

The Corporation of the City of Richmond Hill

By-law 151-21

A By-law to Amend By-law 128-04 and 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 November 10, 2021, directed that this by-law be brought forward to Council for its consideration;

Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That By-law 128-04, as amended, of The Corporation of the City of Richmond Hill ("By-law 128-04"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 151-21 (the "Lands") and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. 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 expanding the area of By-law 235-97 to include the Lands;
 - b) by rezoning the Lands to "Semi-Detached One (RD1) Zone" and "Environmental Protection Area Two (EPA2) Zone" under By-law 235-97, as shown on Schedule "A" of this By-law 151-21; and,
 - c) by adding the following to Section 7 - Exceptions
"7.62
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 "Semi-Detached One (RD1) Zone" and more particularly shown as "RD1" on Schedule "A" to By-law 151-21 and denoted by a bracketed number (7.62):

i)	Minimum Lot Frontage:	15.0 metres (49.21 feet)
ii)	Maximum Number of Storeys:	2
iii)	Minimum Required Side Yard:	1.2 metres (3.94 feet), provided that where a door opening is provided on the side wall, no stairs or landings shall project beyond the main side wall into the minimum required side yard."
3. 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.
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 between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.

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5. Schedule "A" attached to By-law 151-21 is declared to form a part of this by-law.

Passed this 24th day of November, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

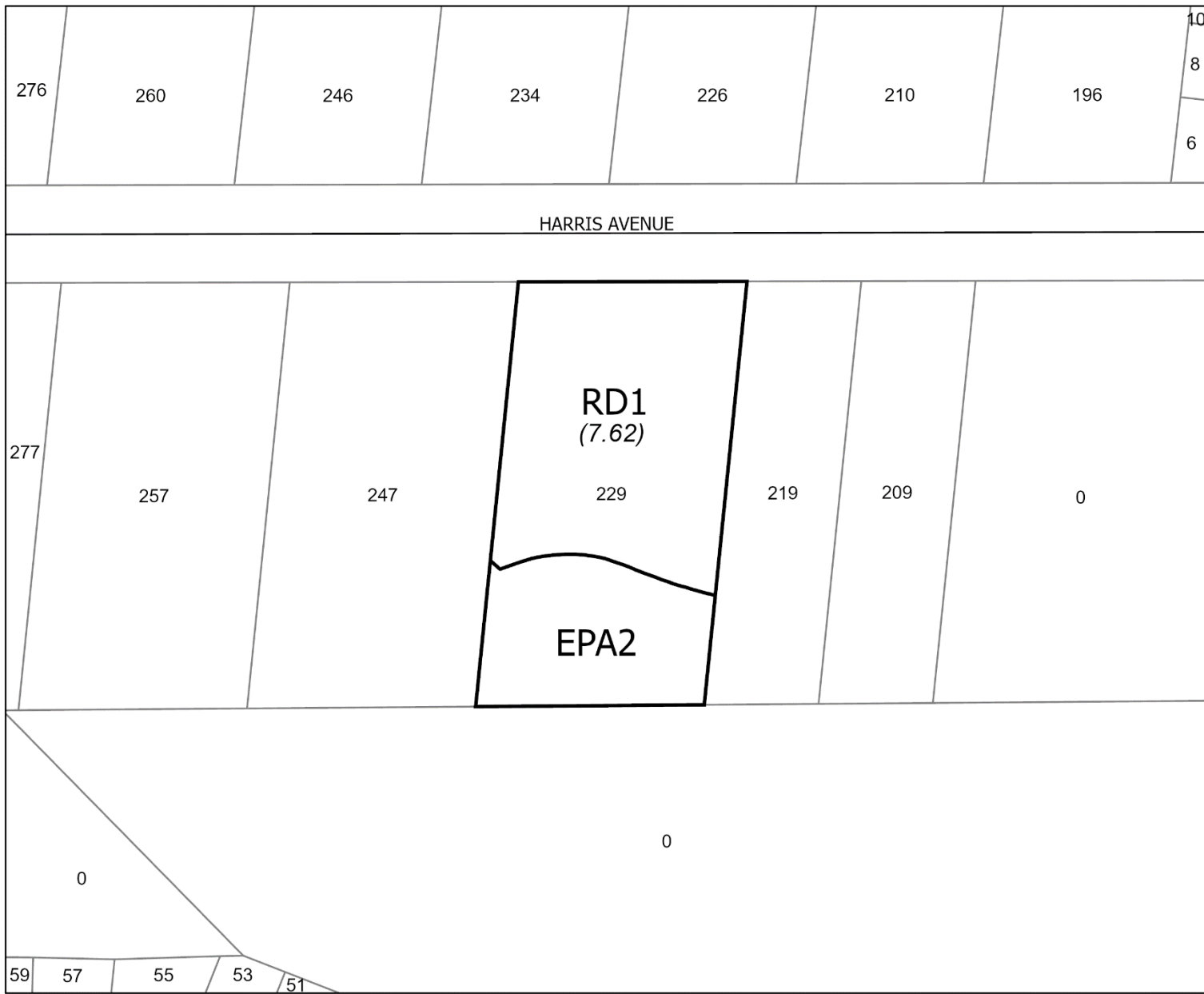
The Corporation of the City of Richmond Hill

Explanatory Note to By-law 151-21

By-law 151-21 affects the lands described as Lot 49, Plan 1916, municipally known as 229 Harris Avenue.

By-law 128-04, as amended, of The Corporation of the City of Richmond Hill, zones the subject lands "Urban (UR) Zone".

By-law 151-21 will have the effect of rezoning the subject lands to "Semi-Detached One (RD1) Zone" and "Environmental Protection Area Two (EPA2) Zone" under Zoning By-law 235-97, as amended, with site specific development standards to facilitate the construction of six (6) semi-detached dwelling units on the subject lands.



SCHEDULE " A "

TO BY-LAW NO. 151-21

This is Schedule "A" to By-Law 151-21 passed by the Council of the Corporation of the City of Richmond Hill on the 24th day of November, 2021

 Joe DiPaola
 Acting Mayor

 Stephen M.A. Huycke
 City Clerk

 AREA SUBJECT TO THIS BYLAW

