

APPENDIX "B"

The Corporation of the City of Richmond Hill

By-law 71-19

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 28, 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 former Township of Vaughan ("By-law 2523"), be and is hereby further amended as follows:
 - a) by rezoning those lands shown on Schedule "A" to this By-law 71-19 (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 25 - Exceptions

"RH 185

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 on Schedule "A" to By-law 71-19 and denoted by a bracketed number (RH 185):

i)	Minimum Lot Area (Interior Lots):	540.0 square metres (5,812.51 square feet)
ii)	Minimum Lot Frontage (Interior Lots):	13.0 metres (42.65 feet)
iii)	Maximum Lot Coverage:	40%
iv)	Minimum Front Yard:	9.0 metres (29.53 feet) ⁽¹⁾
v)	Minimum Side Yard:	1.2 metres (3.94 feet)
vi)	Minimum Rear Yard:	7.5 metres (24.61 feet)
vii)	Maximum Building Height:	11.0 metres (36.09 feet)

Notes:

(1) a covered front porch shall be permitted to encroach into the required front yard a maximum of 3.5 metres (11.5 feet)"

- c) by adding the following to Section 25 - Exceptions

"RH 186

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 on Schedule "A" to By-law 71-19 and denoted by a bracketed number (RH 186):

i)	Maximum Lot Coverage:	40%
ii)	Minimum Front Yard:	9.0 metres (29.53 feet) ⁽¹⁾
iii)	Minimum Side Yard:	1.2 metres (3.94 feet)
iv)	Minimum Rear Yard:	7.5 metres (24.61 feet)
v)	Maximum Building Height:	11.0 metres (36.09 feet)

Notes:

(1) a covered front porch shall be permitted to encroach into the required front yard a maximum of 3.5 metres (11.5 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 71-19 is declared to form a part of this by-law.

Passed this day of , 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 71-19

By-law 71-19 affects the lands described Lots 80, 81 and Part of Lot 82, Plan 1930 and Lot 10 and Part of Lot 11, Plan 3852, municipally known as 29 and 33 Edgar Avenue and 16 Scott Drive.

By-law 2523, as amended, of the former Township of Vaughan, zones the north portion of the subject lands "Second Density Residential (R2) Zone" and the south portion of the subject lands "Third Density Residential (R3) Zone".

By-law 71-19 will have the effect of rezoning the subject lands in their entirety to "Third Density Residential (R3) Zone" with site specific development standards to facilitate the creation of 7 new single detached dwelling lots. Permitted uses within the "Third Density Residential (R3) Zone" include single detached dwellings, among other permissions.

EDGAR AVENUE

YONGE STREET

REG. PLAN 1930

R3
(RH185)

CLINTON DRIVE

REG. PLAN 3852

2255

65M

REG. PLAN 3852

R3

(RH186)

SCOTT DRIVE

SCHEDULE "A"

TO BY-LAW 71-19

This is Schedule "A" to By-Law
71-19 passed by the Council
of The Corporation of the
City of Richmond Hill on the
Day of 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk



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SMHL

AREA SUBJECT TO THIS BY-LAW