The Corporation of the City of Richmond Hill

By-law 78-22

A By-law to Amend By-law 255-96, 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 255-96, as amended, of The Corporation of the City of Richmond Hill ("By-law 255-96") be and hereby is further amended as follows:

    a)   by rezoning the Lands to "Low Density Residential Six (R6) Zone" and "Low Density Residential Six (R6)(H) Zone" under By-law 255-96 as shown on Schedule "A" of this By-law 78-22; and,

    b)   by adding the following to Section 7 – Exceptions

    "7.42

    Notwithstanding any inconsistent or conflicting provisions of By-law 255-96 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Low Density Residential Six (R6) Zone" and more particularly shown as "R6" on Schedule "A" to By-law 78-22 and denoted by a bracketed number (7.42):

i)	Minimum Lot Frontage:	12.40 metres (40.68 feet)
ii)	Minimum Lot Area:	410.0 square metres (4,413.2 square feet)
iii)	Minimum Required Side Yard:	1.22 metres (4.0 feet)

    7.43

    Notwithstanding any inconsistent or conflicting provisions of By-law 255-96 of the Corporation, as amended, where a Holding (H) symbol is shown as a suffix to the zone symbol for the "Low Density Residential Six (R6) Zone" for the lands shown on Schedule "A" to By-law 78-22, no person shall use such lands or erect any buildings or structures until such time as the Holding (H) symbol is removed by amendment to this By-law pursuant to Sections 34 and 36 of the *Planning Act*.

    The Council of the Corporation may amend By-law 255-96, as amended by By-law 78-22, to remove the Holding (H) symbol from these lands, or part thereof, at such time as authorization has been obtained satisfactory to the City from the abutting landowner to the east to remove or injure existing trees located along the mutual property line."

2.   All other provisions of By-law 255-96, 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 78-22 is declared to form a part of this by-law.

Passed this 14th day of September, 2022.

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David West
Mayor

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Stephen M.A. Huycke
City Clerk

File: D02-20031 (SM)

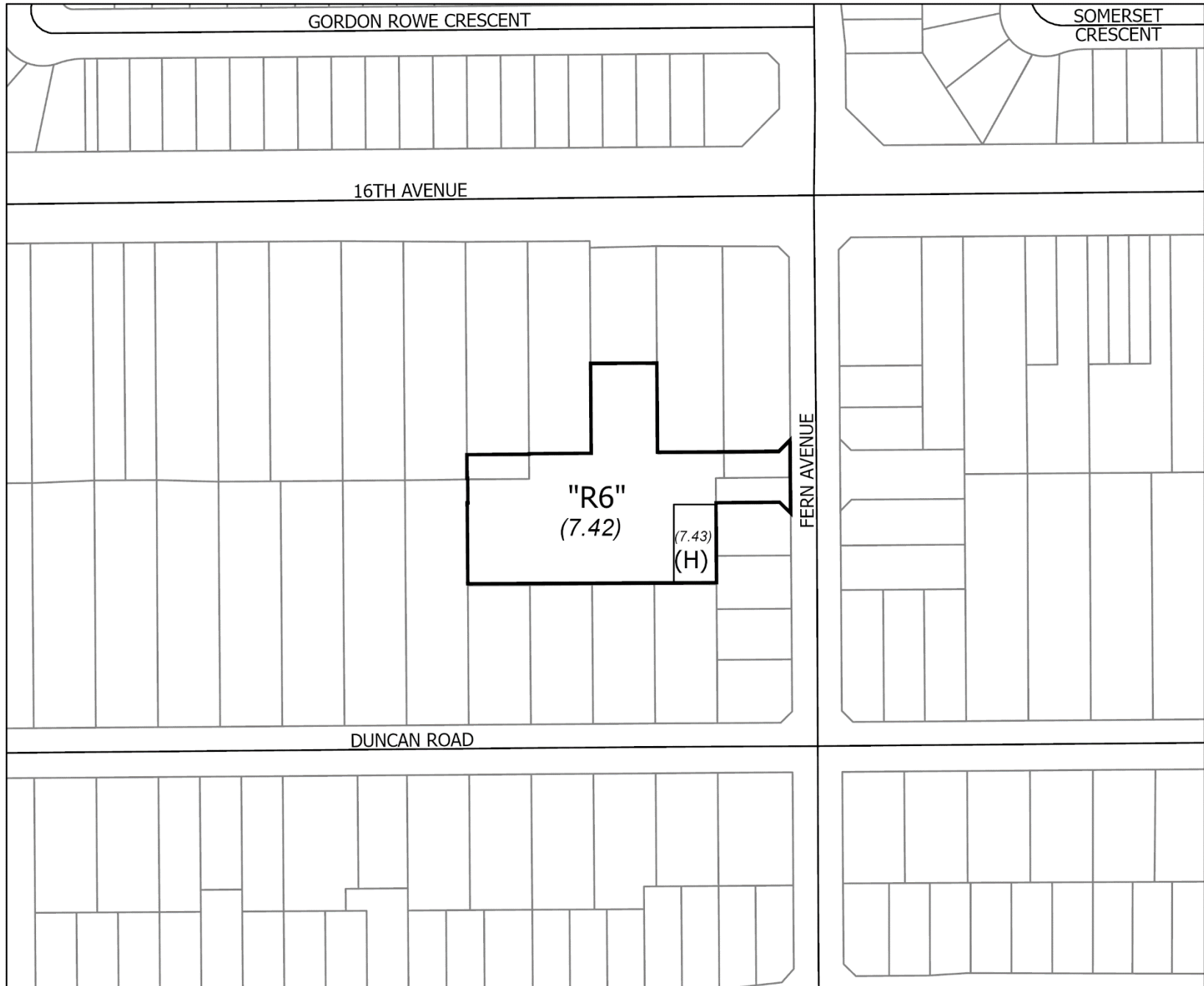# The Corporation of the City of Richmond Hill

Explanatory Note to By-law 78-22

By-law 78-22 affects the lands described as Part of Lots 22, 23, 24, 63 and 64, Plan 3806, municipally known as 0 Fern Avenue.

By-law 255-96, as amended, zones the subject lands "Low Density Residential Six (R6) Zone".

By-law 78-22 will have the effect of amending the current zoning to implement site specific development standards to facilitate a residential development comprising 10 single detached dwelling lots and a new public road. Additionally, a Holding (H) Provision is being imposed on a portion of the lands as shown in Schedule "A" to this By-law. The Holding (H) Provision may be removed once authorization/consent has been obtained from the abutting landowner to the east to remove or injure existing trees located along the mutual property line.

GORDON ROWE CRESCENT

SOMERSET
CRESCENT

16TH AVENUE

"R6"
(7.42)

(7.43)
(H)

FERN AVENUE

DUNCAN ROAD

SCHEDULE " A "
TO BY-LAW NO. 78-22

This is Schedule "A" to By-Law
78-22 passed by the Council
of the Corporation of the
City of Richmond Hill on the
14th day of September, 2022

David West
Mayor

Stephen M.A. Huycke
City Clerk

AREA SUBJECT TO THIS BYLAW

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