

The Corporation of the City of Richmond Hill

By-law 128-24

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 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 128-24 (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 One (RM1) Zone”, “Multiple Residential Four (RM4) Zone” and “Residential Wide Shallow Two (RWS2) Zone”, as shown on Schedule “A” to this By-law 128-24; and,
 - c) by adding the following to Section 7 – Exceptions:

“7.67

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned “Multiple Residential One (RM1) Zone” and more particularly shown as “RM1” on Schedule “A” to By-law 128-24 and denoted by a bracketed number (7.67):

- i) The amendments to By-law 55-15 set out in Exception 7.3 (enacted through By-law 82-16) shall also apply to the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “A” to By-law 128-24;
- ii) Minimum Required **SETBACK** abutting a **STREET**: 2.9 metres;
- iii) Minimum Distance Separation between **BUILDINGS**: 2.6 metres; and,
- iv) Minimum **SETBACK** to a covered or uncovered **PORCH** or steps to access a **PORCH** to a **STREET LINE**: 0.3 metres.

7.68

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, 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 128-24 and denoted by a bracketed number (7.68):

- i) The amendments to By-law 55-15 set out in Exception 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 31-21;
 - ii) Minimum Required **SETBACK** abutting a **STREET**: 2.9 metres;
 - iii) Minimum Distance Separation between **BUILDINGS**: 2.6 metres
 - iv) Minimum **SETBACK** to a covered or uncovered **PORCH** or steps to access a **PORCH** to a **STREET LINE**: 0.3 metres.
 - v) Minimum **SETBACK** from the hypotenuse of a **DAYLIGHTING TRIANGLE** to a **BUILDING**: 0.6 metres
 - vi) No permanent **BUILDING** or **STRUCTURE**, except for **ACCESSORY STRUCTURES** and **DECKS**, shall be located within 7.0 metres from the TransCanada Pipelines Right of Way. **ACCESSORY STRUCTURES** and **DECKS** shall have a minimum **SETBACK** of 3.0 metres from the TransCanada Pipelines Right of Way.”
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. Schedule “A” attached to By-law 128-24 is declared to form a part of this by-law.

Passed this 9th day of October, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

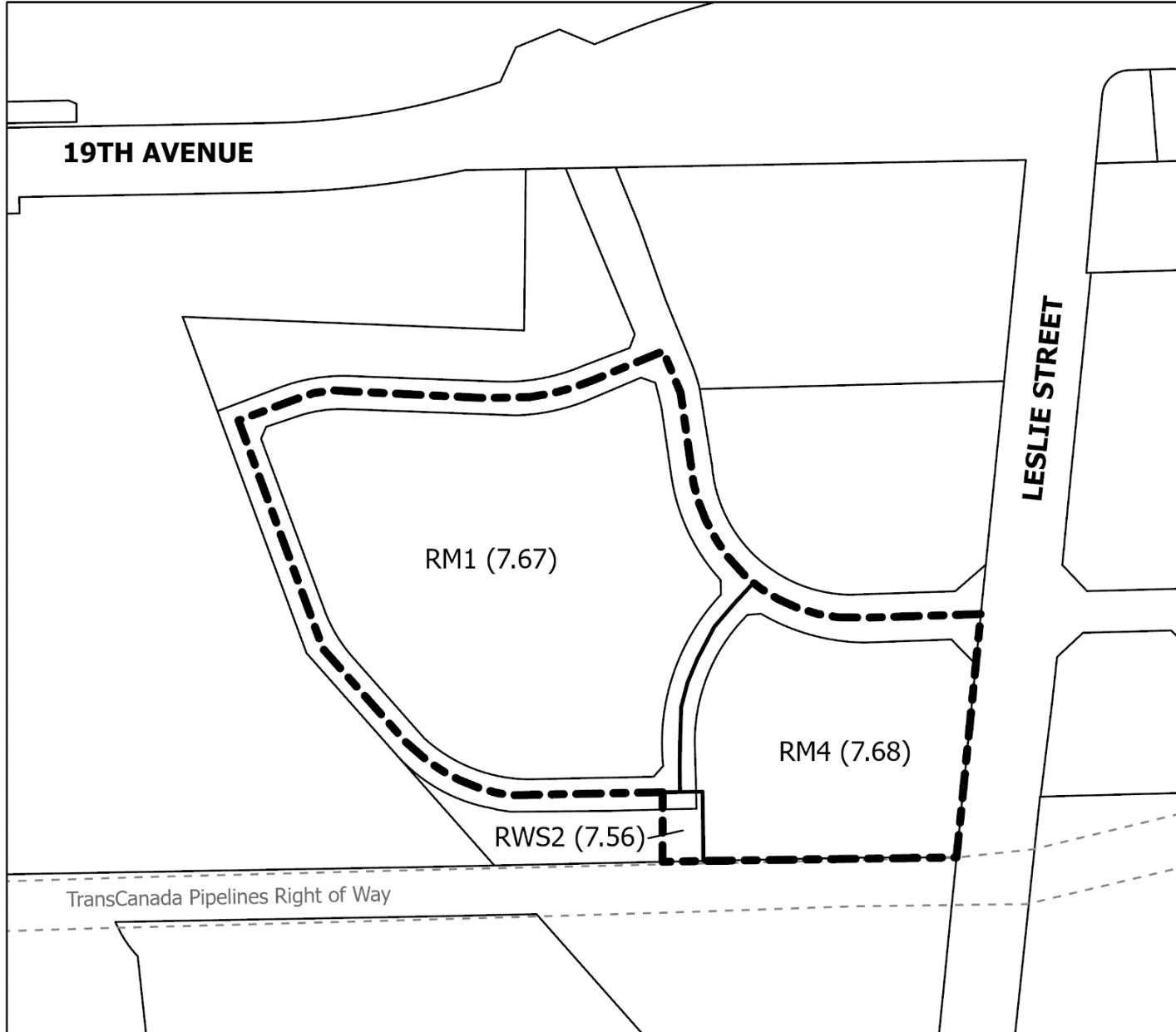
The Corporation of the City of Richmond Hill

Explanatory Note to By-law 128-24

By-law 128-24 affects the lands described as Part of Lot 30, Concession 2, E.Y.S., municipally known as 11430 Leslie Street.

By-law 2325-68, as amended, of the former Township of Markham, zones the subject lands "Agricultural (A1) Zone".

By-law 128-24, will have the effect of removing the Lands from the provisions of By-law 2325-68, as amended, and rezoning the subject lands to "Multiple Residential One (RM1) Zone", "Multiple Residential Four (RM4) Zone" and "Residential Wide Shallow Two (RWS2) Zone" under By-law 55-15, as amended with site-specific provisions to permit a residential townhouse development and one single detached dwelling on the subject lands.



SCHEDULE " A "

TO BY-LAW NO. 128-24

This is Schedule "A" to By-Law 128-24 passed by the Council of the Corporation of the City of Richmond Hill on the 9th day of October, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

 Area subject to this by-law

