

The Corporation of the City of Richmond Hill

By-Law 81-21

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 June 9, 2021, 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 as “Residential Wide Shallow Two (RWS2) Zone” and “Open Space (O) Zone” on Schedule “A” to this By-law 81-21 (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; and,
 - b) rezoning a portion of those lands shown on Schedule “A” to this By-law 81-21 to “Institutional (INST.) Zone”.
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 by:
 - a) expanding the area of By-law 55-15 to include the Lands shown as “Residential Wide Shallow Two (RWS2) Zone” and “Open Space (O) Zone” on Schedule “A” to this By-law 81-21;
 - b) rezoning the Lands to “Residential Wide Shallow Two (RWS2) Zone” and “Open Space (O) Zone” as shown on Schedule “A” to this By-law 81-21; and,
 - c) adding the following to Section 7 – Exceptions
“7.57
Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned “Residential Wide Shallow Two (RWS2) Zone” and more particularly shown as “RWS2” on Schedule “A” to By-law 81-21 and denoted by a bracketed number (7.57):
 - 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 “Residential Wide Shallow Two (RWS2) Zone” as shown on Schedule “A” to By-law 81-21; and,
 - ii) Notwithstanding Section 5.1.9 a) Regulations for Decks and Porches, **porches** may not exceed 5.5 metres in **height**, with the **height** being measured from the **established grade** to the underside of the rafters or ceiling of the **porch** and with or without **basements**.”
3. All other provisions of By-law 2325-68, as amended, and By-law 55-15, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

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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 81-21 is declared to form a part of this by-law.

Passed this 23rd day of June, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 81-21

By-law 81-21 affects the lands described as Part of Lot 26, Concession 2, E.Y.S, municipally known as 850 Elgin Mills Road East.

By-law 2325-68, as amended, of the former Township of Markham, zones the subject lands “Rural Residential Four (RR4) Zone.”

By-law 81-21 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 “Institutional (INST.) Zone” under By-law 2325-68, as amended, and “Residential Wide Shallow Two (RWS2) Zone” and “Open Space (O) Zone” under By-law 55-15, as amended. By-law 81-21 also contains site-specific provisions to permit a residential development comprised of 48 street townhouse dwellings, in addition to blocks for open space, future development and road purposes on the subject lands.



INST.

RWS2 (7.57)

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SCHEDULE " A "
TO BY-LAW NO. 81-21

This is Schedule "A" to By-Law
81-21 passed by the Council
of the Corporation of the
City of Richmond Hill on the
23rd day of June, 2021

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk