

Appendix “B”

The Corporation of the City of Richmond Hill

By-law 43-23

A By-law to Amend 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 XXXX, 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 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 adding the following to Section 7 – Exceptions:

“X.XX ADDITIONAL USES AND REDUCED PARKING STANDARDS –
LC ZONE, BLOCK 114, PLAN 65M-3215 (BODRINGTON)

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96, as amended, the following special provisions shall apply to the lands zoned “Local Commercial (LC) Zone” and more particularly shown as “LC” on schedule “A” to By-law 43-23 and denoted by a bracketed number (X.XX):

i. Notwithstanding the provisions of Section 3, the following additional uses shall be permitted:

- Restaurant;
- Fitness Centre;
- Clinic;
- Medical Office; and,
- Retail Store.

ii. Notwithstanding the provisions of Table 5.14 of Section 5 General Provisions, the following shall apply:

Use	Parking Standard
Shopping Centre which is less than or equal to 37,000 sq.m. of Gross Leasable Floor Area (GLFA)	2.85 parking spaces per 100 sq.m. of the Gross Leasable Floor Area (GLFA)
Notes: 1. The Restaurant use is capped at 21% of the total on-site Gross Floor Area (GFA); 2. Medical Office is capped at 21% of the total on-site Gross Floor Area (GFA); and, 3. Any patio associated with a restaurant must not infringe on the site parking supply.	

2. 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.

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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 43-23 is declared to form a part of this By-law.

Passed this XXth day of XXX, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: ZBLA-22-0019 (JM)

The Corporation of the City of Richmond Hill
Explanatory Note to By-law 43-23

By-law 43-23 affects the lands described as Block 114, Plan 65M-3215, municipally known as 13495 Bathurst Street.

By-Law 313-96, as amended, of The Corporation of the City of Richmond Hill zones the subject lands "Local Commercial (LC) Zone".

By-law 43-23 will have the effect of expanding the list of permitted commercial/retail uses and permitting a reduction of the applicable parking standards for the existing commercial plaza on the subject lands.