

The Corporation of the City of Richmond Hill

By-law XX-21

A By-law to Amend By-law 181-81, 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 _____, 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 181-81, as amended, of the Corporation of the City of Richmond Hill (“By-law 181-81”) be and hereby is further amended as follows:

- a) by rezoning the Lands shown on Schedule “A” of this By-law XX-21 to “First Density Multiple Residential (RM1) Zone” under By-law 181-81;
- b) by adding the following to Section 15 - EXCEPTIONS

“15.X

Notwithstanding any inconsistent or conflicting provisions of By-law 181-81, as amended, the following special provisions shall apply to the lands zoned “First Density Multiple Residential (RM1) Zone” and more particularly shown as “RM1” on Schedule “A” to this By-law XX-21 and denoted by a bracketed number (15.X):

- i) For the purposes of this By-law, the following shall apply:
 - (a) A LANE shall include a parcel of land which is a COMMON ELEMENT CONDOMINIUM for means of primary vehicular and pedestrian access.
 - (b) A LOT shall include a PARCEL OF TIED LAND.
 - (c) A STREET shall include a LANE.
 - (d) The northerly property line shall be deemed to be the FRONT LOT LINE.
- ii) The following uses shall be permitted on the Lands:
 - (a) REAR LANE TOWNHOUSE DWELLING
- iii) The following provisions shall apply to the Lands:
 - (a) Maximum Number of DWELLING UNITS: 5
 - (b) Minimum LOT AREA (Interior): 80 square metres (861.11 square feet)
 - (c) Minimum LOT AREA (Exterior): 100 square metres (1,076.39 square feet)
 - (d) Minimum LOT AREA (End Unit): 100 square metres (1,076.39 square feet)
 - (e) Minimum LOT FRONTAGE (Exterior): 7.5 metres (24.61 feet)
 - (f) Minimum FRONT YARD: 0 metres
 - (g) Minimum SIDE YARD: 3 metres
 - (h) Minimum FLANKAGE YARD: 1.5 metres
 - (i) Minimum REAR YARD: 0 metres (1)
 - (j) Maximum BUILDING HEIGHT: 11.5 metres

- (k) Maximum LOT COVERAGE: 100%

NOTES:

- (1) The YARD that contains a driveway crossing a LOT LINE to the rear of a DWELLING UNIT to an attached PRIVATE GARAGE shall be deemed to be the REAR YARD.

- iv) Notwithstanding Section 6 – GENERAL PROVISIONS, the following shall apply:

- (a) Minimum Number of PARKING SPACES:
(i) 2 PARKING SPACES per DWELLING UNIT.
(ii) 0.25 visitor PARKING SPACES per DWELLING UNIT.

- v) The following definitions shall apply to the Lands:

- (a) **DWELLING, REAR LANE TOWNHOUSE**

Means a TOWNHOUSE DWELLING that is not a stacked townhouse or back to back dwelling and where vehicular access to an attached PRIVATE GARAGE is provided via a DRIVEWAY crossing the REAR LOT LINE that is accessed from a private LANE.”

2. All other provisions of By-law 181-81, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” to this By-law X-21 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 measurements shall apply.
4. Schedule “A” attached to By-law XX-21 is declared to form a part of this by-law.

Passed this xx day of xxx, 2021.

Joe DiPaola
Deputy Mayor

Stephen M.A. Huycke
City Clerk