

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 195-04

A By-law to Prohibit the Use of Land or the
Erection or Use of Buildings or Structures
unless Municipal Services are Available

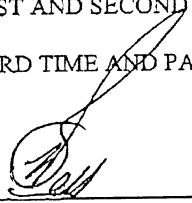
WHEREAS it is considered desirable for the control of development within the Town of Richmond Hill, to prohibit the use of land or the erection or use of buildings or structures, unless such municipal services as may be set out in the by-law are available to service the land, buildings or structures, as the case may be, in accordance with the provisions of s. 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN
OF RICHMOND HILL ENACTS AS FOLLOWS:

1. Notwithstanding the provisions of any other by-law hereinbefore or hereafter enacted pursuant to s. 34 of the *Planning Act*, or any predecessor thereof, by the Council of The Corporation of the Town of Richmond Hill, or any predecessor thereof, or by order of the Minister of Municipal Affairs and Housing or the Ontario Municipal Board, no land shall be used or built upon and no building or structure shall be erected, used, altered or expanded which will result in the creation of any new or additional residential dwelling units unless sanitary sewer capacity is available and the Council of The Corporation of the Town of Richmond Hill has allocated sanitary sewer capacity to service the said lands and residential dwelling units.
2. For the purposes of this by-law, "Residential Dwelling Unit" shall mean a single room or series of rooms of complementary use, operating under a single tenancy as a housekeeping unit used or intended to be used as a domicile by one or more persons, usually containing cooking, eating, living, sleeping and sanitary facilities, and having a private entrance from outside the building or structure or from a common hallway or stairway inside the building or structure and "Residential Dwelling Units" shall have a corresponding meaning.
3. For the purposes of this by-law, the availability of sanitary sewer capacity shall be determined by the Commissioner of Engineering and Public Works in accordance with sanitary sewage allocation policies approved by Council from time to time.
4. This by-law shall apply to all of the lands within the Town of Richmond Hill as set out in Schedule 'A'.

READ A FIRST AND SECOND TIME THIS 28TH DAY OF JULY, 2004.

READ A THIRD TIME AND PASSED THIS 28TH DAY OF JULY, 2004.



Mayor

DEPUTY



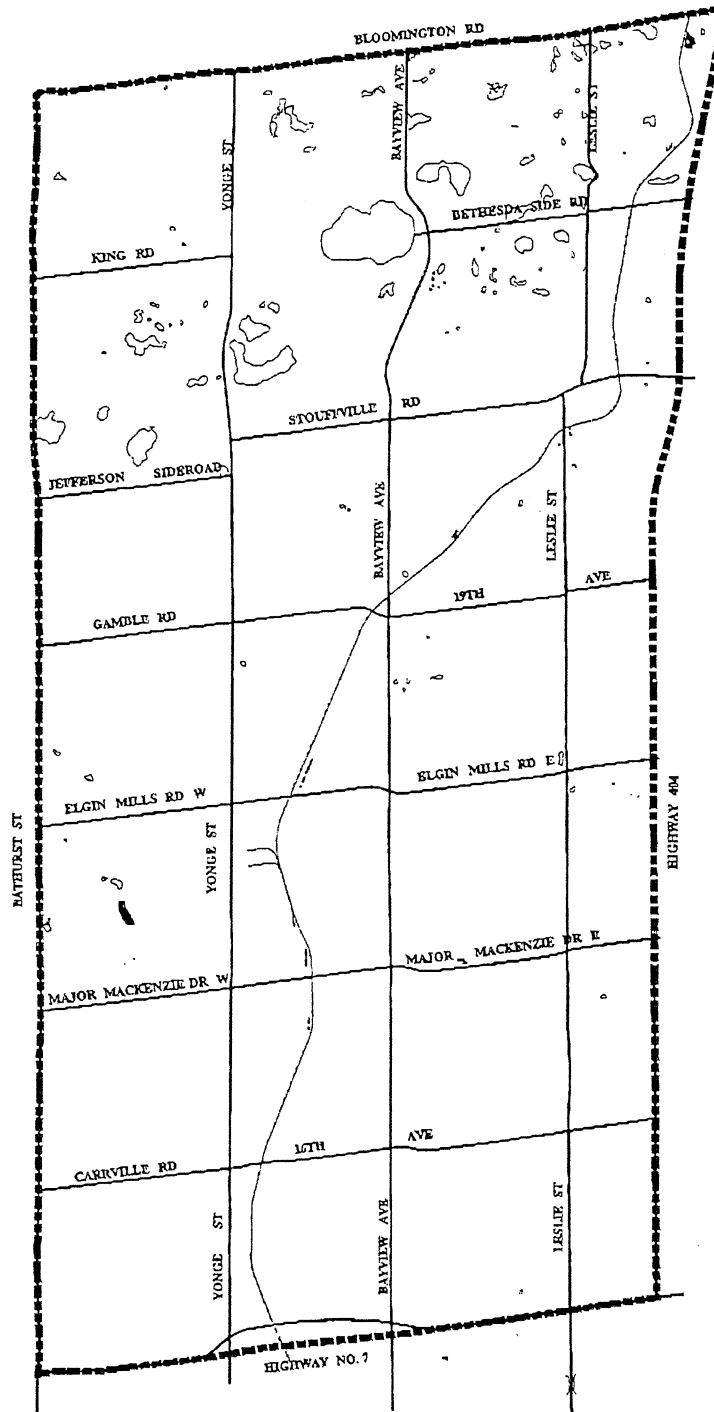
Clerk

Explanatory Note

By-law 195-04 affects all of the lands within the Town of Richmond Hill.

The by-law prohibits the use of lands and the erection and use of buildings or structures that will result in the creation of new or additional residential dwelling units within the Town of Richmond Hill unless sanitary sewer services and capacity are available and sanitary sewer capacity has been allocated to service such lands and residential dwelling units.

The Commissioner of Engineering and Public Works is authorized to determine whether sanitary sewage capacity and allocation exist in accordance with allocation policies approved by Council.



SCHEDULE "A" TO BY-LAW NO. 195-04

 SUBJECT LANDS

NOT TO SCALE

This is Schedule "A" to By-Law
No. 195-04 passed by the Council
of The Corporation of the
Town of Richmond Hill on the
28th Day of July, 2004.


Mayor


Clerk