

The Corporation of the City of Richmond Hill

By-law 116-22

A By-law to Amend By-law 1275, as amended, of the former Township of King and By-law 313-96, 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 September 14, 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 1275, as amended, of the former Township of King (“By-law 1275”) be and hereby is further amended by:
 - a) removing those lands shown on Schedule “A” to this By-law 116-22 (the “Lands”) and any provisions of By-law 1275, 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 “Multiple Residential One (RM1) Zone” under By-law 313-96 as shown on Schedule “A” of this By-law 116-22; and,
 - c) by adding the following to Section 7 – Exceptions:

“7.243

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to Street Townhouse Dwellings on the lands zoned “Multiple Residential One (RM1) Zone” and more particularly shown as “RM1” on Schedule “A” to By-law 116-22 and denoted by a bracketed number (7.243):

- i) The following provisions shall apply to the Lands:
 - (a) Minimum **Lot Area (Interior):** 120.0 square metres (1,291.67 square feet)
 - (b) Minimum **Lot Area (Corner):** 180.0 square metres (1,937.50 square feet)
 - (c) Maximum **Lot Coverage:** 60%
 - (d) Minimum Required **Front Yard:** 1.9 metres (6.23 feet)
 - (e) Minimum Required **Flankage Yard:** 2.5 metres (8.20 feet)
 - (f) Minimum Required **Rear Yard:** 6.0 metres (19.69 feet)
 - (g) Maximum **Height:** 11.5 metres (37.73 feet)
 - (h) Maximum Number of **Storeys:** 3

NOTES:

- (1) The minimum **setback** from the hypotenuse of a daylight triangle to the **main building** shall be 0.35 metres (1.15 feet).

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- ii) Notwithstanding Section 5 – General Provisions, the following shall apply:
 - (a) A **deck** shall be permitted to encroach a maximum of 2.0 metres (6.56 feet) into the minimum required **rear yard**.
 - (b) A **deck** located above the first **storey** in the **rear yard** is permitted to a maximum size of 5.0 square metres (53.82 square 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 116-22 is declared to form a part of this by-law.

Passed this 14th day of September, 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 116-22

By-law 116-22 affects the lands described as Part of Lot 157, Plan 202, municipally known as 18 Elm Grove Avenue.

By-law 1275, as amended, currently zones the subject lands “Residential Urban (RU) Zone”.

By-law 116-22 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone” under By-law 313-96, as amended, and will establish site specific development standards to facilitate the construction of 16 street townhouse dwelling units.

SCHEDULE " A "
TO BY-LAW NO. 116-22

This is Schedule "A" to By-Law
116-22 passed by the Council
of the Corporation of the
City of Richmond Hill on the
14th day of September, 2022

David West Stephen M.A. Huycke
Mayor City Clerk

☐ AREA SUBJECT TO THIS BYLAW

