

# The Corporation of the City of Richmond Hill

## By-Law 101-22

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 26, 2018, directed that this by-law be brought forward to Council for its consideration;

### Now Therefore 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 101-22 (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” under By-law 55-15 as shown on Schedule “A” of this By-law 101-22; and,
  - c) by adding the following to Section 7 – Exceptions:

“7.65

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15 of the Corporation, as amended, the following special provisions shall apply to rear lane townhouse dwellings on the lands zoned “Multiple Residential Four (RM4) Zone” and more particularly shown as “RM4” on Schedule “A” to By-law 101-22 and denoted by a bracketed number (7.65):

- i) The amendments to By-law 55-15 set out in Exception Section 7.3 (enacted through By-law 82-16) shall also apply to the lands zoned “Multiple Residential Four (RM4) Zone” as shown on Schedule “A” to By-law 101-22.
- ii) For the purposes of Section 7.65, the following shall apply in addition to the definitions set out in Section 6:
  - (a) a **STREET** shall include a **LANE**
  - (b) the Lands shall be deemed to be a **LOT**
- iii) Notwithstanding Table A2, the following provisions shall apply to the Lands as shown on Schedule “A” to this By-law 101-22:
  - (a) Minimum **FLANKAGE YARD**: 1.2 metres (3.94 feet)
  - (b) Minimum **REAR YARD**: 1.2 metres (3.94 feet)
  - (c) Minimum **SETBACK TO DAYLIGHTING TRIANGLE**: 0.3 metres (0.98 feet)
  - (d) Maximum Number of **STOREYS**: 4

- iv) Notwithstanding Table A2, the following provisions shall apply to the future division of the Lands and a **PARCEL OF TIED LAND** as shown on Schedule "B" to this By-law 101-22:
- (a) The **FRONT LOT LINE** shall be as follows:
    - (i) Parcel 1: northerly **LOT LINE** (Russel Wice Avenue)
    - (ii) Parcels 2 and 3: westerly **LOT LINE** (Leslie Street)
    - (iii) Parcel 4: northerly **LOT LINE**
    - (iv) Parcel 5: southerly **LOT LINE**
  - (b) Minimum **LOT FRONTAGE** (Corner Lot): 7.7 metres  
(25.26 feet)
  - (c) Minimum **SIDE YARD**: 0.5 metres (1.64 feet)
  - (d) Minimum **FLANKAGE YARD**: 0.5 metres (1.64 feet)
  - (e) Where a **DWELLING UNIT** abuts a curved corner it can be a 0.0 metre setback. In the case of a **LOT** abutting a **LANE** with a curved corner, the **SIDE LOT LINE** and **FLANKAGE LOT LINE** shall be deemed to extend to their hypothetical point of intersection with the extension of the **FRONT LOT LINE** or the **REAR LOT LINE** for the purposes of calculating minimum required **YARD SETBACKS**, provided no portion of a structure is located within the **LANE**.
  - (f) The provisions of Section 5.7 shall not apply.
  - (g) Notwithstanding Section 5.1.9 a), **DECKS** and **PORCHES** not exceeding 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**, may encroach:
    - (i) a distance of 2.0 metres into the required minimum **FRONT YARD**, provided the **DECK** or **PORCH** is not closer to a **SIDE LOT LINE** than the **MAIN BUILDING** on the **LOT**."
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. Schedules "A" and "B" attached to By-law 101-22 are declared to form a part of this By-law.

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Passed this 14<sup>th</sup> day of September, 2022.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk