

The Corporation of the City of Richmond Hill

By-law 3-24

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 Meeting of February 21, 2024, directed that this by-law be brought forward to Council for its consideration;

The Corporation 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 3-24 (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 is hereby further amended as follows:
 - a) by expanding the area of By-law 313-96 to include the Lands;
 - b) by rezoning the Lands to “Single Detached Five (R5) Zone” as shown on Schedule “A” of this By-law 3-24; and,
 - c) by adding the following to Section 7 - Exceptions
“7.247
Notwithstanding any inconsistent or conflicting provisions of By-Law 313-96 of the Corporation, as amended, the following special provisions shall apply to the lands zoned “Single Detached Five (R5) Zone” and more particularly shown as “R5” and denoted by the bracketed number (7.247) on Schedule “A” to By-law 3-24:
 - i) Minimum Lot Frontage: 13.30 metres (43.64 feet)
 - ii) Minimum Required Side Yard: 1.2 metres (3.94 feet)
 - iii) Maximum Lot Coverage: 45%
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.

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5. Schedule “A” attached to By-law 3-24 is declared to form a part of this by-law.

Passed this 28th day of February, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-21023 (MM)

The Corporation of The City Of Richmond Hill

Explanatory Note to By-Law 3-24

By-law 3-24 affects the lands described as Part of Lot 148, Plan 202, municipally known as 51 Elm Grove Avenue.

By-law 1275, as amended, of the former Township of King, currently zones the subject lands “Residential Urban (RU) Zone”. By-law 3-24 will have the effect of rezoning the subject lands to “Single Detached Five (R5) Zone” under By-law 313-96, as amended, with site specific provisions to facilitate a residential development comprising 2 single detached dwelling lots along an existing public road and 2 single detached dwelling lots along the extension of a new public road.

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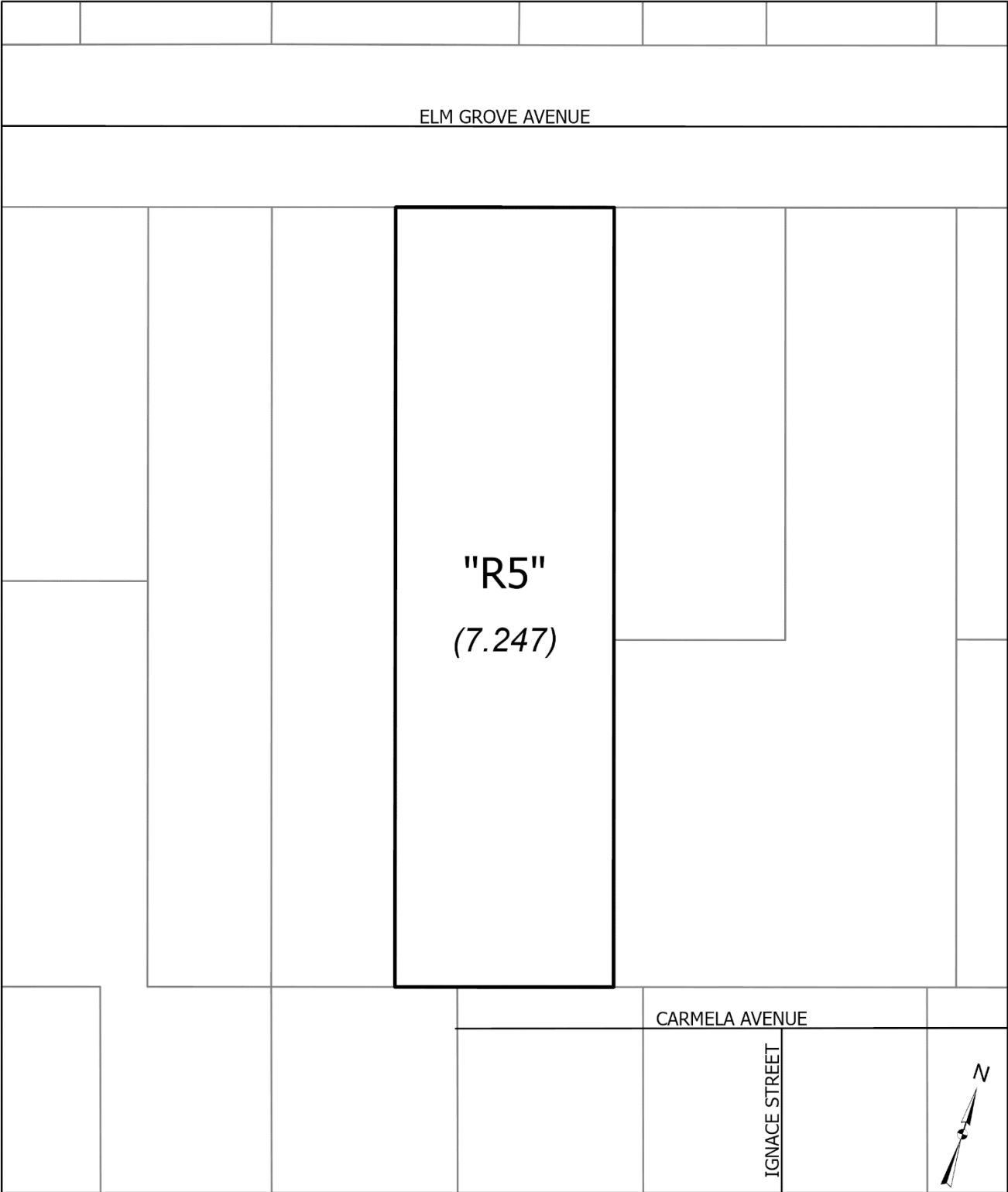
SCHEDULE " A "

TO BY-LAW NO. 3-24

This is Schedule "A" to By-Law
3-24 passed by the Council
of the Corporation of the
City of Richmond Hill on the
28th day of February, 2024

David West
Mayor

Stephen M.A. Huycke
City Clerk



 AREA SUBJECT TO THIS BYLAW