

DRAFT: July 26, 2024

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. XX-24

A By-law to Amend By-law No. 313-96, as amended, of
The Corporation of the City of Richmond Hill, and
By-law No. 2523, as amended of the former Township of Vaughan.

WHEREAS the Council of the Corporation of the City of Richmond Hill ("the Corporation") at its Meeting of _____, 2024, 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 No. 2523, as amended, of the former Township of Vaughan ("By-law 2523"), be and hereby is further amended by removing those lands shown on Schedule "A" to this By-law XX-24 (the "Lands") and further, that any provisions of By-law 2523 as amended that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 2523, as amended by By-law 2325-68, of the Corporation of the City of Richmond Hill be and hereby is further amended as follows:
 - a) By rezoning the developable lands from "RR1 Rural Residential Zone" under By-law 2325-68 to "Residential Single Family Six (R6) Zone" under City of Richmond Hill Zoning By-law 184-87, as shown on Schedule "A" to this By-law XX-24;
 - b) By rezoning the natural heritage feature and 10 m wide buffer lands from "RR1 Rural Residential Zone" under By-law 2325-68 to "Flood (F) Zone" under City of Richmond Hill Zoning By-law 184-87, as shown on Schedule "A" to this By-law XX-24;
 - c) By adding to Section 7 – EXCEPTIONS, the following:

"7.XXX

Notwithstanding any inconsistent or conflicting provisions of By-law 184-87, as amended, the following special provisions shall apply to the lands zoned "Residential Single Family Six (R6) Zone" and more particularly shown as "Lot 1" and "Lot 2" on Schedule "B" to this By-law XX-24 and denoted by a bracketed number (7.XXX):

 - i. The following provisions shall apply to Single-Detached Dwellings on the lands zoned "Residential Single Family Six (R6) Zone" as shown on Schedule "A" to this By-law XX-24, and denoted as Lot 1 on Schedule "B" to this By-law XX-24:
 - a) Minimum Lot Frontage (Interior Lot) shall be: 13.47 metres;
 - b) Minimum Lot Area (Interior Lot) shall be: 490 metres squared;
 - c) Minimum Front Yard shall be: 4 metres; and,
 - d) Minimum Rear Yard shall be: 7 metres.
 - ii. The following provisions shall apply to Single-Detached Dwellings on the lands zoned "Residential Single Family Six (R6) Zone" as shown on Schedule "A" to this By-law XX-24, and denoted as Lot 2 on Schedule "B" to this By-law XX-24:
 - a) Minimum Front Yard shall be: 4 metres; and,
 - b) Minimum Rear Yard shall be: 5.5 metres.
3. All other provisions of By-law No. 184-87, 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 hereto is declared to form part of this By-law.

DRAFT: July 26, 2024

PASSED THIS __ DAY OF _____, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. XX-24

By-law No. XX-24 affects the lands known as Lot 3 on Plan 4007 (11198 Bayview Ave).

By-law No. XX-24 would remove the Subject Lands from By-law No. 2523, as amended, and rezone it to a "Residential Single Family Six (R6) Zone" and "Flood (F) Zone" category pursuant to Zoning By-law No. 184-87, as amended with site-specific exceptions.

By-law No. XX-24 is intended to facilitate the creation of two (2) lots for single-detached dwellings on the developable portion of the site, and the creation of a 10 metre wide natural buffer and protection of natural heritage lands on the undevelopable portion of the Subject Lands to be conveyed into public ownership.

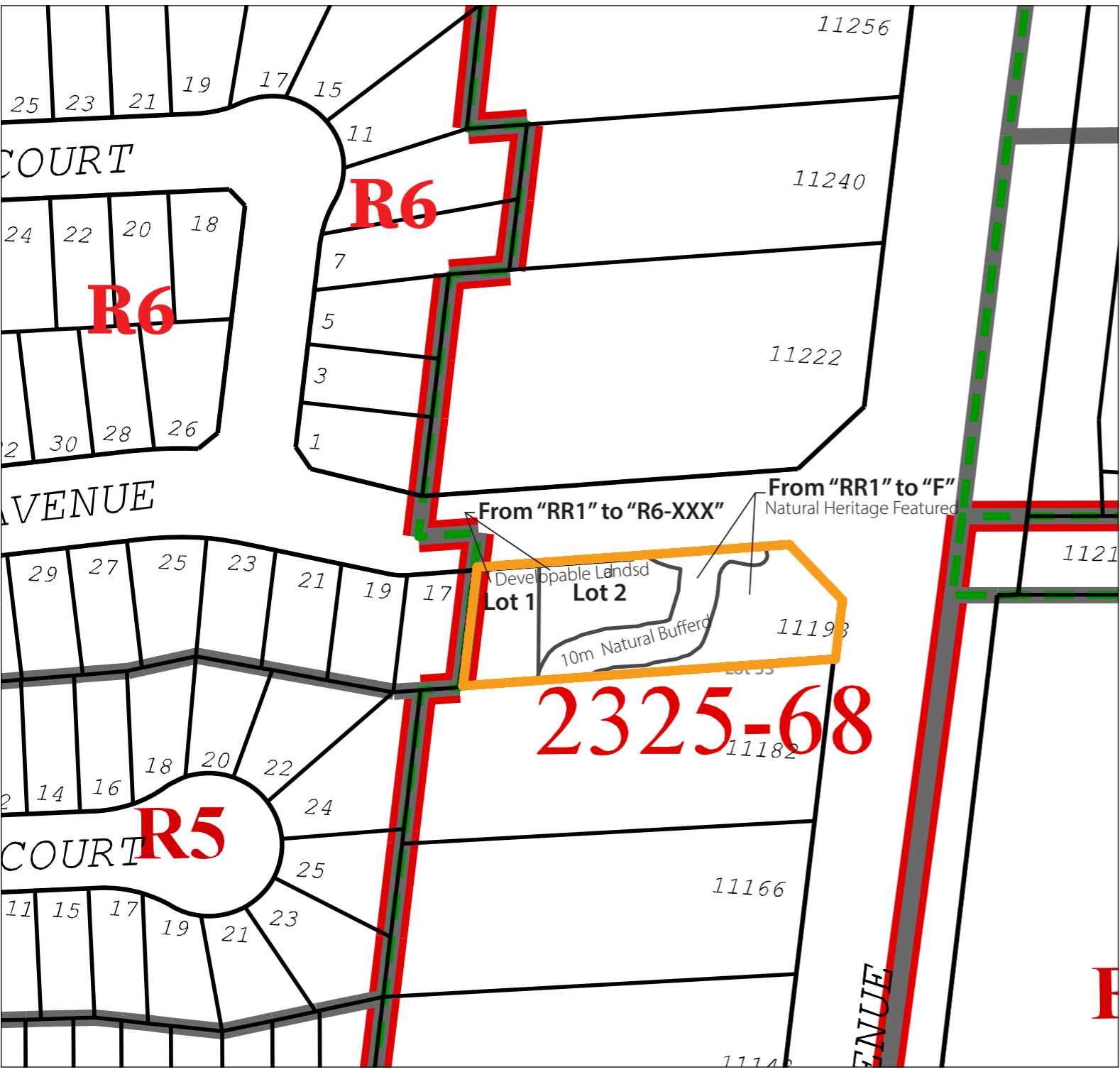
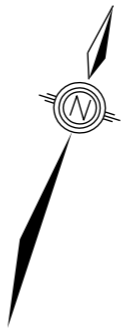
SCHEDULE "A"

TO BY-LAW NO. XX-23

This is Schedule "A" to By-law No. XX-23
Passed by the Council of The Corporation
of the City of Richmond Hill on the
___ Day of ___ 2023

Mayor

Clerk



 AREA SUBJECT TO THIS BY-LAW

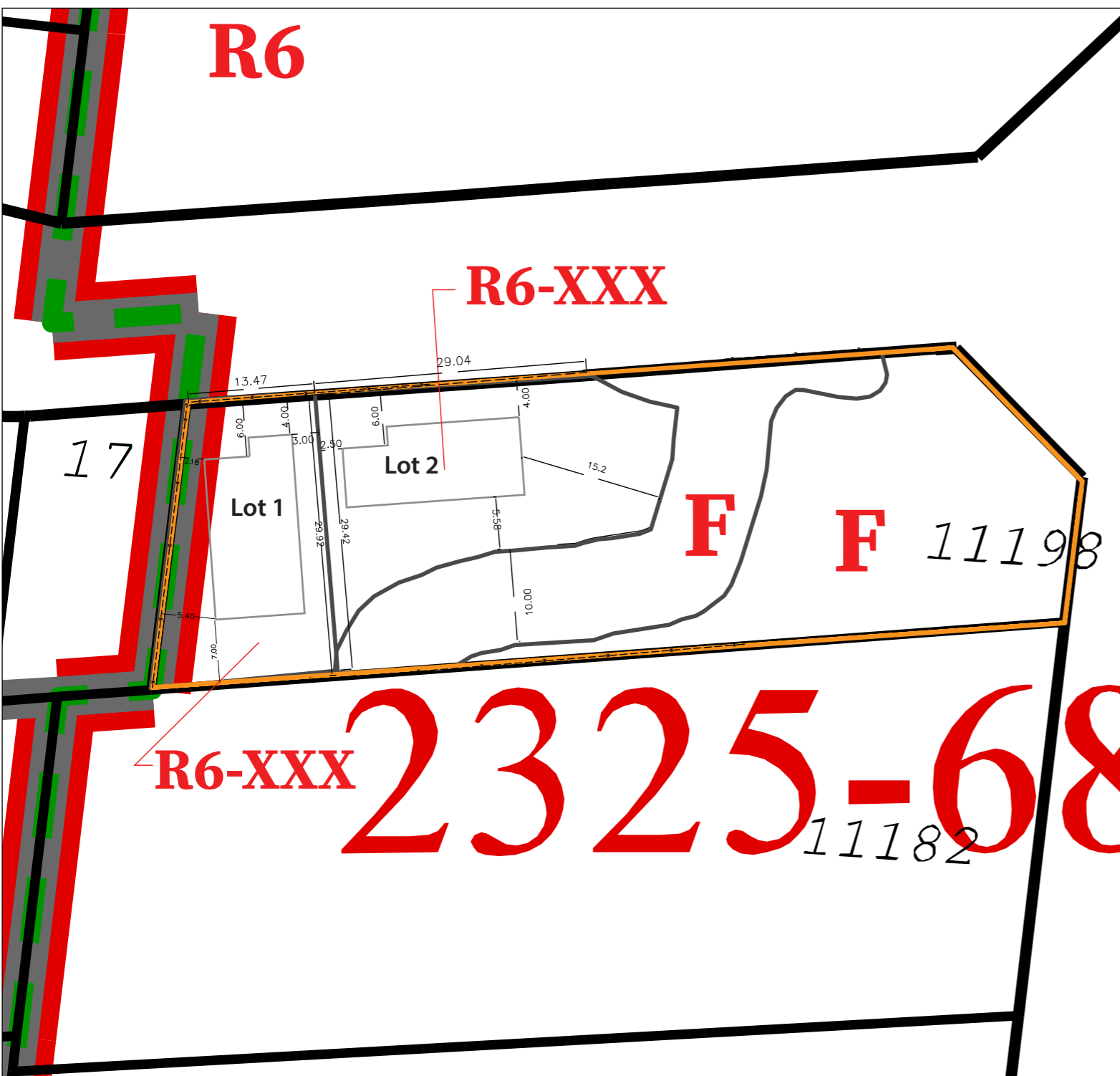
R6

R6-XXX

SCHEDULE "B"

TO BY_LAW NO. XX-23

This is Schedule "B" to By-law No. XX-23-
Passed by the Council of The Corporation
of the City of Richmond Hill on the
___ Day of ___ 2023

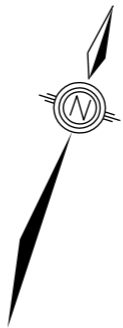


F F 11198

2325-68
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Mayor

Clerk



 Property Line