

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 m<sup>2</sup>
    - 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.

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David West  
Mayor

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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.

LAURIER AVENUE

22.81 m

"RM" to "R4(X)"

30.42 m

LOT 507

LOT 508

LOT 509

LOT 510

LOT 511

LOT 512

31/33 Laurier Avenue

30.36 m

15.35 m

7.62 m

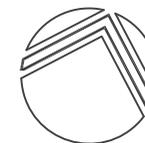
PORTAGE AVENUE

# 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