

Authority: Ontario Land Tribunal Decision/Order issued
(month, date), 2024, effective (month, date) 2024, in OLT Case
(OLT Case Number)

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW XX-24 (OLT)

A By-law to Amend By-law No. 1275, as amended by By-law 146-76

The Corporation of the City of Richmond Hill

AND WHEREAS the Ontario Land Tribunal at its Meeting of (month, date), 2024 regarding OLT Case (OLT case number), directed that this By-law be passed effective (month, date), 2024.

NOW THEREFORE THE ONTARIO LAND TRIBUNAL (OLT) ENACTS AS FOLLOWS:

1. That the lands be Zoned “Residential Urban (RU) Zone” and “Open Space (O) Zone”, as identified on Schedule “A” to By-law XX-24 (OLT);
2. That paragraph 1(c) of By-law 146-76, as amended of the Corporation of the City of Richmond Hill, shall not apply to the lands shown on Schedule “A” to By-law XX-24 (OLT);
3. Notwithstanding the Provisions of Section 3.7 of By-law 1275 with respect to frontage, the minimum frontage of a building lot shall be 19.8 metres for the lands shown on Schedule “A” to By-law XX-24 (OLT); and,
4. Schedule “A” attached to By-law XX-24 (OLT) is declared to form a part of this by-law.

PASSED THIS ____ DAY OF _____, 2024 .

THE CORPORATION OF THE CITY OF RICHMOND HILL
EXPLANATORY NOTE TO BY-LAW XX-24 (OLT)

The subject lands are located at 1 Cynthia Crescent (Lot 13, Registered Plan M-36)

The property is zoned “Residential Urban Zone (RU)” within By-law 1275, as amended by By-law 146-76. By-law 1275 provides the following restrictions for residential urban zones:

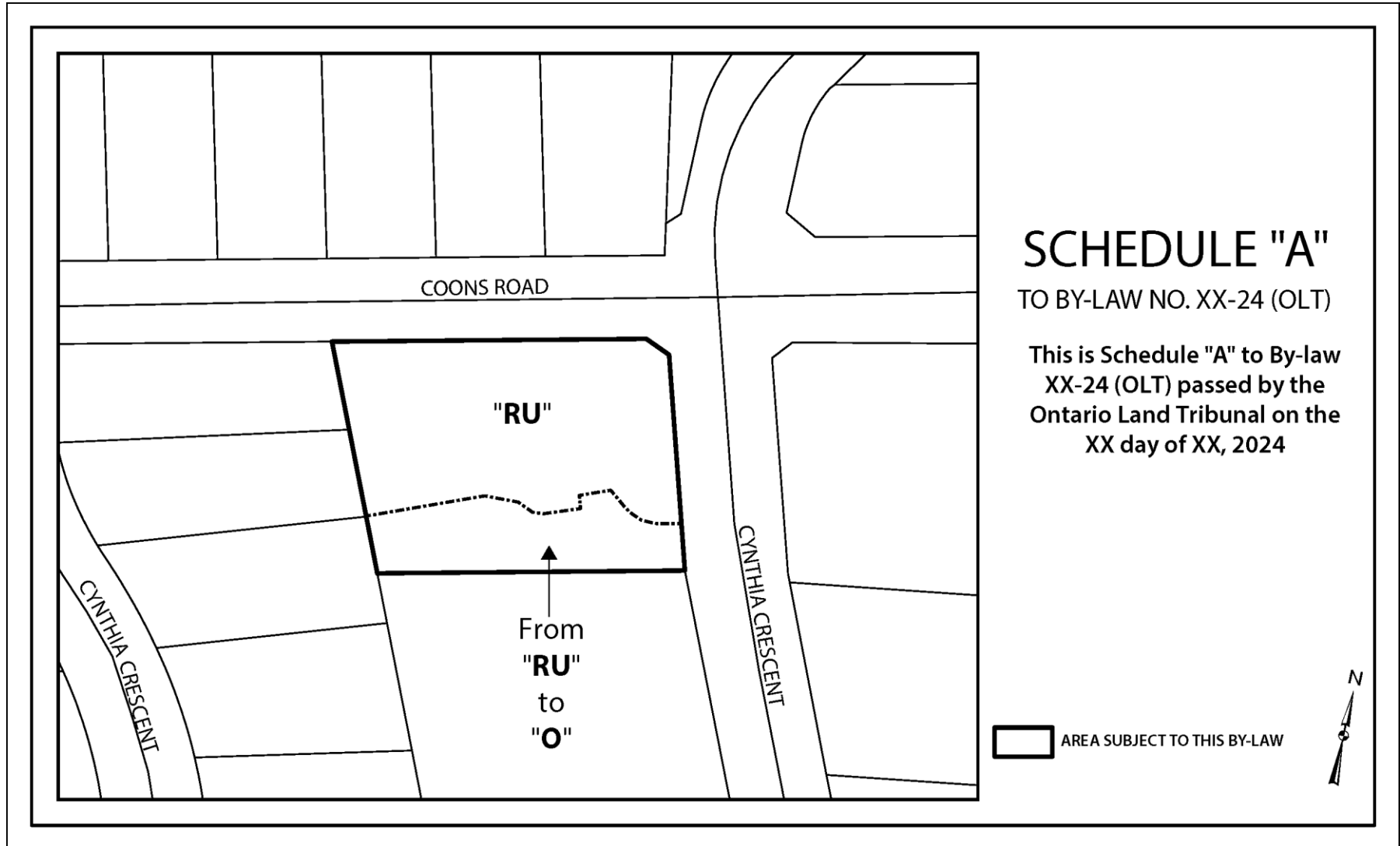
- Purpose: allows for single family residences (the existing use) and accessory uses.
- Building height: Buildings shall be no more than 10.67 m (35 feet).
- Building line with respect to highways: building locations are such that no part of a building shall be less than 9.14 m (30 feet) to a highway.
- Ground floor area: minimum for single storey dwellings to be 92 square meters (1000 square feet) and multi-storey dwellings to be 69.68 square meters (750 square feet).
- Side yard: minimum combined width of 20% of the lot width, where each side yard is at least 1.52 m (5 feet) wide with the building is of masonry construction and 3.05 (10 feet) wide if it is of frame construction.
- Rear yard: minimum depth of 20% of the total depth but such minimum depth does not exceed 9.14 m (30 feet)
- Size of building lot: minimum size of 929.03 square meters (10,000 square feet) and have a frontage of at least 22.86 m (75 feet)
- Municipal water: all buildings shall have municipally supplied water.

By-law 146-76 amends By-law 1275 to require that the minimum lot frontage and minimum lot area be equal to the existing lot size.

The proposed Zoning By-law Amendment will zone the lands identified by Schedule “A” of By-law XX-24 (OLT) as “Residential Urban (RU) Zone” and “Open Space (O) Zone” under By-law 1275, as amended. The proposed By-law XX-24 (OLT) exempts the subject lands shown on Schedule “A” to this By-law from Section 1(c) of By-law 146-76 which amended By-law 1275, as amended to require the minimum lot frontage and lot area established through the original registered Plan of Subdivision to be maintained.

By-law XX-24 (OLT) also proposes that Section 3.7 of By-law 1275, as amended with respect to frontage shall not apply to the subject lands identified on Schedule “A” to this by-law.

Schedule "A" to By-law XX-24 (OLT)



SCHEDULE "A"

TO BY-LAW NO. XX-24 (OLT)

This is Schedule "A" to By-law
XX-24 (OLT) passed by the
Ontario Land Tribunal on the
XX day of XX, 2024

 AREA SUBJECT TO THIS BY-LAW

