

The Corporation of the City of Richmond Hill

By-law 134-21

A By-law to Amend By-law 66-71, 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 66-71, as amended, of The Corporation of the City of Richmond Hill (“By-law 66-71”) be and hereby is further amended as follows:
 - a) by rezoning those lands shown on Schedule “A” to this By-law 134-21 (the “Lands”) from “Residential Second Density (R2) Zone” to “Residential Third Density (R3) Zone” under By-law 66-71, as amended; and,
 - b) by adding the following to Section 11 – SPECIAL PROVISIONS
“11.157

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71 of the Corporation, as amended, the following special provisions shall apply to the lands zoned “Residential Third Density (R3) Zone” and more particularly shown as “R3” on Schedule “A” to By-law 134-21 and denoted by a bracketed number (11.157):

- | | | |
|-------|---|---|
| i) | Minimum Lot Frontage (Corner Lot): | 10.8 metres (35.43 feet) |
| ii) | Minimum Lot Area (Corner Lot): | 311.0 square metres
(3,347.58 square feet) |
| iii) | Minimum Front Yard: | 5.8 metres (19.02 feet) |
| iv) | Maximum Lot Coverage (Corner Lot): | 39% |
| v) | Maximum Lot Coverage (Interior Lot): | 43% |
| vi) | Minimum Exterior Side Yard: | 2.5 metres (8.2 feet) |
| vii) | Minimum Interior Side Yard Setback
(Corner Lot): | 0.6 metres (1.96 feet) |
| viii) | Driveway Setback from Intersection: | 4.5 metres (14.76 feet) |
| ix) | Maximum Deck with Stairs
Encroachment Into Rear Yard: | 3.5 metres (11.48 feet) |
| x) | Maximum Window Bay Encroachment
Into Exterior Side Yard: | 0.9 metres by 6.8 metres” |

- 2. All other provisions of By-law 66-71, 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. Schedule “A” attached to By-law 134-21 is declared to form a part of this by-law.

The Corporation of the City of Richmond Hill
By-law 134-21
Page 2

Passed this day of , 2021.

Joe DiPaola

Deputy Mayor

Stephen M.A. Huycke

City Clerk

File: D02-18035 (SM)

The Corporation of the City Of Richmond Hill

Explanatory Note to By-law 134-21

By-law 134-21 affects the lands described as Part of Lot 25, Plan 2300, municipally known as 112 Hunt Avenue.

By-law 66-71, presently zones the subject lands “Residential Second Density (R2) Zone” which permits a single detached dwelling on the subject lands.

By-law 134-21 will have the effect of rezoning the subject lands to “Residential Third Density (R3) Zone” with site specific development standards to permit the creation of an additional single detached dwelling lot and the construction of two new single detached dwellings on the subject lands.

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