

The Corporation of the City of Richmond Hill

By-Law 45-23

A By-law to Amend By-law 107-86, 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 May 3, 2023 directed that this By-law be brought forward to Council for its consideration;

The Council of The Corporation enacts as follows:

1. That By-law 107-86, as amended, of the Corporation ("By-Law 107-86"), be and hereby is further amended by:
 - a) rezoning those lands shown on Schedule "A" to this By-law 45-23 (the "Lands") from "Residential Single Family Five (R5) Zone" to "Residential Single Family Three (R3) Zone" under By-law 107-86, as amended;
 - b) adding the following to Section 12 – Exceptions

"12.34

Notwithstanding any inconsistent or conflicting provisions of By-Law 107-86, as amended, the following special provisions shall apply to the lands zoned "Residential Single Family Three (R3) Zone" and more particularly shown as "R3" on Schedule "A" to By-law 45-23 and denoted by the bracketed number (12.34):

- i) Minimum Lot Frontage (Interior Lot): 11.0 metres (36.09 feet)
- ii) Minimum Lot Area (Interior Lot): 350.0 square metres
(3,767.37 square feet)
- iii) Maximum Lot Coverage: 41%
- iv) Minimum Side Yard: 1.2 metres (3.94 feet)
- v) Minimum Rear Yard: 7.0 metres (22.96 feet)
- vi) An attached private garage shall have a minimum front yard setback of 5.8 metres (19.02 feet)."

2. All other provisions of By-law 107-86, as amended, not conflicting or 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 45-23 is declared to form a part of this By-law.

Passed this 10th day of May, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill Explanatory Note to By-law 45-23

By-law 45-23 affects the lands described as Part of Lot 16, Registered Plan 2113, municipally known as 271 Old 16th Avenue.

By-law 107-86, as amended, of the Corporation of the City of Richmond Hill, zones the subject lands “Residential Single Family Five (R5) Zone”.

By-law 45-23 will have the effect of rezoning the subject lands to a site specific “Residential Single Family Three (R3) Zone” category, under By-law 107-86, as amended, to facilitate the development of four single detached dwelling lots and one block for road widening purposes on Kevi Crescent through a draft plan of subdivision on the lands shown on Schedule “A” to this by-law.



SCHEDULE " A "

TO BY-LAW NO. 45-23

This is Schedule "A" to By-Law 45-23 passed by the Council of the Corporation of the City of Richmond Hill on the 10th day of May, 2023

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

