

Appendix “B”

The Corporation of the Town of Richmond Hill

By-law 100-18

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 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 2523, as amended, of the former Township of Vaughan (“By-Law 2523”), be and hereby is further amended by:
 - a) rezoning those lands shown on Schedule “A” to this By-law 100-18 (the “Lands”) from “Third Density Residential (R3) Zone” to “Fourth Density Residential (R4) Zone” under By-law 2523, as amended; and,
 - b) adding the following to Section 25 – Exceptions.

“RH 180

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned “Fourth Density Residential (R4) Zone” and more particularly shown as “R4” on Schedule “A” to By-law 100-18 and denoted by a bracketed number (RH 180):

- i) Maximum Lot Coverage: 30%
 - ii) Where dwelling units in a semi-detached dwelling are first constructed on a lot or block in conformity with this By-law, minimum lot frontage and minimum lot area shall not be deemed to be contravened by reason of a division of the dwelling units in the semi-detached dwelling onto separate lots in accordance with the *Planning Act, RSO 1990*, provided that all other requirements of this By-law are met.”
2. All other provisions of By-law 100-18 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 100-18 is declared to form a part of this by-law.

Passed this day of , 2018.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

The Corporation of the Town of Richmond Hill

Explanatory Note to By-law 100-18

By-law 100-18 affects lands legally described as Part of Lot 83, Plan 1923 and municipally known as 108 Weldrick Road West.

By-law 2523, as amended, of the former Township of Vaughan zones the subject lands “Third Density Residential (R3) Zone”.

By-law 100-18 will have the effect of rezoning the subject lands from “Third Density Residential (R3) Zone” to “Fourth Density Residential (R4) Zone” under By-law 2523, as amended, with site specific development standards to facilitate the construction of two semi-detached dwelling units. Permitted uses within the “Fourth Density Residential (R4) Zone” include semi-detached dwellings.