

The Corporation of the City of Richmond Hill

By-law 142-19

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 December 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 rezoning those lands shown on Schedule "A" of this By-law 142-19 (the "Lands") from "Third Density Residential (R3) Zone" to "Open Space (O) Zone" under By-law 2523, as amended; and,
- b) by adding the following to Section 7 – Exceptions:

"RH191

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 142-19 and denoted by a bracketed number (RH191):

- | | | |
|-------|---|--|
| i) | Maximum Lot Coverage: | 40% |
| ii) | Minimum Lot Area: | 460 square metres
(4,951 square feet) |
| iii) | Minimum Front Yard Setback (to main building): | 4.5 metres
(14.8 feet) |
| iv) | Minimum Front Yard Setback (to garage): | 6.0 metres
(19.7 feet) |
| v) | Minimum Interior Side Yard: | 1.2 metres
(3.9 feet) |
| vi) | Maximum Building Height: | 11.5 metres
(37.73 feet) |
| vii) | Maximum Encroachment for exterior stairs, porches or porticos into a required Front or Rear Yard: | 2.0 metres
(6.56 feet) |
| viii) | Maximum Encroachment for a deck into a required Rear Yard: | 2.5 metres
(8.2 feet) |

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

"RH192

Notwithstanding any other inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Open Space (O) Zone" and more particularly shown as "O" on Schedule "A" to By-law 142-19 and denoted by bracketed number (RH192):

- i) The permitted use of these lands shall be for flood control, conservation and forestry uses only."

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 142-19 is declared to form a part of this by-law.

Passed this 18th day of December, 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-17029 (AD)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 142-19

By-law 142-19 affects the lands described as Part of Lots 70 to 73, Plan 1960, municipally known as 107 Birch Avenue.

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

By-law 142-19 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 "Open Space (O) Zone" under By-law 2523, as amended, to protect the buffer to the adjacent natural feature. By-law 142-19 will facilitate the construction of a residential development comprised of 10 single detached dwelling units and the extension of Day Lily Crescent.

BIRCH AVENUE

SCHEDULE "A"
TO BY-LAW 142-19

This is Schedule "A" to By-Law
142-19 passed by the Council
of The Corporation of the
City of Richmond Hill on the
18th Day of December, 2019.

DAY LILY
CRESCENT

LOT 3

LOT 70

LOT 71

LOT 72

LOT 73

R.P.M-1630

"R3"
(RH191)

"O"
(RH192)

LOT 6
65M-4409

LOT 6

LOT 7
R.P. M-1739

LOT 8

Mayor
Dave Barrow

City Clerk
Stephen M.A.Huycke



— AREA SUBJECT TO THIS BY-LAW