

The Corporation of the City of Richmond Hill

By-law 45-22

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 April 13, 2022, 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" to this By-law 45-22 (the "Lands") from "Second Density Residential (R2) Zone" to "Third Density Residential (R3) Zone" under By-law 2523, as amended; and,
- b) by adding the following to Section 25 - Exceptions:

"RH 199

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 45-22 and denoted by a bracketed number (RH 199):

- i) Minimum Lot Frontage (Interior Lot): 14.6 metres (47.60 feet)
- ii) Minimum Lot Frontage (Corner Lot): 15.0 metres (49.21 feet)
- iii) Minimum Lot Area (Interior Lot): 440.0 square metres (4,736.12 square feet)
- iv) Minimum Lot Area (Corner Lot): 470.0 square metres (5,059.04 square feet)
- v) Maximum Lot Coverage (Interior Lot): 43%
- vi) Maximum Lot Coverage (Corner Lot): 40%
- vii) Minimum Front Yard: 7.6 metres (24.93 feet)
- viii) Minimum Interior Side Yard: 1.22 metres (4.0 feet)
- ix) Minimum Exterior Side Yard: 1.9 metres (6.23 feet)
- x) Minimum Rear Yard: 7.5 metres (24.60 feet)
- xi) Unenclosed and/or uncovered porches, decks, stairs and basement walkouts shall be permitted to project a maximum of 2.5 metres (8.20 feet) into the minimum required front yard and rear yard.
- xii) Window bays shall be permitted to project a maximum of 1.0 metre (3.28 feet) into the minimum required front yard, rear yard and exterior side yard.
- xiii) Buildings and structures shall maintain a minimum setback of 2 metres (6.56 feet) to a sight triangle."

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.

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4. Schedule "A" attached to By-law 45-22 is declared to form a part of this By-law.

Passed this day of , 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-20023 (AP)

DRAFT

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 45-22

By-law 45-22 affects the lands described as Part of Lot 11, Plan 3403, municipally known as 19 Pearson Avenue.

By-law 2523, as amended, of the former Township of Vaughan, zones the subject lands “Second Density Residential (R2) Zone”.

By-law 45-22 will have the effect of rezoning the subject lands to “Third Density Residential (R3) Zone” with site specific development standards to facilitate a severance and to permit the construction two single detached dwelling units on the subject lands.

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SCHEDULE " A "

TO BY-LAW NO. 45-22

This is Schedule "A" to By-Law 45-22 passed by the Council of the Corporation of the City of Richmond Hill on the ___th day of _____, 2022

 David West Mayor
 Stephen M.A. Huycke
 City Clerk



AREA SUBJECT TO THIS BYLAW