

THE CORPORATION OF THE TOWN OF RICHMOND HILL

**BY-LAW NO. XXX-22**

A By-law to Amend By-law 313-96, as amended, of  
The Corporation of the City of Richmond Hill and  
By-law 1275, as amended of the former Township of King

**WHEREAS** the Council of the Corporation of the City of Richmond Hill (the “Corporation”) at its Public Meeting of XXXXX, 20XX, 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 1275, as amended, of the former Township of King, be further amended by removing those lands shown on Schedule “A” to this By-law XXX-22 (the “Lands”) and any provisions of By-law 1275, as amended, of the former Township of King that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96, as amended, of the Corporation be further amended by:
  - a. Expanding the boundary to include the Lands;
  - b. Rezoning the Lands to “Semi-Detached One (RD1) Zone” and “Single Detached Six (R6) Zone” as shown on Schedule “A” to this By-law XXX-22.
  - c. By adding the following to Section 7 – EXCEPTIONS:

“7.XXX

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96, as amended, of the Corporation, the following special provisions shall apply to those lands as shown on Schedule “A” to this By-law XXX-22 and more particularly denoted by bracketed number (7.XXX) on Schedule “A” to this By-law XXX-22:

- i. For the purposes of Section 7.XXX, the following shall apply:
  - a) LANE shall include a parcel of land which is a COMMON ELEMENT CONDOMINIUM for means of vehicular and pedestrian access;
  - b) A LOT shall include a PARCEL OF TIED LAND;
  - c) A STREET shall include a LANE; and,
  - d) LOT COVERAGE means that percentage of the lot covered by all BUILDINGS except detached PRIVATE GARAGES having an area of 37 square metres or less, garbage enclosures, decks, and exterior staircases, and shall not include that portion of such LOT AREA which is occupied by a BUILDING or portion thereof which is completely below GRADE. LOT COVERAGE in each ZONE shall be deemed to apply only to that portion of such lot which is located within said ZONE;
  - e) YARD, REAR means the open space extending across the full width of the lot between the REAR LOT LINE and the closest point of the MAIN WALL of any BUILDING or STRUCTURE on the lot, excluding garbage enclosures, decks, and exterior staircases.

ii. The following provisions shall apply to single detached dwellings on the Lands zoned "Semi-Detached One (RD1) Zone" as shown on Schedule "A" to this By-law XXX-22 and denoted as Parcel A as shown on Schedule "B" to this By-law XXX-22:

- a) Minimum LOT AREA: 249 square metres
- b) Maximum LOT COVERAGE: 48%
- c) Maximum number of DWELLING UNITS: 4
- d) Minimum YARD setbacks:
  - i. INTERIOR SIDE YARD setback: 0.65 metres
- e) Maximum BUILDING HEIGHT: 11.6 metres

iii. The following provisions shall apply to semi-detached dwellings on the Lands zoned "Semi-Detached One (RD1) Zone" as shown on Schedule "A" to this By-law XXX-22 and denoted as Parcel B as shown on Schedule "B" to this By-law XXX-22:

- a) Minimum LOT FRONTAGE: 15.0 metres
- b) Minimum LOT AREA: 416 square metres
- c) Maximum LOT COVERAGE: 53%
- d) Maximum number of DWELLING UNITS: 6
- e) Minimum YARD setbacks:
  - i. FRONT YARD setback: 3.0 metres
  - ii. REAR YARD setback: 6.0 metres
  - iii. INTERIOR SIDE YARD setback: 1.2 metres
  - iv. FLANKAGE SIDE YARD setback: 1.2 metres
  - v. DRIVEWAY setback from SIDE LOT LINE: 0.0 metres
- f) Maximum BUILDING HEIGHT: 11.75 metres

i. The following provisions shall apply to semi-detached dwellings on the Lands zoned "Semi-Detached One (RD1) Zone" as shown on Schedule "A" to this By-law XXX-22 and denoted as Parcel C as shown on Schedule "B" to this By-law XXX-22:

- a) Minimum LOT FRONTAGE: 13.6 metres
- b) Minimum LOT AREA: 370 square metres
- c) Maximum number of DWELLING UNITS: 4
- d) Minimum YARD setbacks:
  - i. FRONT YARD setback: 4.4 metres
  - ii. INTERIOR SIDE YARD setback: 1.25 metres
  - iii. FLANKAGE SIDE YARD setback: 1.24 metres
- e) Maximum BUILDING HEIGHT: 11.7 metres

ii. The following provisions shall apply to the Lands zoned "Single Detached Six (R6) Zone" as shown on Schedule "A" to this By-law XXX-22 and denoted as Parcel D as shown on Schedule "B" to this By-law XXX-22:

- a) Maximum LOT COVERAGE: 55%
- b) Maximum DRIVEWAY width: 8.85 metres

3. All other provisions of By-law 313-96, as amended, of the Corporation not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
4. Schedules "A" and "B" attached to By-law XXX-22 are declared to form a part of this By-law.

READ A FIRST AND SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

READ A THIRD TIME AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk

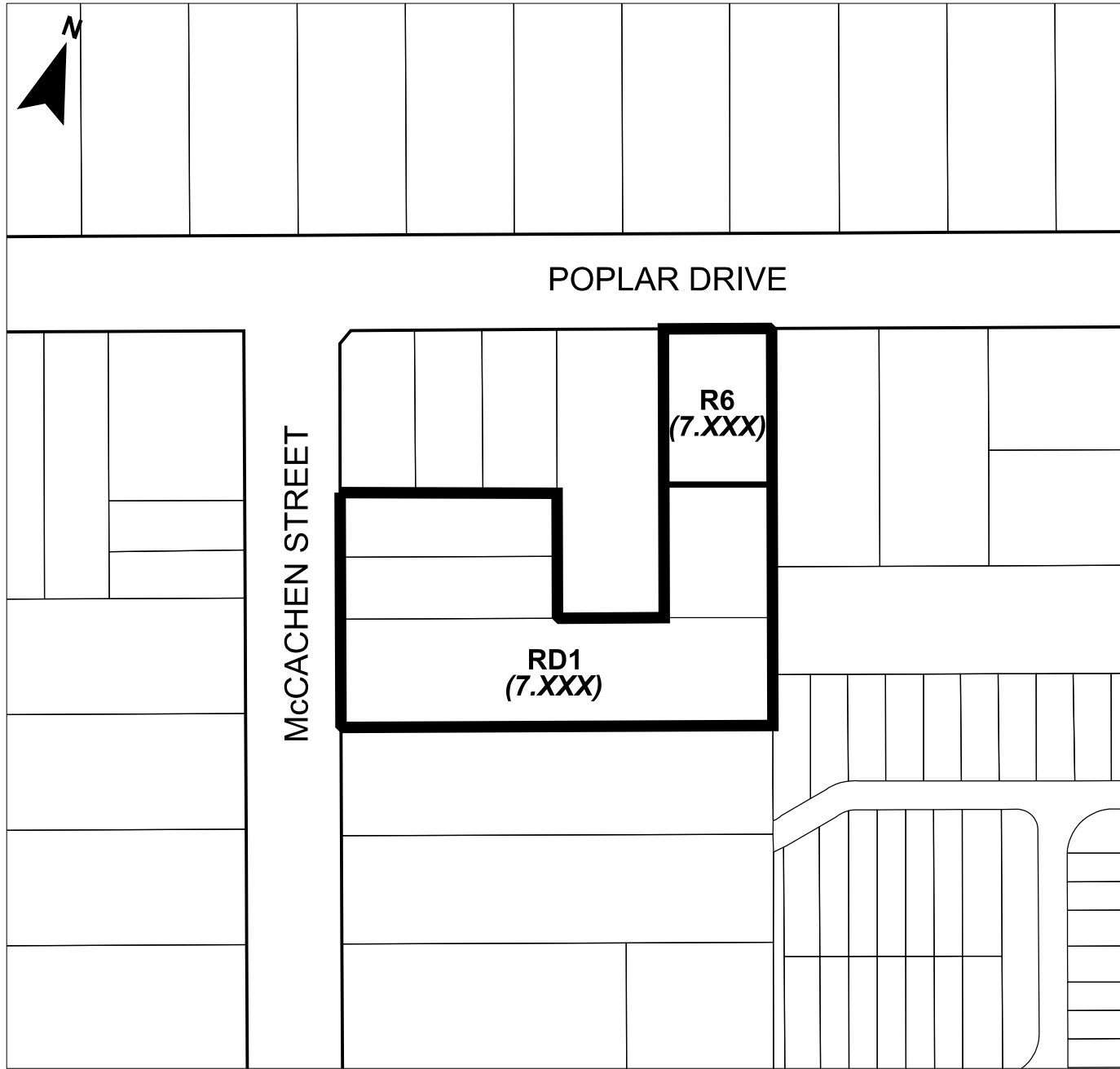
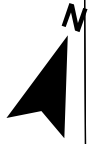
THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. XXX-22

By-law No. XXX-22 affects the lands legally described as LT 10 PL 484 KING; PART LOT 6 PLAN 484, PART 7 65R-38402; PART LOT 7 PLAN 484 KING, PART 8 65R-38402; PART LOT 6 PLAN 484, PART 5 65R-38402 TOWN OF RICHMOND HILL; PART LOT 7 PLAN 484 KING, PARTS 6 65R-38402 TOWN OF RICHMOND HILL; and LT 9 PL 484 KING SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 PLAN 65R37858 AS IN YR2954374 TOWN OF RICHMOND HILL, municipally known as 11 McCachen Street and 7 Poplar Drive.

The lands are currently zoned "Residential Urban (RU) Zone" under By-law 1275, as amended, and "Single Detached Five (R5) Zone" under By-law 313-96, as amended.

By-law XXX-22 will have the effect of rezoning the lands to "Semi-Detached One (RD1) Zone" and "Single Detached Six (R6) Zone" under By-law 313-69, as amended, to facilitate a low-rise residential development, including a mix of single and semi-detached dwellings, with site specific provisions on the subject lands.



# SCHEDULE "A"

TO BY-LAW NO. XXX-22

This is Schedule "A" to Bylaw  
No. \_\_\_\_\_ passed by the Council  
of The Corporation of the  
City of Richmond Hill on the  
Day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



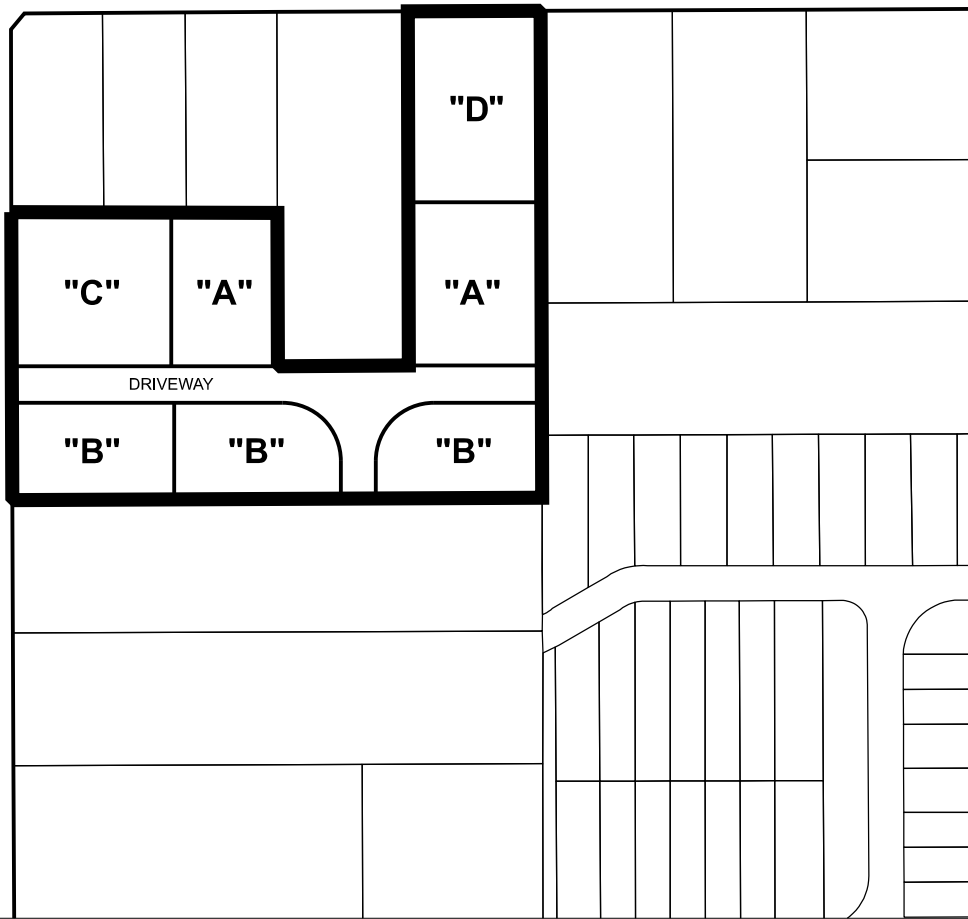
AREA SUBJECT TO THIS BY-LAW

Not To Scale



POPLAR DRIVE

McCACHEN STREET



# SCHEDULE "B"

TO BY-LAW NO. XXX-22

This is Schedule "A" to Bylaw No. \_\_\_\_\_ passed by the Council of The Corporation of the City of Richmond Hill on the Day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



AREA SUBJECT TO THIS BY-LAW

Not To Scale