

The Corporation of the City of Richmond Hill

By-law 75-24

A By-law to Amend By-law 128-04 and By-law 235-97, 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 , 2024, directed that this by-law be brought forward to Council for its consideration;

NOW THEREFORE THE CORPORATION ENACTS AS FOLLOWS:

1. That By-law 128-04, as amended, of The Corporation of the City of Richmond Hill ("By-law 128-04"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 75-24 (the "Lands") and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 235-97, as amended, of The Corporation of the City of Richmond Hill ("By-law 235-97"), be and hereby is further amended as follows:
 - a) by expanding the area of By-law 235-97 to include the Lands;
 - b) by rezoning the Lands to "Semi-Detached One (RD1) Zone" and "Environment Protection Area Two (EPA2) Zone" under By-law 235-97, as shown on Schedule "A" of this By-law 75-24; and,
 - c) by adding the following to Section 7 – Exceptions
"7.70
Notwithstanding any inconsistent or conflicting provisions of By-law 235-97 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Semi-Detached One (RD1) Zone" and more particularly shown as "RD1" on Schedule "A" to By-law 75-24 and denoted by a bracketed number (7.70):
 - i) Minimum Lot Frontage: 15.0 metres (49.21 feet)
 - ii) Maximum Height: 2 storeys / 11.0 metres (36.09 feet)
 - iii) Minimum Required Interior Side Yard: 1.2 metres (3.93 feet), provided that where a door opening is provided on the side wall, no stairs or landings shall project beyond the main side wall into the minimum required side yard."
3. All other provisions of By-law 75-24 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 75-24 is declared to form a part of this by-law.

Passed this day of , 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

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The Corporation of The City of Richmond Hill

Explanatory Note to By-Law 75-24

By-law 75-24 affects the lands described as Lot 51, Plan 1916, municipally known as 257 Harris Avenue.

By-law 128-04, as amended of The Corporation of the City of Richmond Hill, zones the subject lands “Urban (UR) Zone”.

By-law 75-24 will have the effect of rezoning the subject lands to “Semi-Detached One (RD1) Zone” and “Environment Protection Area Two (EPA2) Zone” under Zoning By-law 235-97, as amended, with site specific development standards to facilitate the construction of six (6) semi-detached dwelling units on the subject lands.

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