

The Corporation of the City of Richmond Hill

By-law 47-24

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 May 22, 2024, directed that this By-law be brought forward to Council for its consideration;

The Council of The Corporation 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 adding the following to Section 25 - Exceptions:  
“RH 205

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 47-24 and denoted by a bracketed number (RH 205):

- |       |   |   |
|-------|---|---|
| i)    | Minimum Lot Frontage:   | 14.0 metres (45.93 feet)                    |
| ii)   | Minimum Lot Area:   | 440 square metres<br>(4,736.12 square feet) |
| iii)  | Maximum Lot Coverage:   | 43.5%                                       |
| iv)   | Minimum Side Yard (Interior Lot)  |   |
|       | East Side:  | 0.90 metres (2.95 feet)                     |
|       | West Side:  | 1.22 metres (4.0 feet)                      |
| v)    | Minimum Side Yard (Corner Lot):   | 0.9 metres (2.95 feet)                      |
| vi)   | Minimum Exterior Side Yard:   | 1.22 metres (4.0 feet)                      |
| vii)  | Minimum Setback to Daylight Triangle:   | 0.6 metres (1.97 feet)                      |
| viii) | Unenclosed and/or uncovered porches, including stairs shall be permitted to project a maximum of 4.30 metres (14.01 feet) into the minimum required Front Yard and Rear Yard. |   |
| ix)   | Window Bays shall be permitted to project a maximum of 0.6 metres (1.97 feet) into the minimum required Front Yard and Exterior Side Yard.                                    |   |

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 47-24 is declared to form a part of this By-law.

Passed this 22<sup>nd</sup> day of May, 2024.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

DRAFT

## **The Corporation of the City of Richmond Hill**

### **Explanatory Note to By-law 47-24**

By-law 47-24 affects the lands located on the northwest corner of Avenue Road and Birch Avenue, legally described as Part of Lot 99, Registered Plan M-1960 (Municipal Address: 34 Avenue Road).

By-law 2523, as amended, of the former Township of Vaughan, currently zones the subject lands “Third Density Residential (R3) Zone”. By-law 47-24 will have the effect of amending By-law 2523, as amended, to facilitate a residential development comprising two (2) single detached dwelling lots fronting onto Birch Avenue.

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# SCHEDULE " A "

## TO BY-LAW NO. 47-24

This is Schedule "A" to By-Law  
47-24 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
\_\_th day of \_\_\_\_, 2024

\_\_\_\_\_  
David West  
Mayor

\_\_\_\_\_  
Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW

