

The Corporation of the City of Richmond Hill

By-law 67-22

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 June 8, 2022 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 67-22 (the “Lands”) from “Residential Second Density (R2) Zone” to “Residential Multiple First Density (RM1) Zone” under By-law 66-71, as amended; and,
 - b) by adding the following to Section 11 – SPECIAL PROVISIONS
“11.160

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71 of the Corporation, as amended, the following special provisions shall apply to semi-detached dwellings on the lands zoned “Residential Multiple First Density (RM1) Zone” and more particularly shown as “RM1” on Schedule “A” to By-law 67-22 and denoted by a bracketed number (11.160):

i)	Minimum Lot Frontage:	9.7 metres (31.82 feet)
ii)	Minimum Front Yard:	7.5 metres (24.61 feet)
iii)	Minimum Interior Side Yard:	1.5 metres (4.92 feet)
iv)	Maximum Number of Storeys:	3
v)	Maximum Gross Floor Area (per Unit):	295.0 square metres (3,175.35 square feet)
vi)	One side yard may have a side yard setback of nil where the dwelling units are attached by a common wall.”	
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 67-22 is declared to form a part of this by-law.

The Corporation of the City of Richmond Hill
By-law 67-22

Page 2

Passed this xx day of xxx, 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File D02-20002 (SM)

DRAFT

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 67-22

By-law 67-22 affects the lands described as Lot 23, Plan 2300, municipally known as 170 Lucas Street.

By-law 66-71, as amended, of The Corporation of the City of Richmond Hill, zones the subject lands “Residential Second Density (R2) Zone”. The “R2” Zone permits a single family detached dwelling.

By-law 67-22 will have the effect of rezoning the subject lands to “Residential Multiple First Density (RM1) Zone” with site specific development standards to facilitate the construction of one (1) semi-detached dwelling (2 units) on the subject lands.

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SCHEDULE " A "

TO BY-LAW NO. 67-22

This is Schedule "A" to By-Law 67-22 passed by the Council of the Corporation of the City of Richmond Hill on the ____th day of ____, 2022

David West Mayor Stephen M.A. Huycke City Clerk



AREA SUBJECT TO THIS BYLAW