

The Corporation of the City of Richmond Hill

By-law 59-19

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 City of Richmond Hill (the "Corporation") at its Meeting of May 14, 2019, directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the City 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 hereby is further amended as follows:
 - a) by rezoning those lands shown on Schedule "A" to this By-law 59-19 (the "Lands") from "Second Density Residential (R2) Zone" to "Third Density Residential (R3) Zone" under By-law 2523, as amended;
 - b) by adding the following to Section 7 - Exceptions

"RH182

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, 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 59-19 and denoted by a bracketed number (RH182):

- i) Maximum Lot Coverage: 40%
- ii) Minimum Lot Area (Interior lots): 401.30 square metres
(4,319.55 square feet)
- iii) Minimum Lot Area (Exterior Lots): 511.20 square metres
(5,502.51 square feet)
- iv) Minimum Lot Frontage (Interior Lots): 12.00 metres (39.37 feet)
- v) Minimum Lot Frontage (Exterior Lots): 15.00 metres (49.21 feet)
- vi) Minimum Side Yard: 1.22 metres (4.00 feet)
- vii) Minimum Exterior Side Yard: 2.4 metres (7.87 feet)
- viii) Decks are permitted to encroach into the required minimum rear yard to a distance of 2.5 metres (8.20 feet).

- c) by adding the following to Section 7 – Exceptions

"RH183

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, 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 59-19 and denoted by a bracketed number (RH183):

- i) Maximum Lot Coverage: 40%
- ii) Minimum Lot Area (Interior Lots): 553.90 square metres
(5,962.12 square feet)
- iii) Minimum Lot Area (Exterior Lots): 541.30 square metres
(5,826.50 square feet)
- iv) Minimum Lot Frontage (Exterior Lots): 12.9 metres (42.32 feet)
- v) Minimum Side Yard: 1.22 metres (4.00 feet)
- vi) Minimum Exterior Side Yard: 2.7 metres (8.85 feet)
- vii) Minimum Rear Yard: 7.50 metres (24.60 feet)
- viii) Decks are permitted to encroach into the required minimum rear yard to a distance of 2.5 metres (8.20 feet)"

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 59-19 is declared to form a part of this by-law.

Passed this 28th day of May, 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-17034 (AD)

The Corporation of The City of Richmond Hill

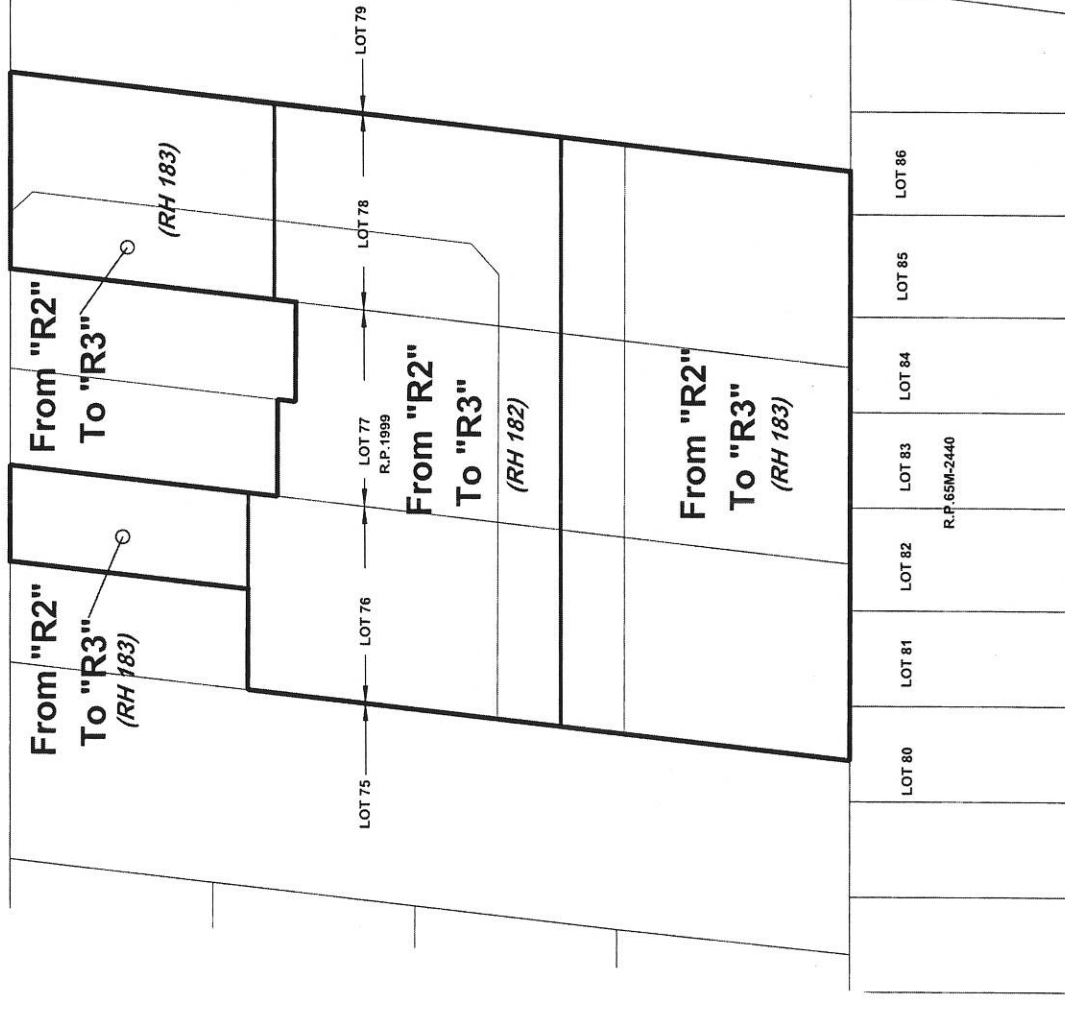
Explanatory Note to By-law 59-19

By-law 59-19 affects the lands described as Part of Lots 76 and 77 and all of Lot 78, Plan 1999, municipally known as 251, 253 and 259 Oxford Street.

By-law 2523, as amended, of the former Township of Vaughan, zones the subject lands "Second Density Residential (R2) Zone".

By-law 59-19 will have the effect of rezoning the subject lands to "Third Density Residential (R3) Zone" under By-law 2523, as amended, with site specific development standards to facilitate the construction of a residential development comprised of 14 single detached dwelling units.

OXFORD STREET



SCHEDULE "A"

TO BY-LAW 59-19

This is Schedule "A" to By-Law
59-19 passed by the Council
of The Corporation of the
City of Richmond Hill on the
28th Day of May, 2019

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

AREA SUBJECT TO THIS BY-LAW

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AD/SS