

D03-14014
D05-17003
D06-17041

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. XXX-18

A By-law to Amend By-law No.2325-68 of
the Corporation of the former Township of Markham
By-law No. 55-15 of the Corporation the Town of Richmond Hill

WHEREAS the Council of The Corporation of the Town of Richmond Hill at its Public Meeting of _____, directed that this By-law be brought forward to Council for its consideration;

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

1. That By-law 2325-68, of the former Town of Markham and By-law No. 55-15, as amended, of the Corporation of the Town of Richmond Hill be and is hereby further amended as follows:
 - a) The designated area of By-law No. 55-15 is hereby expanded to include the area shown on Schedule "A" to By-law No. ____-18.
 - b) The lands are hereby zoned from "Rural Residential (RR4) Zone" to "Residential Multiple Family Four (RM4) Zone" with site specific exceptions, for medium density residential condominium area, Open Space (O) Zone for the SWM Pond Block and "Environmental Protection Two (EPA2) Zone" for the Open Space Blocks as shown on Schedule "A" to By-law No. ____-18.
 - c) Notwithstanding any provisions of By-law No.2325-68, the following Administration, Establishment of Zones, Permitted Uses, Use Standards, General Provisions and Definitions shall apply to the lands shown on Schedule "A":
 - d) That the following site-specific exceptions apply to standards listed in Section 1.b) of this by-law:
 - A. RM4 (Special - 1)
 - i) Notwithstanding Table "A2," Minimum Lot Frontage - RLT - Corner Lot: 7.6m;
 - ii) Notwithstanding Table "A2," Minimum Yard - RLT - clause 5 apply and the 0.6m setback to the Regional daylighting triangle; and,
 - iii) Notwithstanding Table "A2," Maximum Coverage - BTH - 65%."
2. Schedule "A" attached to By-law ____-18 is declared to form part of this By-law.

1080 Elgin Mills - Bluegrove Investments Inc.
May 2018

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2018.
READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2018.

Mayor

Town Clerk

THE CORPORATION OF THE TOWN OF RICHMOND HILL

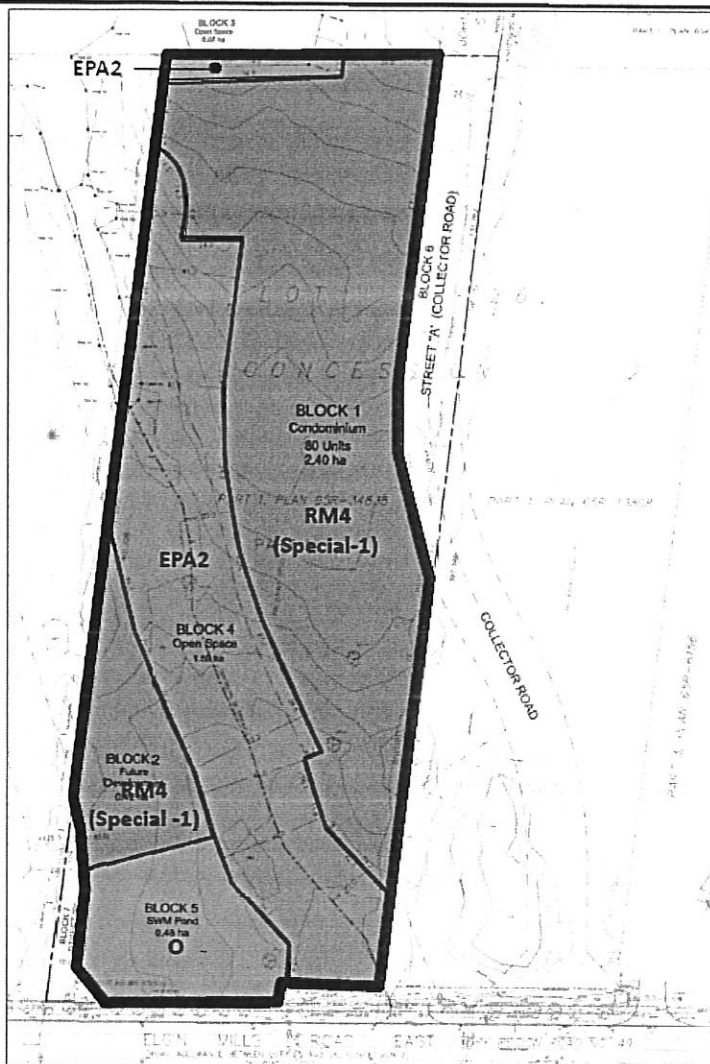
EXPLANATORY NOTE TO BY-LAW NO. ____-18

By-law No. ____-18 affects lands known as, Part Lot 28, Concession 2, Town of Richmond Hill, Regional Municipality of York, municipally known as 1080 Elgin Mills Road (Bluegrove Investments Inc.).

By-law 2325-68, of the former Town of Markham, now zones the subject lands "Rural Residential (RR4) Zone."

By-law No. ____-18 rezones the subject lands to "Residential Multiple Family Four (RM4) Zone", with site specific exceptions, for the medium density residential area, to "Residential Multiple Family Four (RM4) Zone" with site specific exceptions, for the future medium density residential area, Open Space (O) Zone for the SWM Pond Block and "Environmental Protection Two (EPA2) Zone" for the Open Space Blocks. The (Special-1) part of the zoning is an exception to the RM4 Zone development standards, relating to the minimum lot frontage on a corner lot and the maximum coverage.

By-law No. ____-18 will facilitate the creation of a draft plan of subdivision with a total of 80 residential units and a future development residential block.



Schedule 'A' To BY-LAW NO. XXX- 18

This is Schedule 'A' to By-law
No. XXX-18 passed by the
Council of the Corporation of
the Town of Richmond Hill on
the ____ day of
____ 2018

Mayor

Town Clerk



Areas Subject to this By-law