

The Corporation of the City of Richmond Hill

By-law 79-21

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 July 7, 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:
 - a) removing those lands shown on Schedule “A” to this By-law 79-21 (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 as follows:
 - a) by expanding the area of By-law 313-96 to include the Lands;
 - b) by rezoning the Lands to “Single Detached Five (R5) Zone” as shown on Schedule “A” of this By-law 79-21; and,
 - c) by adding the following to Section 7 – Exceptions:

“7.236

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 Five (R5) Zone” and more particularly shown as “R5” and denoted by the bracketed number (7.236) on Schedule “A” to By-law 79-21:

i) Minimum Required Side Yard :	1.2 metres (3.94 feet)
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7.237

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 Five (R5) Zone” and more particularly shown as “R5” and denoted by the bracketed number (7.237) on Schedule “A” to By-law 79-21:

i) Maximum Lot Coverage :	45%
ii) 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

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between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.

5. Schedule "A" attached to By-law 79-21 is declared to form a part of this by-law.

Passed this 7th day of July, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

File D02-20008 (SM)

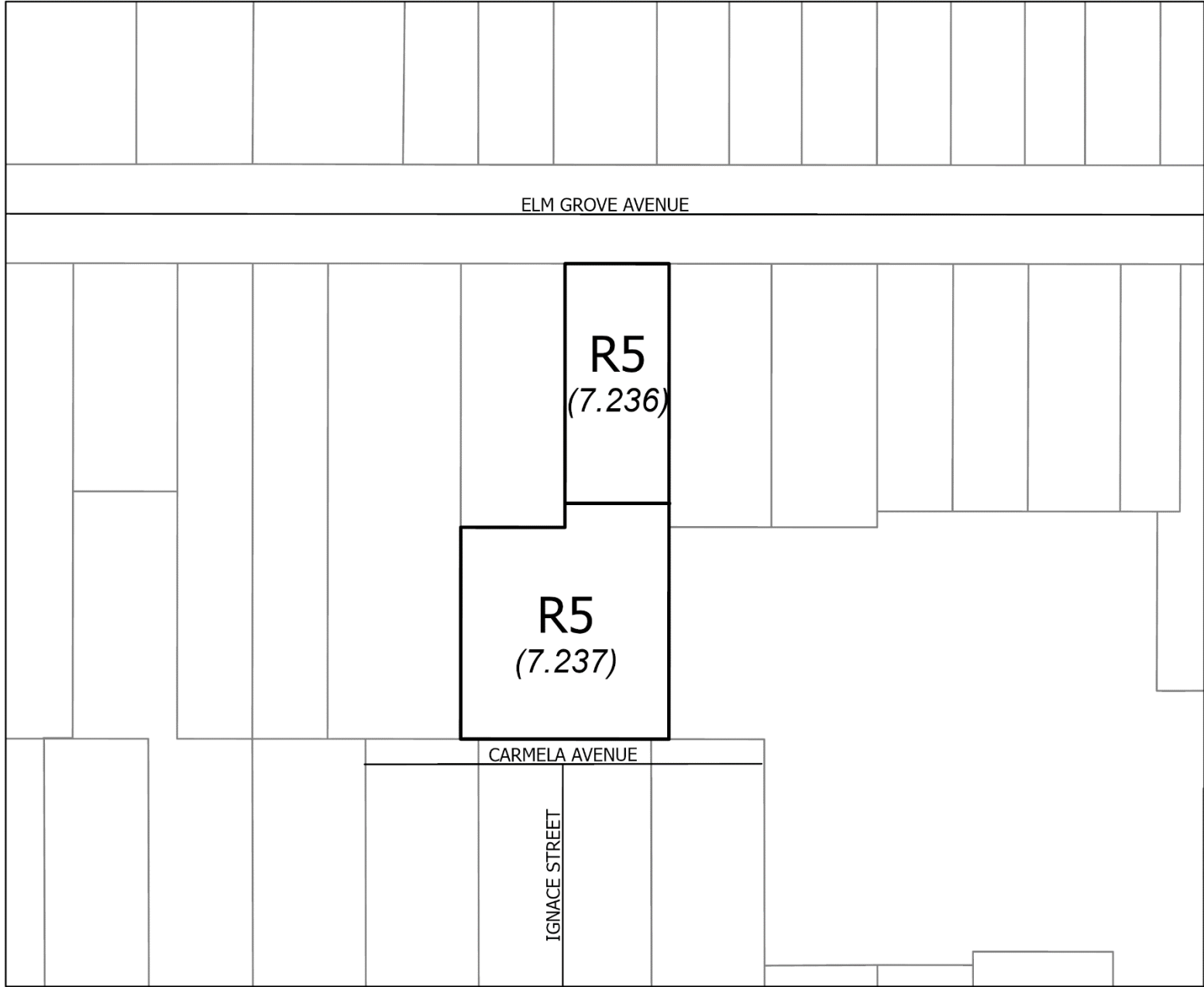
The Corporation of the City of Richmond Hill

Explanatory Note to By-law 79-21

By-law 79-21 affects the lands described as Part of Lot 149, Plan 202, municipally known as 47 Elm Grove Avenue.

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

By-law 79-21 will have the effect of rezoning the subject lands to "Single Detached Five (R5) Zone" under By-law 313-96, as amended, with site specific provisions to facilitate a residential development comprising 3 single detached dwelling lots along a new public road.



SCHEDULE " A "

TO BY-LAW NO. 79-21

This is Schedule "A" to By-Law 79-21 passed by the Council of the Corporation of the City of Richmond Hill on the 7th day of July, 2021

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

▭ AREA SUBJECT TO THIS BYLAW

