

THE CORPORATION OF THE CITY OF RICHMOND HILL
BY-LAW No. XX-24

A By-law to Amend By-law No. 2523 as amended of The Corporation of the former Township of Vaughan as well as By-law No. 369-1986, as amended, of The Corporation of the Town of Richmond Hill

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF RICHMOND HILL ENACTS AS FOLLOWS:

1. That By-law No. 2523 of The Corporation of the Former Township of Vaughan ("By-law No. 2523"), as amended, be and is hereby further amended by:
 - a. Removing the lands shown on Schedule "A" to this By-law ___-___ (the "Lands") and any provisions of By-law No. 2523, as amended, that previously applies to the Land shall no longer apply to the Lands.
2. That By-law No. 369-1986, The Corporation of the Former Township of Vaughan ("By-law No. 369-1986") as amended, be and hereby is further amended as follows:
 - a. By rezoning the Lands to "Neighbourhood Commercial (NC), Exception 1.8XX Zone" under By-law 369-1986 as shown on Schedule "A" of this By-law _____ and,
 - b. By adding the following to Section 1.8 - Exceptions:

"1.8XX"

Notwithstanding any other inconsistent or conflicting provisions of By-law No. 369-1986, as amended, the following special provisions shall apply to the lands described as Part of Lot 51, Plan 3852 (Municipal Address 2 MacKay Avenue) and more particularly shown as "NC" on Schedule "A" to By-law No. XX-24 and denoted by a bracketed number (XX):

- i. Additional Permitted Uses:
 1. Residential Dwelling Unit in conjunction with a permitted commercial use.
- ii. Development Standards:
 1. Minimum Lot Frontage: 16 metres
 2. Minimum Lot Area: 850 m²
 3. Minimum Front Yard Setback: 9.25 metres
 4. Minimum Interior Setback: 1.25 metres

5. Maximum Building Height: 10.9 metres
 6. Minimum Landscape Strip abutting Residential Zone: 1.26 metres for a length of 26 metres on the west side and 1.52 metres for a length of 14 metres on the north side
 7. Section 1.4(d) of By-law 369-1986 shall not apply
 8. Length of Parking Spaces: 5.80 metres
 9. Driveway Width: 5.50 metres for one-way and two-way traffic
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3. All other provisions of By-law No. 369-1986, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
 4. Schedule "A" attached to By-law No. XX-24 is declared to form part of this By-law.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2024.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2024.

Mayor

Clerk

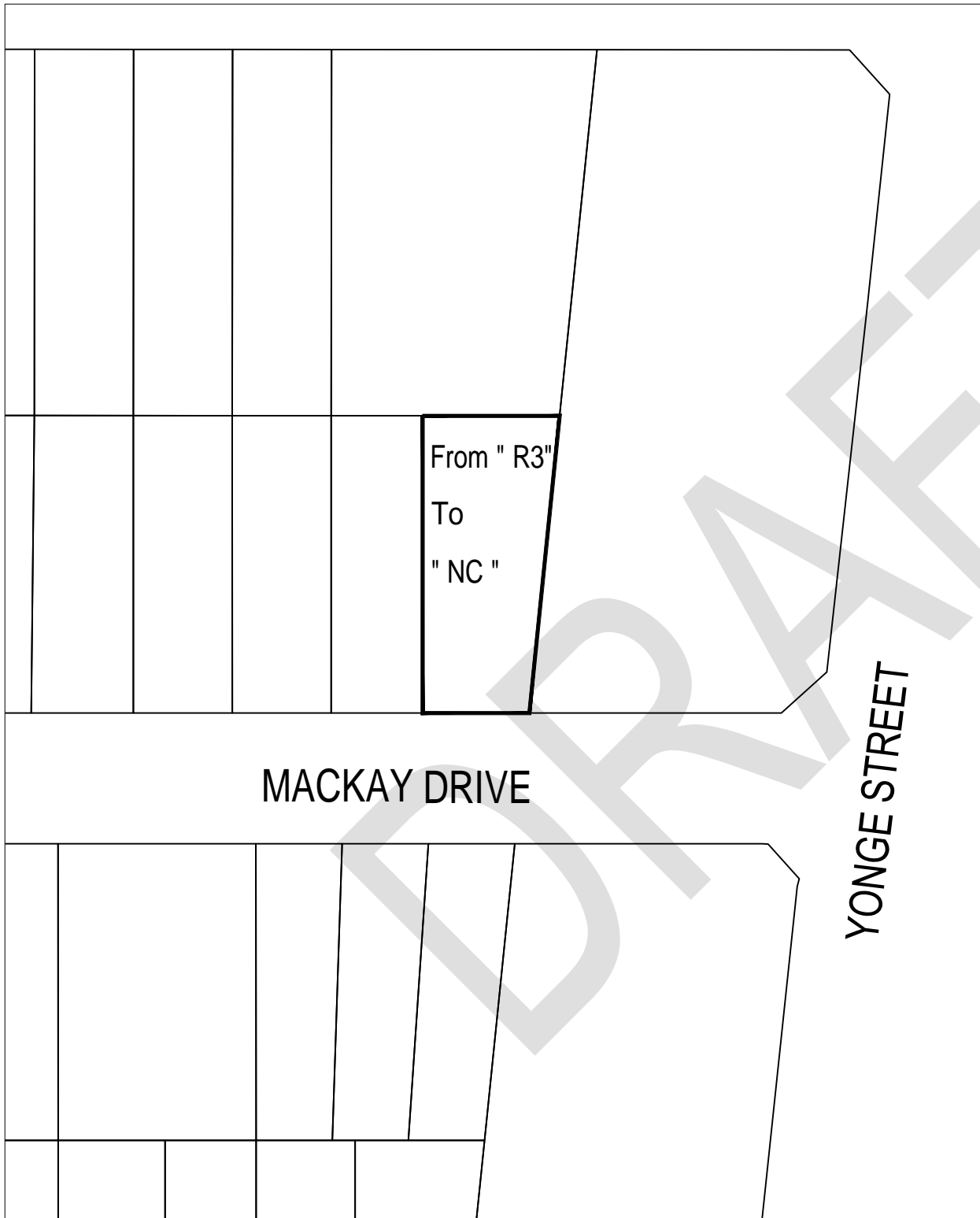
THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. XX-24

By-law No. XX-24 affects lands described as Part of Lot 51, Plan 3852 (Municipal Address: 2 MacKay Drive). The subject lands are located on the north side of MacKay Drive, west of Yonge Street.

By-law 2523, as amended, zones the subject lands “Residential Third Density (R-3) Zone”.

The purpose of By-law No. XX-24 is to remove the subject lands from By-law 2523 and insert the subject lands into By-law 369-1986 as well as to rezone the subject lands to the “Neighbourhood Commercial (NC) Zone” and add site-specific development standards to permit the retention of the existing residential dwelling unit, and to convert existing residential space (family room) on the ground floor to additional medical dental office space.




SCHEDULE " A "

TO BY-LAW NO. XX-24

This is Schedule "A" to the By-Law 124-23 passed by the Council of the Corporation of the City of Richmond Hill on the ____ day of _____ 2024.

Mayor

City Clerk

 AREA SUBJECT TO THIS BY-LAW

