

**The Corporation of the Town of Richmond Hill**

**By-law \*\*-18**

A By-law to Amend By-law 128-04, as amended of  
The Corporation of the Town of Richmond Hill and  
By-law 235-97, as amended of  
The Corporation of the Town of Richmond Hill

Whereas the Council of The Corporation of the Town of Richmond Hill at its Meeting of \_\_\_\_\_, 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 128-04, as amended of The Corporation of the Town of Richmond Hill (“By-Law 128-04”), be and hereby is further amended by:
  - a) removing those lands shown on Schedule “A” to this By-law \*\*-18 (the “Lands”) and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 235-97, as amended of The Corporation of the Town of Richmond Hill (“By-law 235-97”) be and is hereby further amended as follows:
  - a) by expanding the area of By-law 235-97 to include the Lands;
  - b) by rezoning the Lands to “Single Detached Four (R4) Zone”, “Single Detached Six (R6) Zone”, “Semi-detached One (RD1) Zone”, “Multiple Residential One (RM1) Zone”, and “Open Space (O) Zone” under By-law 235-97, as amended, as shown on Schedule “A” of this By-law \*\*-18; and,
  - c) by adding the following to Section 7 - Exceptions  
“7.50  
Notwithstanding any inconsistent or conflicting provisions of By-Law 235-97, as amended, the following special provisions shall apply to the lands zoned “Single Detached Four (R4) Zone” and more particularly shown as “R4 (50)” on Schedule “A” to By-law \*\*-18:
    - i) Minimum Lot Area (Interior Lot): 360 square metres (3875 square feet)
    - ii) Minimum Lot Area (Corner Lot): 450 square metres (4844 square feet)”
  - d) by adding the following to Section 7 – Exceptions  
“7.51  
Notwithstanding any inconsistent or conflicting provisions of By-Law 235-97, as amended, the following special provisions shall apply to the lands zoned “Semi-detached One (RD1) Zone” and more particularly shown as “RD1 (51)” on Schedule “A” to By-law \*\*-18:
    - i) Minimum Lot Area (Interior Lot): 420 square metres (4521 square feet)
    - ii) Minimum Lot Area (Corner Lot): 510 square metres (5490 square feet)
    - iii) Minimum Lot Frontage (Corner Lot): 16.3 metres (53.48 feet)”

- e) by adding the following to Section 7 – Exceptions

“7.52

Notwithstanding any inconsistent or conflicting provisions of By-Law 235-97, as amended, the following special provisions shall apply to the lands zoned “Multiple Residential One (RM1) Zone” and more particularly shown as “RM1 (52)” on Schedule “A” to By-law \*\*-18:

- i) Minimum Lot Area (Interior Lot): 170 square metres (1830 square feet)”
3. All other provisions of By-law 235-97, 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 \*\*-18 is declared to form a part of this by-law.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2018.

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Dave Barrow  
Mayor

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Stephen M.A. Huycke  
Town Clerk

# **The Corporation of The Town Of Richmond Hill**

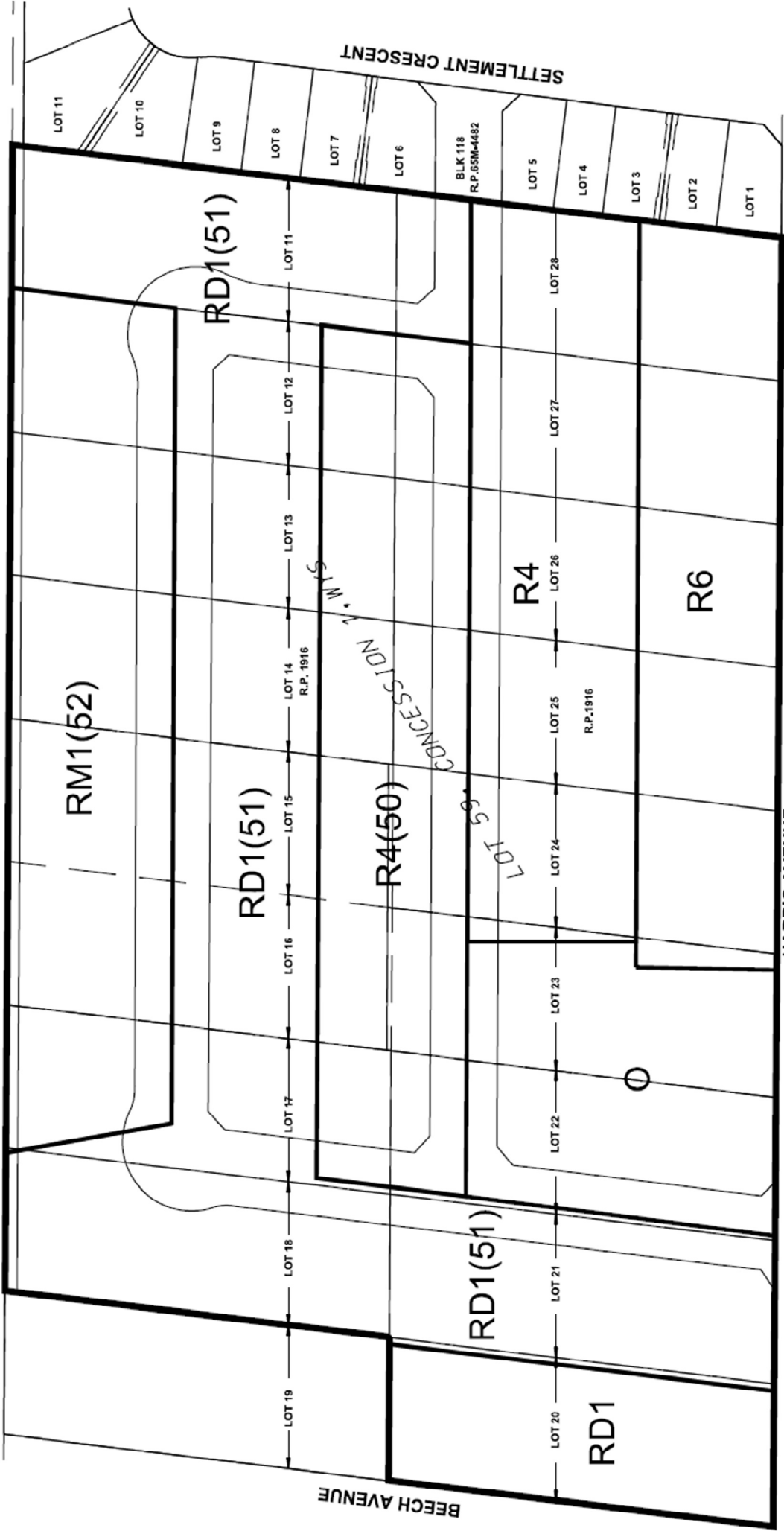
## **Explanatory Note to By-Law \*\*-18**

By-law \*\*-18 affects the lands described as Lots 1 to 5, Plan 9597, Lot 11, 15 to 18, 20 to 24, 27 and 28, Registered Plan 1916, municipally known as 30 Beech Avenue, 196, 210, 226, 234, 246, 260, 276 and 288 Harris Avenue, and 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad.

By-law \*\*-18 will have the following effect:

1. remove the Lands from By-law Number 128-04, as amended;
2. add the Lands to By-law Number 235-97, as amended and zone the Lands to “Single Detached Four (R4) Zone”, “Single Detached Six (R6) Zone”, “Semi-detached One (RD1) Zone”, “Multiple Residential One (RM1) Zone”, and “Open Space (O) Zone” to facilitate a residential development comprised of 45 single detached dwellings, 74 semi-detached dwellings and 34 townhouse dwellings; and,
3. establish appropriate development standards under the R4, RD1 and RM1 Zone over a portion of the Lands.

JEFFERSON SIDEROAD



**SCHEDULE "A"**  
TO BY-LAW NO. XXX

— AREA SUBJECT TO THIS BY-LAW

This is Schedule "A" to By-Law  
No. XXX passed by the Council  
of The Corporation of the Town of Richmond Hill on the  
Day of

Dave Barrow  
Mayor

Stephen M.A. Huycke  
Town Clerk