

The Corporation of the Town of Richmond Hill

By-law 101-18

A By-law to Amend By-law 128-04, as amended, and

By-law 54-15, as amended, of

The Corporation of the Town of Richmond Hill

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of September 24, 2018, 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, be and is hereby further amended by:
 - a) removing those lands shown as "RWS3" and "O" on Schedule "A" to this By-law 101-18 (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 54-15, as amended, of The Corporation of the Town of Richmond Hill, be and is hereby further amended by:
 - a) expanding the boundaries to include the Lands shown as "RWS3" and "O" on Schedule "A" to this By-law 101-18;
 - b) rezoning the Lands to "Residential Wide Shallow Three (RWS3) Zone" and "Open Space (O) Zone" as shown on Schedule "A" to this By-law 101-18;
 - c) adding the following to Section 7 – Exceptions:

"7.2 Part of Lot 4, Concession 2, E.Y.S.

Notwithstanding any inconsistent or conflicting provisions of By-law 54-15, as amended, the following special provisions shall apply to the lands zoned "Residential Wide Shallow Three (RWS3) Zone" and more particularly shown as "RSW3" on Schedule "A" to By-law 101-18 and denoted by a bracketed number (7.2):

- i) Minimum Interior Lot Frontage (STH): 5.8 metres (19.03 feet)
- ii) Minimum Required Flankage Yard (STH): 2.0 metres (6.56 feet)

- iii) The provisions of Section 5.1.8 a) shall apply to porches not exceeding 5.0 metres (16.4 feet) in height"
- d) adding the following to Section 7 – Exceptions:

"7.3 Part of Lot 4, Concession 2, E.Y.S.

Notwithstanding any inconsistent or conflicting provisions of By-law 54-15, as amended, the following special provisions shall apply to the lands zoned "Residential Wide Shallow Three (RWS3) Zone" and more particularly shown as "RSW3" on Schedule "A" to By-law 101-18 and denoted by a bracketed number (7.3):

 - i) Minimum Required Rear Yard (SD): 5.0 metres (16.4 feet)"
- e) adding the following to Section 7 – Exceptions:

"7.4 Part of Lot 4, Concession 2, E.Y.S.

Notwithstanding any inconsistent or conflicting provisions of By-law 54-15, as amended, the following special provisions shall apply to the lands zoned "Residential Wide Shallow Three (RWS3) Zone" and more particularly shown as "RSW3" on Schedule "A" to By-law 101-18 and denoted by a bracketed number (7.4):

 - i) Minimum Interior Lot Area (STH): 140 sq. m. (1,506.9 sq. ft.)"
- 3. All other provisions of By-law 54-15, 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 101-18 is declared to form a part of this by-law.

The Corporation of the Town Of Richmond Hill

Explanatory Note to By-law 101-18

By-law 101-18 affects lands described as Part of Lot 4, Concession 2, E.Y.S., municipally known as 12826 and 12844 Leslie Street, and part of lands described as Part of Lot 4, Concession 2, E.Y.S., municipally known as 12770 Leslie Street, identified as Block 232 in draft approved Plan of Subdivision 19T(R)-03018.

By-laws 128-04 and 54-15, as amended, of The Corporation of the Town of Richmond Hill, currently zone the lands "Urban (UR) Zone" and "Residential Wide Shallow Two (RWS2) Zone".

By-law 101-18 will have the effect of removing the lands currently zoned "Urban (UR) Zone" from By-law 128-04 (Oak Ridges Moraine Zoning By-law) and incorporating these lands into By-law 54-15 (West Gormley Zoning By-law).

By-law 101-18 will also have the effect of rezoning the lands from "Urban (UR) Zone" under By-law 128-04 and "Residential Wide Shallow Two (RWS2) Zone" under By-law 54-15 to "Residential Wide Shallow Three (RWS3) Zone" and "Open Space (OS) Zone" under By-law 54-15, in order to facilitate the approval of a draft Plan of Subdivision comprised of 2 semi-detached and 43 street townhouse dwelling units. Site specific provisions are also proposed in order to implement the development proposal.

LOT 5 CONCESSION 2, EYS

PART 1
65R-36735

PART 3
65R-8491

From "UR"
To "O"
(7.2)

From "UR"
To "RWS3"
(7.2, 7.3)

From "UR"
To "RWS3"
(7.2, 7.4)

From "UR"
To "RWS3"
(7.2)

PART 1
65R-29947

From "RWS2"
To "RWS3"
(7.2)

PART 1

From "UR"
To "RWS3"
(7.2)

LOT 4 CONCESSION 2, EYS

PART 7
65R-37781

PART 6
65R-37781

PART 2
65R-2233

PART 1
65R-37690

PART 2
65R-37690

PART 3
65R-37690

PART 4
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