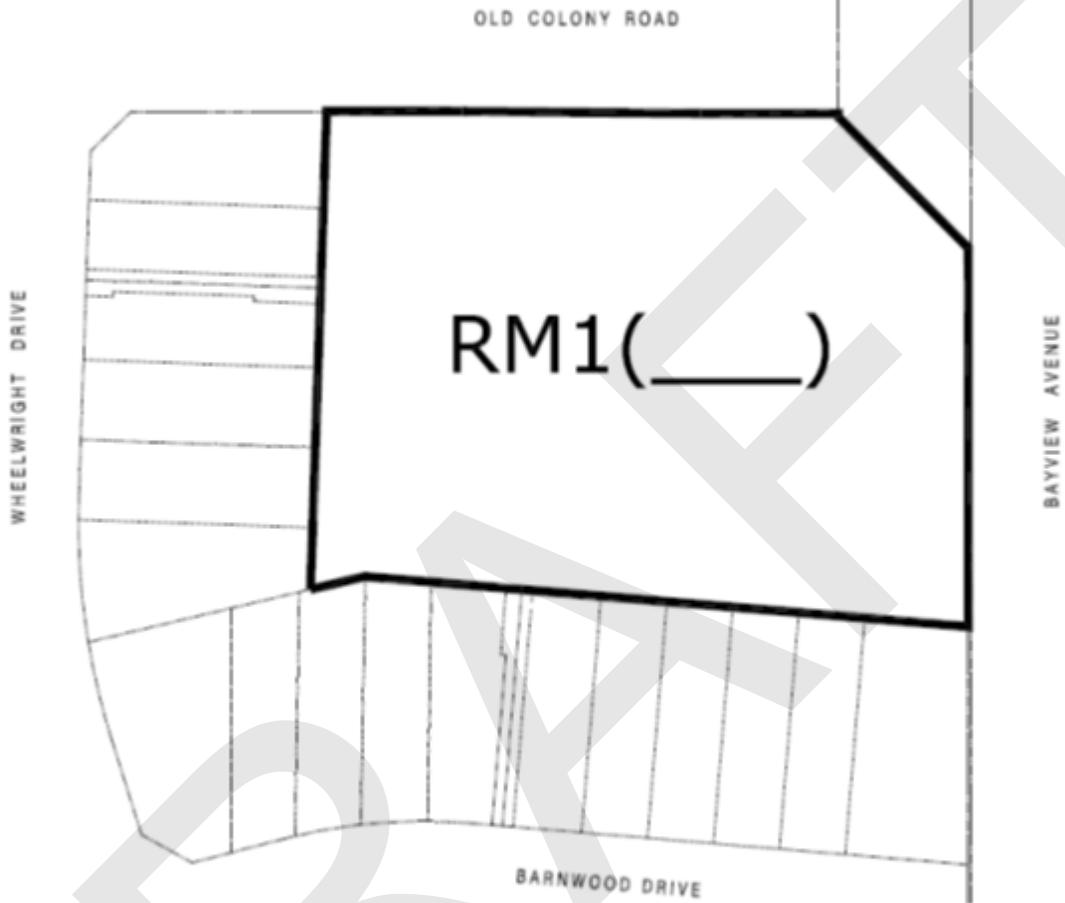
Mayor

City Clerk

SCHEDULE "A"
TO BY-LAW NO. _____:

This is Schedule "A" to By-Law
No. _____ passed by the
Council of the Corporation of the
Town of Richmond Hill on the
____ Day of _____, 20__

Mayor Clerk



NTS

————— Area Subject to this By-Law

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. _____-20

This By-law affects lands legally described as Block 226, Registered Plan 65M-3802 (municipal address: 12600 Bayview Avenue)

This By-law amends By-law No. 85-02, as amended. and would have the following effect:

- Zone the lands Multiple Residential One (RM1) Zone;
- Establish appropriate development standards for the subject lands to facilitate the construction of a 19-unit residential development comprised of common element condominium block townhouses.

DRAFT