

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. ____-23

A By-law to Amend By-law No. 986 of the Township of King and By-law 313-96 of the Corporation of the Town of Richmond Hill, as amended.

WHEREAS the Council of the Corporation of the Town of Richmond Hill at its Meeting of _____, 20____, direct that this by-law be brought forward to Council for its consideration;

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

1. That By-law No. 986, as amended, of the Township of King (“By-law 986”), be and is hereby further amended by:
 - a) Removing those lands shown on Schedule “A” to this By-law ____-23 (the “Lands”) and any provisions of By-law 986, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law No. 313-96, as amended, of the Corporation of the Town of Richmond Hill (“By-law 313-96”), be and is hereby further amended by as follows:
 - a) By expanding the area of By-law 313-96 to include the Lands;
 - b) By rezoning the Lands to “Single Detached Four Zone (R4)” under By-law 313-96, as amended, as shown on Schedule “A” of this By-law ____-23.
 - c) By adding the following to **SECTION 7 – EXCEPTIONS** of By-law 313-96, as amended, as follows:

“7.____ MINIMUM LOT FRONTAGE AND AREA, MAXIMUM LOT COVERAGE and MAXIMUM WIDTH OF FRONT WALL FACE – R4 ZONE, R.P. 133, LOT 508, 509 & 510.

Notwithstanding any other provision in this By-law to the contrary, the lands as shown on Schedule “A” of By-law ____-23 and denoted by bracketed number (____), shall be used for the purposed permitted in the R4 zone, subject to the following:

- i. Minimum **lot frontage – interior lot**: 11.0 m
 - ii. Minimum **lot area – interior lot**: 345 m²
 - iii. Maximum **lot coverage**: 45%”
 - iv. Maximum **width of front wall face**: 2.7 m
3. All other provisions of By-law 313-76, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
4. Schedule “A” attached to By-law ____-23 is declared to form a part of this by-law.

Passed this __ day of _____, 2023.

David West
Mayor

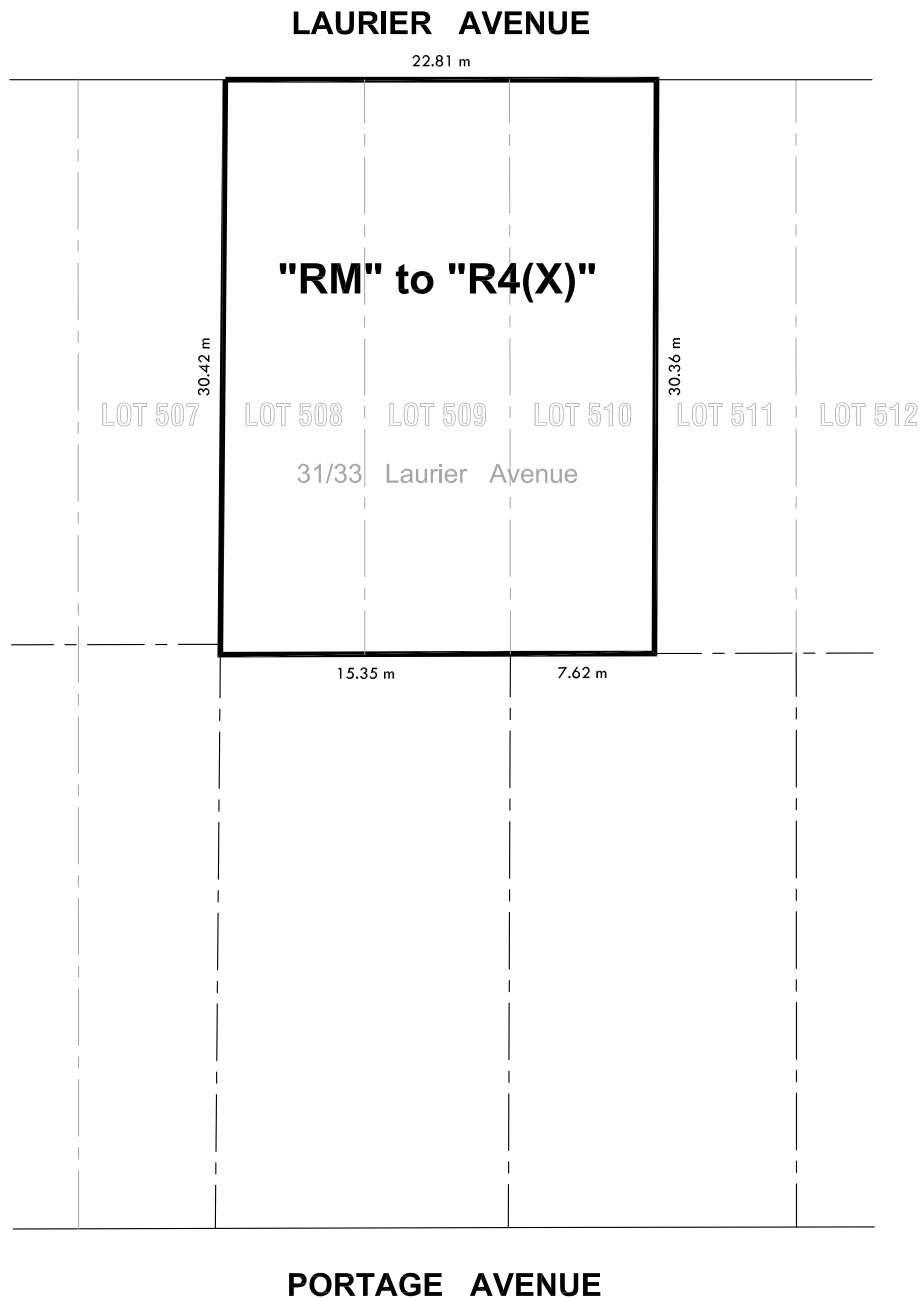
Stephen M.A. Huycke
City Clerk

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Explanatory Note to By-law No. __-23

By-law No. __-23 affects the lands describe as Lots 508, 509 and 510, Plan 133, municipally known as 31 and 33 Laurier Avenue.

By-law No. __-23 will have the effect of removing the Lands from By-law 986, as amended and adding the Lands to By-law 313-96, as amended. Further, the Lands will be zoned R4 under By-law 313-96, as amended to facilitate the development of two single detached dwellings.



SCHEDULE "A"

TO BY-LAW No. ____ -23

This is Schedule "A" to By-law No. ____ - 23
passed by the Council of The Corporation
of the City of Richmond Hill on the
____ Day of _____, 2023.

Mayor

City Clerk



N.T.S.

_____ Area Subject to this By-law