

Appendix “B”

The Corporation of the Town of Richmond Hill

By-law 55-18

A By-law to Amend By-law 2523, as amended, of

The Corporation of the former Township of Vaughan

Whereas the Council of The Corporation of the Town of Richmond Hill (the “Corporation”) 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 2523, as amended, of The Corporation of the former Township of Vaughan (“By-law 2523”) be and is hereby is further amended by:

- a) by adding the following to Section 25 – Exception:

“RH 179

Notwithstanding any other inconsistent or conflicting provision of By-law 2523, as amended, of the Corporation of the former Township of Vaughan, the following special provisions shall apply to the lands zoned “Third Density Residential (R3) Zone” and more particularly shown as “R3” on Schedule “A” to By-law 55-18 and denoted by number RH 179:

- i) Minimum Lot Area (Interior): 430 square metres (4,628.48 square feet)
 - ii) Minimum Lot Area (Corner): 450 square metres (4,843.76 square feet)
 - iii) Minimum Lot Frontage (Interior): 13 metres (42.65 feet)
 - iv) Minimum Lot Frontage (Corner): 14 metres (45.93 feet)
 - v) Minimum Front Yard: 8 metres (26.25 feet)
 - vi) Minimum Side Yard: 1.2 metres (3.94 feet)
 - vii) Minimum Flankage Yard: 2.0 metres (6.56 feet)
 - viii) Maximum Lot Coverage: 40%
 - ix) Unenclosed and/or uncovered porches shall be permitted to project a maximum of 3.0 metres (9.84 feet) into the required front yard.”
2. All other provisions of By-law 2523, as amended, not inconsistent with the foregoing, shall continue to apply to the Lands shown on Schedule “A” attached hereto.
 3. 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.

4. Schedule "A" attached to By-law 55-18 is declared to form a part of this by-law.

Passed this day of , 2018.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

D02-17019 (SF)

The Corporation of the Town of Richmond Hill

Explanatory Note to By-law 55-18

By-law 55-18 affects lands legally described as Part of Lot 9, Registered Plan 1960 and municipally addressed 131 Birch Avenue.

The lands are under the provisions of By-law 2523 of the former Township of Vaughan, as amended.

By-law 55-18 will have the effect of amending the current zoning of the subject lands being “Third Density Residential (R3) Zone” under By-law 2523, as amended, to add site specific development standards to facilitate the future creation of one (1) additional building lot for a single detached dwelling. Permitted uses within the “Third Density Residential (R3) Zone” include a single detached dwelling, among other uses.