

Appendix B

The Corporation of the Town of Richmond Hill

By-law 4-18

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the Town of Richmond Hill and

By-law 986, as amended of the former Township of King

Whereas the Council of the Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of January 29, 2018 directed that this by-law be brought forward to Council for its consideration;

The Council of the Corporation of the Town of Richmond Hill enacts as follows:

1. That By-law 986, as amended, of the former Township of King ("By-law 986") be and is hereby further amended by removing those lands shown on Schedule "A" to this By-law 4-18 ("the Subject Lands") and further, that any provisions of By-law 986, as amended, that previously applied to the Subject Lands shall no longer apply to the Subject Lands.
2. That By-law 313-96, as amended, of the Corporation of the Town of Richmond Hill ("By-law 313-96") be and is hereby further amended as follows:
 - a) expanding the boundary to include the Subject Lands;
 - b) rezoning the Subject Lands to "Semi-Detached One (RD1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 4-18; and,
 - c) adding the following to Section 7 – EXCEPTIONS:

"7.183

Notwithstanding any other inconsistent or conflicting provision of By-law 313-96, 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 4-18:

- i) MINIMUM LOT AREA (INTERIOR LOT) 464.8 sq. metres (5,003 sq. feet)
- ii) MINIMUM REQUIRED SIDE YARD: 1.2 metres (3.9 feet)

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.
5. Schedule "A" attached to By-law 4-18 is declared to form a part of this by-law.

Passed this XTH day of February, 2017.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

The Corporation Of The Town Of Richmond Hill

Explanatory Note To By-Law 4-18

By-law 4-18 affects lands located on the north side of Portage Avenue, east of Bathurst Street, specifically described as Lots 492 & 493, inclusive on Registered Plan 133 (Municipal Addresses: 36 Portage Avenue).

The purpose of By-law 4-18 is to remove the lands from By-law 986, as amended, and rezone the lands to **“Semi-Detached One (RD1) Zone”** under By-law 313-96, as amended, with site specific development standards for minimum lot area (interior lot) and minimum side yard setback. This application will facilitate the creation of two semi-detached dwelling units on the subject lands.