

The Corporation of the City of Richmond Hill

By-Law 39-25

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the City of Richmond Hill

By-Law No. 1703 as amended of the former Township of Whitchurch

Whereas the Council of The Corporation of the City of Richmond Hill (the “Corporation”) at its Meeting of April 9, 2025, 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 1703, as amended, of The Corporation of the City of Richmond Hill (“By-law 1703”), be and hereby is further amended by:

- a) removing those lands shown on Schedule “A” to this By-law 39-25 (the “Lands”) and any provisions of By-law 1703, as amended, that previously applied to the Lands shall no longer apply to the Lands.

2. That By-law 313-96, as amended, of The Corporation of the City of Richmond Hill (“By-law 313-96”), be and hereby is further amended as follows:

- a) by expanding the area of By-law 313-96 to include the Lands;
- b) by rezoning the Lands to “Single Detached Two (R2) Zone” under By-law 313-96, as shown on Schedule “A” of this By-law 39-25; and,
- c) by adding the following to Section 7 – Exceptions

“7.169

Notwithstanding any other inconsistent or conflicting provision of By-law No. 313-96, as amended, of the Corporation of the City of Richmond Hill, the following special provisions shall apply to the Lands zoned “Single Detached Two (R2)” and more particularly shown as “R2” on Schedule “A” to By-law No. 39-25 and denoted by a bracketed number (7.169):

- i) Minimum Lot Area Shall be 280 square metres;
 - ii) Minimum Side Yard Setback shall be 1.2 metres;
 - iii) Maximum encroachment into a Rear Yard for a Deck which is 0.6 metres in Height or greater or for a balcony shall be 3.0 metres; and,
 - iv) Maximum Lot Coverage shall be 50%.
3. All other provisions of By-law 313-96 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

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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 39-25 is declared to form a part of this by-law.

Passed this 9th day of April, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City of Richmond

Hill Explanatory Note to By-Law 39-25

By-law 39-25 affects the lands described as Part of Lot 9, Registered Plan 163, municipally known as 262 Douglas Road.

By-law 1703, as amended of The Corporation of the City of Richmond Hill, zones the subject lands “Residential Third Density (R3)”.

By-law 39-25 will have the effect of rezoning the subject lands to “Single Detached Two Zone (R2)” under Zoning By-law 313-96, as amended, with site specific development standards to facilitate creation of one additional building lot and two single detached dwellings on the subject lands



SCHEDULE “A” TO BY-LAW NO. 39-25

This is Schedule "A" to By-Law
39-25 passed by the Council
of the Corporation of the
City of Richmond Hill on the
9th day of April, 2025

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

