

# 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 September 18, 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 adding the following to Section 25 Exceptions

### "RH187

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "**Second Density Residential (R2) Zone**" and more particularly shown as "R2" on Schedule "A" to By-law 59-19 and denoted by a bracketed number (RH187):

- i) Minimum Lot Area (Corner): 541 square metres (5,824 square feet)
  - iii) Minimum Lot Frontage (Corner): 12.9 metres (42.32 feet)
  - iv) Maximum Lot Coverage: 40%
  - vii) Minimum Front Yard Setback: 5.80 metres (19.02 feet)
  - viii) Minimum Side Yard Setback: 1.22 metres (4.00 feet)
  - ix) Minimum Rear Yard Setback: 7.4 metres (24.27 feet)
  - x) Minimum Exterior Side Yard Setback: 2.70 metres (8.85 feet)
  - xi) Decks are permitted to encroach into the required minimum rear yard to a distance of 2.5 metres (8.20 feet)
  - xii) Porches for corner lots are permitted to encroach into the required exterior side yard to a maximum of 1.53 metres (5.01 feet)"
- b) by rezoning those lands shown on Schedule "A" to this By-law 59-19 (the "Lands") from "**Second Density Residential (R2) Zone**" to "**Fourth Density Residential (R4) Zone**" under By-law 2523, as amended;
  - c) by adding the following to Section 25 - Exceptions

### "RH188

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 59-19 and denoted by a bracketed number (RH188):

Residential Single Family:

- i) Minimum Lot Area: 453 square metres (4,876.05 square feet)
- ii) Minimum Lot Frontage: 13.3 metres (43.6 feet)
- iii) Maximum Lot Coverage: 40%
- iv) Minimum Front Yard Setback: 5.8 metres (19.02 feet)
- v) Minimum Side Yard Setback: 1.2 metres (3.93 feet)
- vi) Minimum Rear Yard Setback: 7.5 metres (24.60 feet)
- vii) Minimum Exterior Side Yard Setback: 2.7 metres (8.85 feet)
- viii) Decks are permitted to encroach into the required minimum rear yard to a distance of 2.5 metres (8.20 feet).
- ix) Porches for corner lots are permitted to encroach into the required exterior side yard to a maximum of 1.53 metres (5.01 feet)"

- d) by adding the following to Section 25 – Exceptions

**"RH189**

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 59-19 and denoted by a bracketed number (RH189):

Residential Semi- Detached:

- i) Minimum Lot Area: 553 square metres (5,952.44 square feet)
- ii) Minimum Lot Frontage: 15.6 metres (51.18 feet)
- ii) Maximum Lot Coverage: 41%
- iii) Minimum Front Yard Setback: 5.80 metres (19.02 feet)
- iv) Minimum Side Yard Setback: 1.20 metres (3.93 feet)
- v) Minimum Rear Yard Setback: 7.50 metres (24.60 feet)
- vi) Decks are permitted to encroach into the required minimum rear yard to a distance of 2.5 metres (8.20 feet).
- vii) Where dwelling units in a semi-detached dwelling are first constructed in conformity with this by-law, the provisions of Schedule "A" of By-law 2523, as amended, for 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 into separate lots in accordance with the Planning Act,  
R.S.O. 1990”

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 15<sup>th</sup> day of October, 2019.

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Dave Barrow  
Mayor

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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.

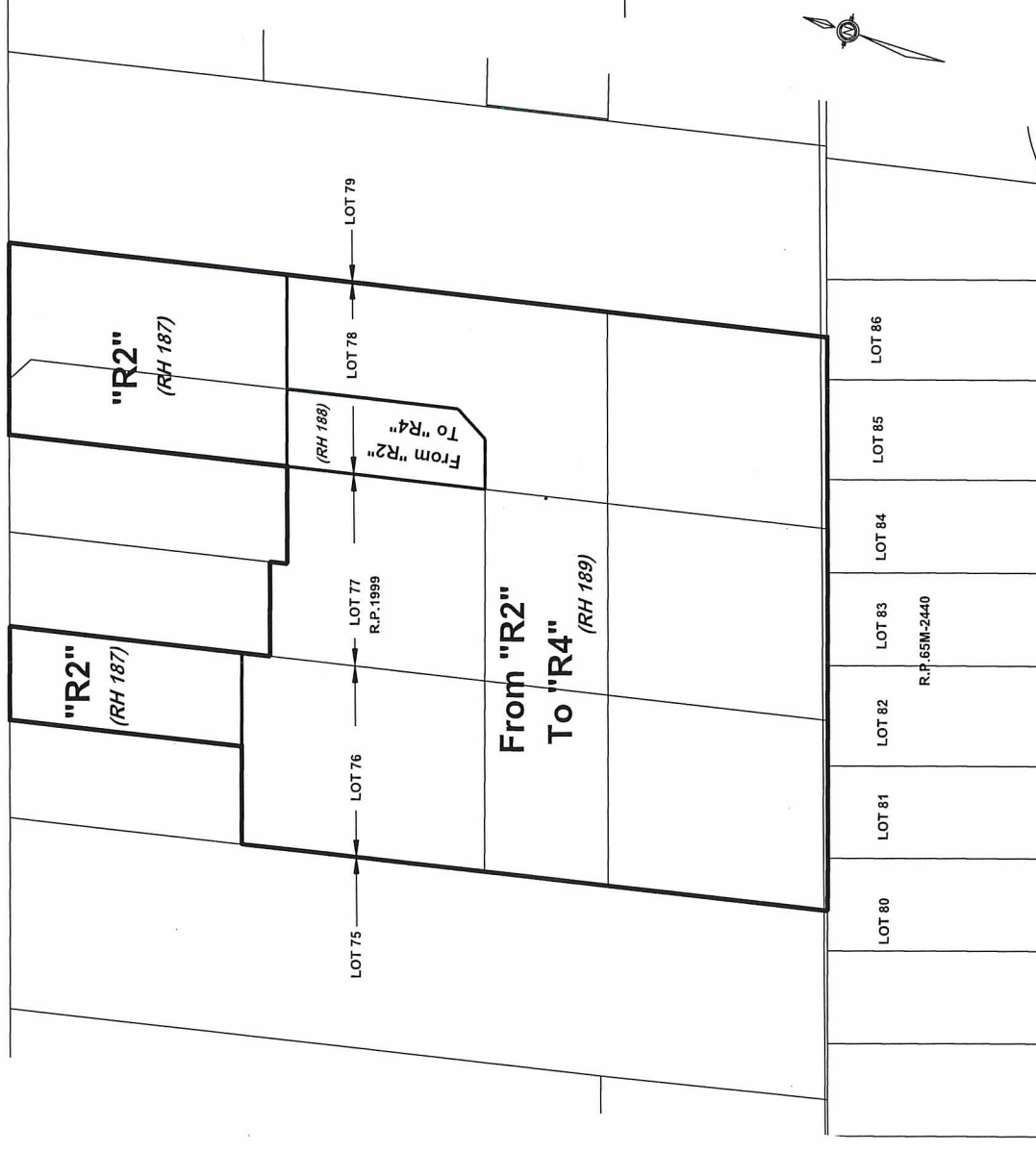
By-law 2523, as amended, of the former Township of Vaughan, zones the subject lands **"Second Density Residential (R2) Zone"**.

By-law 59-19 will have the effect of implementing site specific development standards for the entirety of the lands and rezoning a portion of the subject lands to **"Fourth Density Residential (R4) Zone"** under By-law 2523, as amended, to facilitate the construction of a residential development comprised of 3 single detached dwelling units and 20 semi-detached dwelling units.

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OXFORD STREET



BAYNARDS LANE

# 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 16th Day of October, 2019

Dave Barrow  
Mayor

Stephen M.A.Huycke  
City Clerk

AREA SUBJECT TO THIS BY-LAW

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