

## The Corporation of the City of Richmond Hill

### By-law \*\*-20

A By-law to Amend By-law 2325-68, as amended, of the former Township of Markham  
and By-law 55-15, as amended, of The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation")  
at its Meeting of \*\*\*\*\*, 2020, 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 2325-68, as amended, of the former Township of Markham ("By-law 2325-68"), be and hereby is further amended by:
  - a) removing those lands shown on Schedule "A" to this By-law \*\*-20 (the "Lands") and any provisions of By-law 2325-68, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 55-15, as amended, of The Corporation of the City of Richmond Hill ("By-law 55-15") be and hereby is further amended as follows:
  - a) by expanding the area of By-law 55-15 to include the Lands;
  - b) by rezoning the Lands to "Single Detached Three (R3) Zone", "Multiple Residential Four (RM4) Zone", "Park (P) Zone", "Institutional One (I1) Zone", "Environmental Protection Two (EPA2) Zone" and "Open Space (O) Zone" as shown on Schedule "A" to this By-law \*\*-20.
  - c) by adding the following to Section 7 – Exceptions

#### 7.43

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned "Single Detached Three (R3) Zone" and "Multiple Residential Four (RM4) Zone" and more particularly shown as "R3" and "RM4" on Schedule "A" to By-law \*\*-20 and denoted by a bracketed number (7.43):

- i) The amendments to By-law 55-15 set out in Exception 7.3 (enacted through By-law 82-16) shall also apply to the lands zoned "Single Detached Three (R3) Zone" and "Multiple Residential Four (RM4) Zone" as shown of Schedule "A" to By-law \*\*-20.
- ii) Notwithstanding Section 5.1.9 a) Regulations for Decks and Porches, Porches may not exceed 5.0 metres in height, with the height being measured from the established grade to the underside of the rafters or ceiling of the porch.

#### 7.44

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned "Multiple Residential Four (RM4) Zone" and more particularly shown as "RM4" on Schedule "A" to By-law \*\*-20 and denoted by a bracketed number (7.44):

- i) Maximum Lot Coverage: 65%

7.45

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned "Single Detached Three (R3) Zone" and more particularly shown as "R3" on Schedule "A" to By-law \*-20 and denoted by a bracketed number (7.45):

- i) Notwithstanding Table "A2" Special Provision #11, -the minimum required side yard shall be 1.2 metres on one side and 0.6 metres on the other provided that, for interior lots, the smaller required side yard shall be adjacent to the larger side yard on the adjoining lot.

7.46

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned "Single Detached Three (R3) Zone" and more particularly shown as "R3" on Schedule "A" to By-law \*-20 and denoted by a bracketed number (7.46):

- i) The southern property line shall be deemed to be the Rear Lot Line.
  - ii) Eastern Lot Line (minimum): 3 metres
  - iii) Minimum Required Rear Yard: 16 metres
  - iv) Notwithstanding Sections 5.1.6 a) and b) and 5.1.7 a), Detached Accessory Buildings and Structures and Accessory Swimming Pools shall not be located closer to a front lot line than the minimum distance between the nearest point of the main wall of the main building on the lot and the front lot line."
3. All other provisions of By-law 55-15, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
4. 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.
5. Schedule "A" attached to By-law \*-20 is declared to form a part of this by-law.

Passed this                      day of , 2020.

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Dave Barrow  
Mayor

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Stephen M.A. Huycke  
City Clerk

## **The Corporation of the City of Richmond Hill**

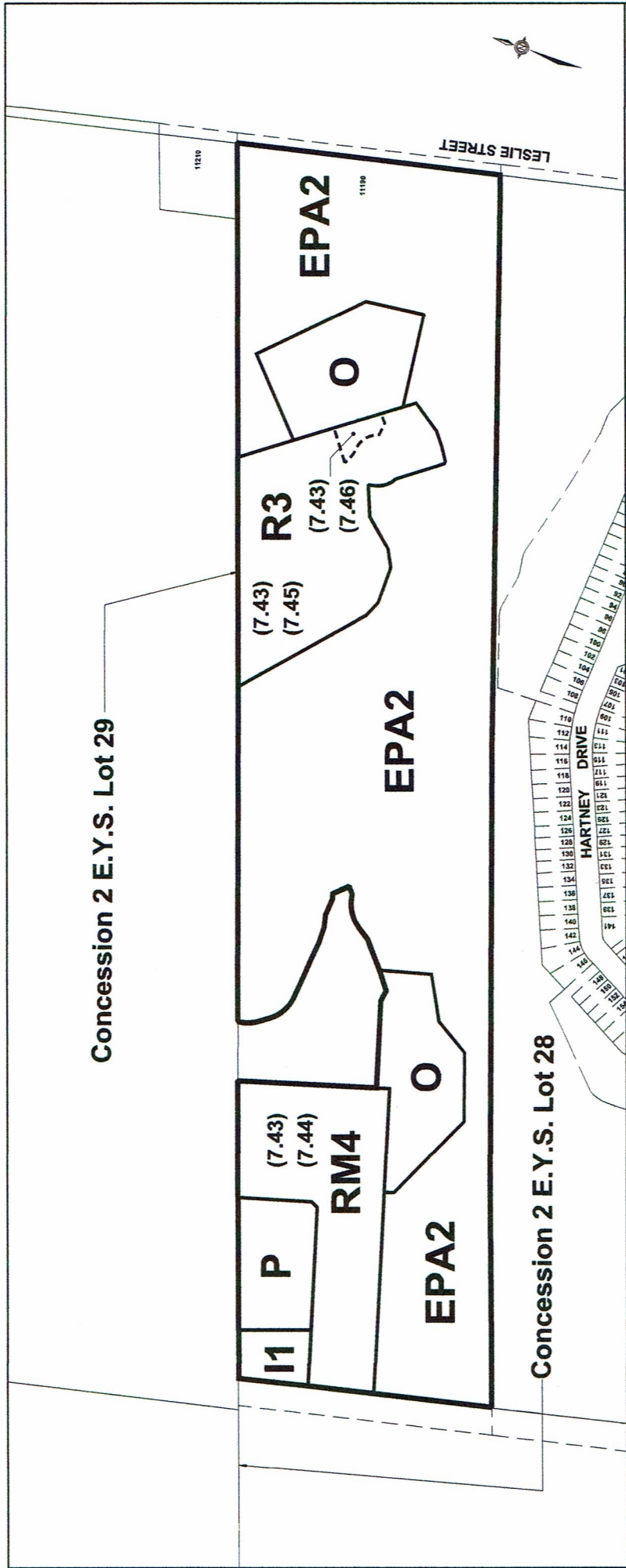
### **Explanatory Note to By-law \*\*\*-20**

By-law \*\* -20 affects the lands described as Part of Lot 28, Concession 2, E.Y.S, municipally known as 11190 Leslie Street.

By-law 2325-68, as amended, of the former Township of Markham, zones the subject lands "Agricultural (A1) Zone."

By-law \*\* -20 will have the effect of removing the majority of the lands from the provisions of By-law 2325-68, as amended, and rezoning the subject lands to "Single Detached Three (R3) Zone", "Multiple Residential Four (RM4) Zone", "Park (P) Zone", "Institutional One (I1) Zone", "Environmental Protection Two (EPA2) Zone" and "Open Space (O) Zone" under By-law 55-15, as amended. By-law \*\* -20 also contains a number of site-specific provisions to permit a residential development comprised of 27 single detached dwellings and 53 street townhouse dwellings, in addition to blocks for future development, parkette, elementary school, open space, stormwater management, maintenance, servicing and road purposes on the subject lands.





# **SCHEDULE "A"** TO BY-LAW XX-20

This is Schedule "A" to By-Law  
XX-20 passed by the Council  
of The Corporation of the  
City of Richmond Hill on the

Day of 2020

Stephen M.A. Huycke  
City Clerk

Dave Barrow  
Mayor

AREA SUBJECT TO THIS BY-LAW

