

The Corporation of the City of Richmond Hill

By-law **-21

A By-law to Amend By-law 235-97, as amended, of

The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of June 23, 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 235-97, as amended, of The Corporation of the City of Richmond Hill ("By-law 235-97") be and hereby is further amended as follows:

a) by rezoning those lands shown on Schedule "A" to this By-law **-21 (the "Lands") to "Single Detached Two (R2) Zone", "Single Detached Three (R3) Zone" and "Single Detached Six (R6) Zone" under By-law 235-97, as amended;

b) by deleting and adding the following to Section 7 - Exceptions

"7.50

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97 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 **-21 and denoted by a bracketed number (50):

- i) Maximum **Lot Coverage**: 47.5%
- ii) Minimum Required **Side Yard**: 1.2 metres (3.93 feet)"

c) by deleting and adding the following to Section 7 - Exceptions

"7.51

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Single Detached Three (R3) Zone" and more particularly shown as "R3" on Schedule "A" to By-law **-21 and denoted by a bracketed number (51):

- i) Minimum **Lot Area** (Interior Lot): 340.0 square metres
(3,659.73 square feet)
- ii) Minimum **Lot Area** (Corner Lot): 400.0 square metres
(4,305.56 square feet)
- iii) Maximum **Lot Coverage**: 47.5%"

d) by adding the following to Section 7 - Exceptions

"7.59

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Single Detached Two (R2) Zone" and more particularly shown as "R2" on Schedule "A" to By-law **-21 and denoted by a bracket number (59):

- i) Minimum **Lot Frontage** (Interior Lot): 7.6 metres (24.93 feet)

- ii) Minimum **Lot Frontage** (Corner Lot): 9.0 metres (29.53 feet)
- iii) Minimum **Lot Area** (Interior Lot): 200.0 square metres (2,152.78 square feet)
- iv) Minimum **Lot Area** (Corner Lot): 280.0 square metres (3,013.89 square feet)
- v) Maximum **Lot Coverage**: 47.5%
- iv) Minimum Required **Rear Yard**: 7.0 metres (22.97 feet)
- v) Maximum Building **Height**: 12.6 metres (41.34 feet)
- vi) The following provisions shall apply to **Single Detached Dwellings** on the lands zoned "Single Detached Two (R2) Zone" as shown on Schedule "A" to this By-law *-21 and denoted as "A" on Schedule "B" to this By-law *-21:

a. Minimum Required **Flankage Yard**: 2.4 metres (7.87 feet)"

- e) by adding the following to Section 7 - Exceptions

"7.60

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Single Detached Three (R3) Zone" and more particularly shown as "R3" on Schedule "A" to By-law *-21 and denoted by a bracketed number (60):

- i) Maximum **Lot Coverage**: 47.5%"

- f) by adding the following to Section 7 - Exceptions

"7.61

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Single Detached Three (R3) Zone" and more particularly shown as "R3" on Schedule "A" to By-law *-21 and denoted by a bracketed number (61):

- i) Minimum **Lot Area** (Interior Lot): 300.0 square metres (3,229.17 square feet)
- ii) Maximum **Lot Coverage**: 47.5%"

2. All other provisions of By-law 235-97, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
3. 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.
4. Schedules "A" and "B" attached to By-law *-21 are declared to form a part of this by-law.

Passed this day of , 2021.

Joe DiPaola

Acting Mayor

Stephen M.A. Huycke
City Clerk

File: D02-20017 (JH)

DRAFT

The Corporation of the City of Richmond Hill

Explanatory Note to By-law **-21

By-law **-21 affects the lands described as Lots 1 to 5, Plan 9597 and Lot 11, 15 to 18, 21 to 24, 27 and 28, Plan 1916, municipally known as 196, 210, 226, 234, 246, 260, 276 and 288 Harris Avenue, and 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad.

By-law 235-97, as amended, zones the subject lands “Single Detached Four (R4) Zone”, “Single Detached Four (R4(50)) Exception Zone”, “Single Detached Six (R6) Zone” and “Semi-Detached One (RD1(51)) Exception Zone”.

By-law **-21 will have the effect of rezoning the subject lands to Single Detached Two (R2) Zone”, “Single Detached Three (R3) Zone” and “Single Detached Six (R6) Zone” under By-law 235-97, as amended. By-law **-21 also contains site-specific provisions to permit a residential development comprised of 111 single detached dwellings on the subject lands.

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SCHEDULE "A" TO BY-LAW NO. XX-21

This is Schedule "A" to By-Law
xxx-21 passed by the Council
of the Corporation of the
City of Richmond Hill on the
__th day of ____, 2021

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk



SCHEDULE " B "

TO BY-LAW NO. XX-21

This is Schedule "B" to By-Law xxx-21 passed by the Council of the Corporation of the City of Richmond Hill on the ___th day of _____, 2021

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

