

The Corporation of the City of Richmond Hill

By-law 157-21

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 Meetings of June 12, 2018 and November 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 157-21 (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 “Environmental Protection Two (EPA2) Zone” as shown on Schedule “A” to this By-law 157-21; and,
 - c) by adding the following to Section 7 – Exceptions

“7.59

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15 of the Corporation, 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 157-21 and denoted by a bracketed number (7.59):

- i) The amendments to By-law 55-15 set out in Exception 7.3 (enacted through By-law 82-16) shall also apply.
- ii) For the purposes of Section 7.59, the following shall apply in addition to the definitions set out in Section 6:
 - (a) a **STREET** shall include a **LANE**
- iii) The following provisions shall apply to the Lands:
 - (a) the Lands zoned “RM4” on Schedule “A” shall be deemed to be a **LOT**
 - (b) Minimum Number of Visitor **PARKING SPACES**: 0.25 **PARKING SPACES** per **DWELLING UNIT**
- iv) The following provisions shall apply to **REAR LANE TOWNHOUSE DWELLINGS** on the lands denoted as Parcel 1 on Schedule “B” to this By-law 157-21:
 - (a) The **LOT LINE** that abuts John McCrae Street shall be the **FRONT LOT LINE**

- (b) Minimum Required **FLANKAGE YARD**: 1.5 metres
(4.92 feet)
 - (c) Minimum Required **REAR YARD**: 6.0 metres
(19.69 feet)
 - v) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands denoted as Parcel 2 on Schedule “B” to this By-law 157-21:
 - (a) The **LOT LINE** that abuts a **LANE** at the easterly limit of Parcel 2 shall be the **FRONT LOT LINE**
 - (b) Maximum **LOT COVERAGE**: 65%
 - (c) Minimum Required **FLANKAGE YARD**: 1.7 metres
(5.58 feet)
 - vi) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands denoted as Parcel 3 on Schedule “B” to this By-law 157-21:
 - (a) The **LOT LINE** that abuts a **LANE** at the southerly limit of Parcel 3 shall be the **FRONT LOT LINE**
 - (b) Maximum **LOT COVERAGE**: 65%
 - (c) Minimum Required **FRONT YARD**: 1.9 metres
(6.23 feet)
 - (d) Minimum Required **FLANKAGE YARD**: 1.9 metres
(6.23 feet)
 - vii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands denoted as Parcel 4 on Schedule “B” to this By-law 157-21:
 - (a) The **LOT LINE** that abuts a **LANE** at the northerly limit of Parcel 4 shall be the **FRONT LOT LINE**
 - (b) Maximum **LOT COVERAGE**: 65%
 - (c) Minimum Required **REAR YARD**: 6.0 metres
(19.69 feet)
- 3. Areas shown as “Class 4” in Schedule “C” attached hereto shall be designated as a Class 4 Area as defined by the Ontario Ministry of the Environment, Conservation and Parks' Environmental Noise Guideline NPC-300.
- 4. 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.
- 5. 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.
- 6. Schedules “A”, “B” and “C” attached to By-law 157-21 are declared to form a part of this by-law.

Passed this 8th day of December, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

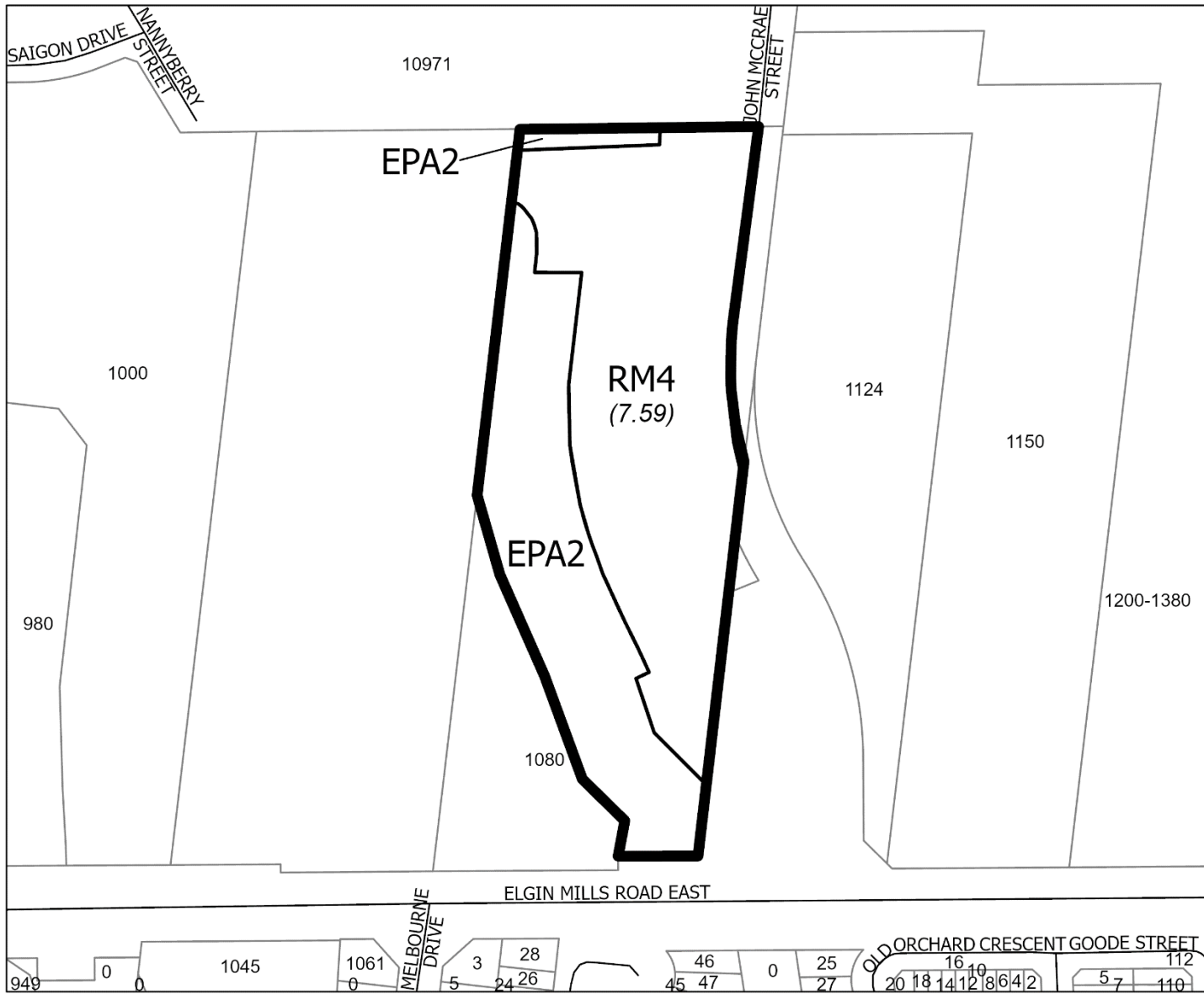
The Corporation of the City of Richmond Hill

Explanatory Note to By-law 157-21

By-law 157-21 affects the lands described as Part of Lot 26, Concession 2, E.Y.S., municipally known as 1080 Elgin Mills Road East. The lands constitute Blocks 1, 3, 4 and 6 on draft approved Plan of Subdivision 19T-14014.

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

By-law 157-21 will have the effect of removing the lands from the provisions of By-law 2325-68, as amended, and rezoning the subject lands to "Residential Multiple Four (RM4) Zone" and "Environmental Protection Two (EPA2) Zone" under By-law 55-15, as amended. By-law 157-21 also contains a number of site specific provisions to permit a residential development comprised of 80 townhouse dwellings, including common element condominium facilities such as private streets, visitor parking and pedestrian walkways on the subject lands.



SCHEDULE " A "

TO BY-LAW NO. 157-21

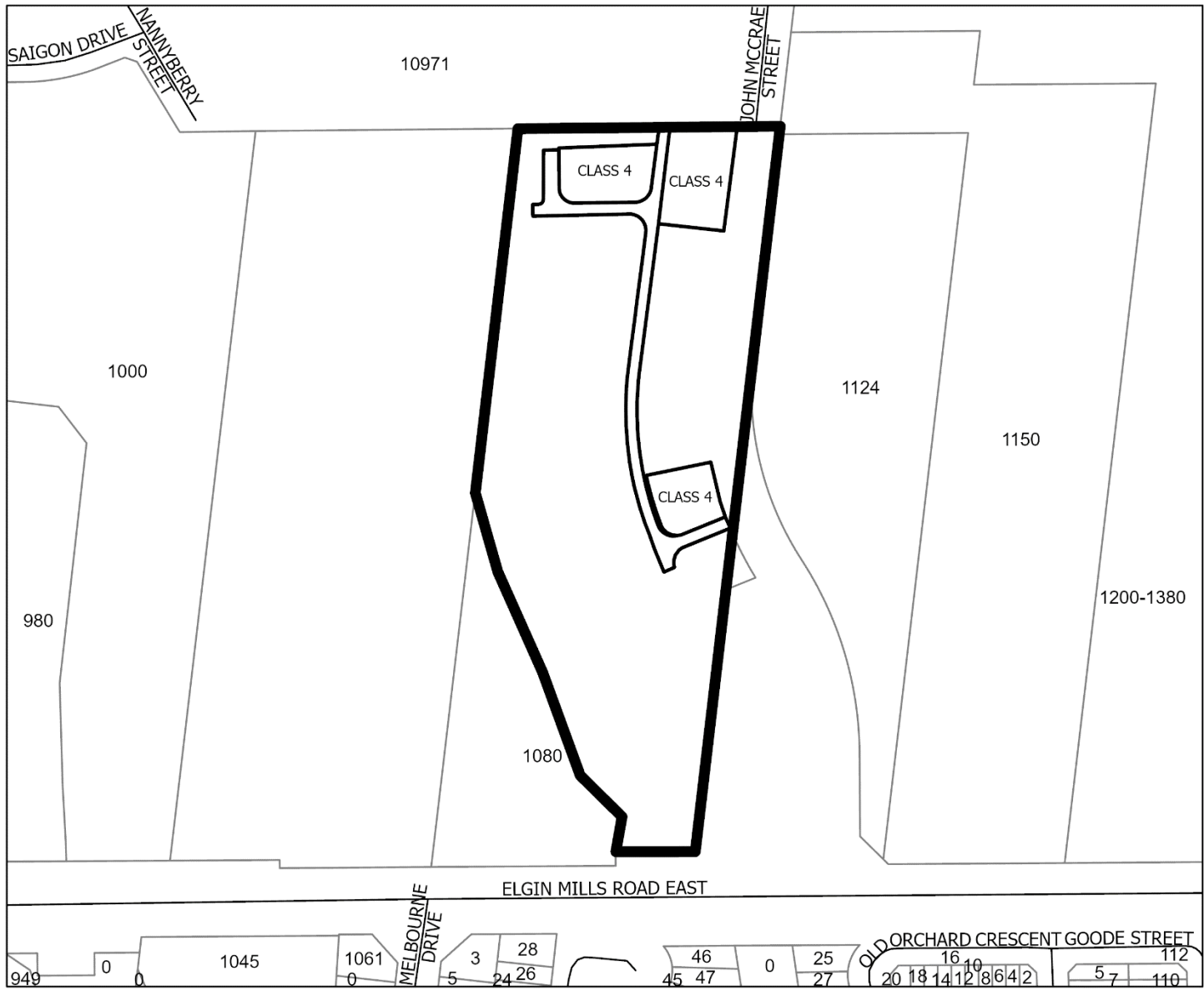
This is Schedule "A" to By-Law 157-21 passed by the Council of the Corporation of the City of Richmond Hill on the 8th day of December, 2021

 Joe DiPaola
 Acting Mayor

 Stephen M.A. Huycke
 City Clerk

 AREA SUBJECT TO THIS BYLAW





SCHEDULE " C "

TO BY-LAW NO. 157-21

This is Schedule "C" to By-Law 157-21 passed by the Council of the Corporation of the City of Richmond Hill on the 8th day of December, 2021

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

