

The Corporation of the City of Richmond Hill

By-law 69-19

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 June 25, 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 69-19 (the "Lands") from "Single Family Six (R6) Zone" to "Single Family Seven (R7) Zone" under By-law 2523, as amended; and,
 - b) by adding the following to Section 25 – Exceptions
 "RH 184
 Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Single Family Seven (R7) Zone" and more particularly shown on Schedule "A" to By-law 69-19 and denoted by a bracketed number (RH 184):
 - i) Parcels "A" and "B" as shown on Schedule "B" to this By-law 69-19 shall be deemed to be a "lot".
 - ii) Parcels "C" and "D" as shown on Schedule "B" to this By-law 69-19 shall be deemed to be a "lot".
 - iii) Parcels "E" and "F" as shown on Schedule "B" to this By-law 69-19 shall be deemed to be a "lot".
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. Schedules "A" and "B" attached to By-law 69-19 are declared to form a part of this by-law.

Passed this day of 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-18024 (AD)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 69-19

By-law 69-19 affects the lands described as Part of Lot 28, Plan 1999 and Blocks 62 and 63, Plan 65M-4403, municipally known as 491 Elgin Mills Road West.

By-law 2523, as amended, of the former Township of Vaughan, zones the subject lands "Single Family Six (R6) Zone" and "Single Family Seven (R7) Zone".

By-law 69-19 will have the effect of rezoning the south portion of the subject lands to "Single Family Seven (R7) Zone" with site specific development standards to facilitate the creation of four (4) new single detached dwelling lots along Marbrook Street. Two (2) new single detached dwelling lots are also proposed within the existing "Single Family Six (R6) Zone" along Elgin Mills Road West. Permitted uses within the "Single Family Seven (R7) Zone" include single detached dwellings, among other permissions.

ELGIN MILLS ROAD WEST

ROAD WIDENING

"R6"

LOT 27

LOT 28

R.F. 1999

LOT 1

PETERHOUSE STREET

LOT 2
65M-4403

From "R7"
To "R7"
(RH 184)

From "R6"
To "R7"
(RH 184)

From "R7"
To "R7"
(RH 184)

BLK 62

LOT 7
65M-4403

BLK 63

LOT 8

(RH 184)

MARBROOK STREET

AREA SUBJECT TO THIS BY-LAW

SCHEDULE "A" TO BY-LAW 69-19

This is Schedule "A" to By-Law
69-19 passed by the Council
of The Corporation of the
City of Richmond Hill on the
25th Day of June, 2019

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

2-18024A.DGN
AD/SS

ELGIN MILLS ROAD WEST

ROAD WIDENING

LOT 27

LOT 28

R.P.1999

LOT 1

LOT 2

65M-4403

LOT 7
65M-4403

BLK 62

"A"

"C"

"D"

BLK 63

"E"

"F"

LOT 8

LOT 9

PETERHOUSE STREET

MARBROOK STREET

AREA SUBJECT TO THIS BY-LAW

SCHEDULE "B"

TO BY-LAW 69-19

This is Schedule "B" to By-Law 69-19 passed by the Council of The Corporation of the City of Richmond Hill on the 25th Day of June, 2019

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk



2-18024B.DGN
AD/SS