

Appendix “B”

The Corporation of the Town of Richmond Hill

By-law 11-18

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

The Corporation of the Town of Richmond Hill and

By-law 1275, 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 _____, 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 1275, as amended, of the former Township of King (“By-law 1275”) be and is hereby is further amended by:
 - a) removing those lands shown on Schedule “A” to this By-law 11-18 (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 Town 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” and “Single Detached Six (R6) Zone” under By-law 313-96 as shown on Schedule “A” of this By-law 11-18; and,
 - c) by adding the following to Section 7 – Exceptions:

“7.186

Notwithstanding any other inconsistent or conflicting provision of By-law 313-96, as amended, of the Corporation, the following special provisions shall apply to the lands zoned “Single Detached Six (R6) Zone” and more particularly shown as “R6” on Schedule “A” to By-law 11-18 and denoted by a bracketed number (7.186):

- i) Minimum Lot Area (Corner): 560 square metres (6,027.79 square feet)

- ii) Minimum Lot Area (Interior): 480 square metres (5,166.68 square feet)
- iii) Minimum Lot Frontage (Interior): 14 metres (45.93 feet)
- iv) Minimum Interior Side Yard: 1.2 metres (3.94 feet)
- v) Maximum Lot Coverage: 45%

“7.187

Notwithstanding any other inconsistent or conflicting provision of By-law 313-96, as amended, of the Corporation, the following special provisions shall apply to the lands zoned “Single Detached Five (R5) Zone” and more particularly shown as “R5” on Schedule “A” to By-law 11-18 and denoted by a bracketed number (7.187):

- i) Minimum Interior Side Yard: 1.2 metres (3.94 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 11-18 is declared to form a part of this by-law.

Passed this day of , 2018.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

The Corporation of the Town of Richmond Hill

Explanatory Note to By-law 11-18

By-law 11-18 affects lands described as Lots 6 and 7, Plan 484, municipally known as 11 and 13 Poplar Drive.

By-law 1275 of the former Township of King, as amended zones the lands Residential Urban (RU) Zone.

By-law 11-18 will have the effect of rezoning the subject lands to “Single Detached Five (R5) Zone” and “Single Detached Six (R6) Zone” under By-law 313-96, as amended, with site specific development standards to facilitate the future creation of three (3) new building lots for single detached dwellings. Permitted uses within the “Single Detached Five (R5) Zone” and “Single Detached Six (R6) Zone” include a single detached dwelling, home occupation and private home daycare.