

The Corporation of the City of Richmond Hill

By-Law 142-24

A By-law to Amend By-law 1275 of the former Township of King, 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 Council Meeting of December 11th, 2024, directed that this by-law be brought forward to Council for its consideration;

Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That By-law 1275 of the former Township of King (“By-law 1275”) as amended, be and hereby is further amended as follows:

a) by rezoning the Lands shown on Schedule “A” to By-law 142-24 from “General Commercial One (GC1) Zone” and “Flood (F) Zone” to “General Commercial One (GC1) Zone”, “Flood (F) Zone” and “Environmental Protection Area One (EPA1) Zone”;

b) by adding the following to Section 1.9 – Exceptions:

“1.9 d)

Notwithstanding any inconsistent or conflicting provisions of By-law 1275, as amended, the following special provisions shall apply to the Lands zoned “Flood (F) Zone” as shown on Schedule “A” to this By-law and denoted by a bracketed number (1.9 d):

i. Permitted Uses:

The following uses are permitted:

(a) **RESTAURANT** (1)

(b) **TAKE-OUT RESTAURANT** (1)

(c) **BUSINESS OR PROFESSIONAL OFFICE** (1)

(d) **ACCESSORY USES** (2)

Notes:

(1) Only within the existing building as of the date of passing of this by-law that is located in area ‘A’ as shown on Schedule “A” of this by-law.

(2) For the purposes of this exception, **ACCESSORY USES** shall be limited to an **OUTDOOR PATIO** within Area ‘E,’ as shown on Schedule ‘A’ of this by-law, and a **PARKING LOT.**”

c) by adding the following to Section 1.9 – Exceptions:

“1.9 e)

Notwithstanding any inconsistent or conflicting provisions of By-law 1275 as amended, the following special provisions shall apply to the Lands zoned “General Commercial One (GC1) Zone” on Schedule “A” to this By-law and denoted by a bracketed number (1.9 e):

i. Permitted Uses:

The following uses are permitted:

- (a) **BUSINESS OR PROFESSIONAL OFFICE** (1)
- (b) **PERSONAL SERVICE SHOP** (1)
- (c) **SINGLE DETACHED DWELLING** with up to two (2) **ADDITIONAL RESIDENTIAL UNITS** (2)
- (d) **ACCESSORY USES** (3)

Notes:

- (1) Only within the existing building as of the date of passing of this by-law that is located in area 'C' as shown on Schedule "A" of this by-law.
- (2) Only within the existing building as of the date of passing of this by-law that is located in area 'D' as shown on Schedule "A" of this by-law.
- (3) For the purposes of this exception, **ACCESSORY USES** shall be limited to an **OUTDOOR PATIO** within Area 'E,' as shown on Schedule 'A' of this by-law, and a **PARKING LOT.**"

- d) by adding the following to Section 1.9 – Exceptions:

"Environmental Protection Area One (EPA1) Zone

1.9 f)

Notwithstanding any inconsistent or conflicting provisions of By-law 1275 as amended, as amended, the following special provisions shall apply to the Lands zoned "Environmental Protection Area One (EPA1) Zone" on Schedule "A" to this By-law and denoted by a bracketed number (1.9 f):

i. Permitted Uses

The following uses are permitted:

- (a) Conservation Use - No **BUILDING** or **STRUCTURE** or part thereof shall be erected or used except for Conservation uses, which shall be limited to stream bank protection works, fish, wildlife and conservation management uses, pedestrian paths forming part of an approved interpretation, education or scientific program."

- e) by adding the following to Section 1.9 - Exceptions:

"1.9 g)

Notwithstanding any inconsistent or conflicting provisions of By-law 1275 as amended, the following special provisions shall apply to the Lands zoned "Flood (F) Zone" and "General Commercial One (GC1) Zone" on Schedule "A" to this By-law and denoted by a bracketed number (1.9 g):

i. Parking Standards

The number of required **PARKING SPACES** for the Lands shown on Schedule "A" to this by-law shall be calculated in accordance with the following:

- (a) **RESTAURANT** and **TAKE-OUT RESTAURANT**: 4.76 **PARKING SPACES** per 100 square metres of commercial **GROSS FLOOR AREA.**

- (b) **BUSINESS OR PROFESSIONAL OFFICE: 2.44 PARKING SPACES** per 100 square metres of commercial **GROSS FLOOR AREA.**
 - (c) **PERSONAL SERVICE SHOP: 5.25 PARKING SPACES** per 100 square metres of commercial **GROSS FLOOR AREA.**
 - (d) **SINGLE DETACHED DWELLING with up to two (2) ADDITIONAL RESIDENTIAL UNITS: 4 PARKING SPACES.”**
2. All other provisions of By-law 1275, as amended, not 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 142-24 is declared to form a part of this by-law.

Passed this 11th day of December, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-Law 142-24

By-law 142-24 affects the lands described as Part of Lots 17, 18, 19 and 62, Plan 202, municipally known as 60 King Road.

By-law 1275, as amended, zones the subject lands “General Commercial One (GC1) Zone” and “Flood (F) Zone”.

By-law 142-24 will have the effect of rezoning the subject lands shown on Schedule “A” to “General Commercial One (GC1) Zone”, “Flood (F) Zone” and “Environmental Protection Area One (EPA1) Zone” under By-law 1275, as amended, with site-specific development standards to recognize and permit the existing commercial, office and residential uses within the existing buildings on the subject lands.

