

The Corporation of the City of Richmond Hill

By-law 88-21

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 88-21 (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 88-21 and denoted by a bracketed number (50):

- | | | |
|-----|-------------------------------------|-------------------------|
| i) | Maximum Lot Coverage : | 47.5% |
| ii) | Minimum Required Side Yard : | 1.2 metres (3.94 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 88-21 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 88-21 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) |

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- 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 88-21 and denoted as “A” on Schedule “B” to this By-law 88-21:

(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 88-21 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 88-21 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 88-21 are declared to form a part of this by-law.

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Passed this 7th day of July, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

File: D02-20017 (JH)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 88-21

By-law 88-21 affects the lands described as Lots 1 to 5, Plan 9597 and Lots 11, 15 to 18, 20 to 24, 27 and 28, Plan 1916, municipally known as 30 Beech Avenue, 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)) Zone”, “Single Detached Six (R6) Zone” and “Semi-Detached One (RD1(51)) Zone”.

By-law 88-21 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 88-21 also contains site-specific provisions to permit a residential development comprised of 111 single detached dwellings on the subject lands.