

The Corporation of the City of Richmond Hill

By-law 107-21

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 March 24, 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 on Schedule "A" to this By-law 107-21 (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.
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 "Multiple Residential Four (RM4) Zone" and "Open Space (O) Zone" as shown on Schedule "A" to this By-law 107-21; and,
 - c) by adding the following to Section 7 – Exceptions

"7.54

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 107-21 and denoted by a bracketed number (7.54):

- 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 "Multiple Residential Four (RM4) Zone" as shown of Schedule "A" to By-law 107-21.
- ii) Minimum Required **Rear Yard**: 6.0 metres (19.69 feet)
- iii) No permanent **Building** or **Structure**, except for **Accessory Structures** and **Decks**, shall be located within 7.0 metres (22.97 feet) from the TransCanada Pipelines Right of Way. **Accessory Structures** and **Decks** shall have a minimum **Setback** of 3.0 metres (9.84 feet) from the TransCanada Pipelines Right of Way.
- iv) For the purposes of this By-law, the **Lot Line** abutting Leslie Street shall be deemed to be the **Front Lot Line**.

7.55

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned "Open Space (O) Zone" and more particularly shown as "O" on

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Schedule "A" to By-law 107-21 and denoted by a bracketed number (7.55):

- i) Permitted Uses:
 - a) Conservation
 - b) Forestry
 - c) **Public Park**
 - d) Stormwater Management Facilities
 - e) **Driveway**
 - ii) Section 5.8 shall not apply."
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 107-21 is declared to form a part of this by-law.

Passed this 13th day of September, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 107-21

By-law 107-21 affects the lands described as Part of Lot 30, Concession 2, E.Y.S, municipally known as 11280 Leslie Street.

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

By-law 107-21 will have the effect of removing the lands from the provisions of By-law 2325-68, as amended, and rezoning the subject lands to "Multiple Residential Four (RM4) Zone" and "Open Space (O) Zone" under By-law 55-15, as amended. By-law 107-21 also contains a number of site-specific provisions to permit a medium density residential development comprised of 118 condominium townhouse dwellings, one 4 storey apartment dwelling, and lands for open space, maintenance, servicing and road purposes on the subject lands.