

The Corporation of the City of Richmond Hill

By-law 69-22

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the City of Richmond Hill and

By-law 986, as amended, of the former Township of King

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 986, as amended, of the former Township of King (“By-law 986”) be and hereby is further amended by removing those lands shown on Schedule “A” to this By-law 69-22 (the “Lands”) and any provisions of By-law 986, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96, as amended, of The Corporation of the City of Richmond Hill (“By-law 313-96”) be and hereby is further amended as follows:
 - a) by expanding the area of By-law 313-96 to include the Lands;
 - b) by rezoning the Lands to “Semi-Detached One (RD1) Zone” under By-law 313-96 as shown on Schedule "A" of this By-law 69-22; and,
 - c) by adding the following to Section 7 - Exceptions

“7.241

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 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 69-22 and denoted by a bracketed number (7.241):

i)	Minimum Lot Frontage (Corner Lot):	15.24 metres (50.0 feet)
ii)	Minimum Lot Area (Corner Lot):	405 square metres (4,359.38 square feet)
iii)	Minimum Required Flankage Yard:	1.52 metres (4.99 feet)”
3. All other provisions of By-law 313-96, 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.
5. Schedule “A” attached to By-law 69-22 is declared to form a part of this By-law.

The Corporation of the City of Richmond Hill
By-law 69-22

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Passed this 8th day of June, 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-21022 (AP)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 69-22

By-law 69-22 affects the lands described as Lots 1184 and 1185, Plan 133, municipally known as 0 Lowther Avenue.

The subject lands are currently zoned under By-law 986, as amended, of the former Township of King.

By-law 69-22 will have the effect of rezoning the subject lands to “Semi-Detached One (RD1) Zone” under By-law 313-96, as amended, with site specific development standards to facilitate the construction of one semi-detached dwelling (2 units) on the subject lands.

