

THE CORPORATION OF THE CITY OF RICHMOND HILL BY-LAW NO. XX-25

A By-law to Amend By-law No. 2325-68, as amended, 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 _____, 2025, 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 Corporation of the City of Richmond Hill (By-law 2325-68”), be hereby amended by removing those lands shown on Schedule “A” to this By-law XXXX-25 (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 No. 55-15 as amended, of the Corporation 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 from to “Agriculture (A1) Zone” to “Multiple Residential Four (RM4) Zone” as shown on Schedule “A” to this By-law XX-25; and,
 - c) by adding the following to **Section 7 – EXCEPTIONS:**

“7.____

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 this By-law XX-25 and denoted by a bracketed number (7.XX):

- i. For purposes of 7.____, the following shall apply:
 - a) The amendments to By-law 55-15 set out in Exception Section 7.3 (enacted through By-law 82-16) shall also apply to lands zoned “Multiple Residential Four (RM4) Zone” as shown on Schedule “A” to By-law XX-25.

- b) The Lands shown on Schedule “A” attached hereto shall be deemed to be one **LOT**.
- c) A **STREET** shall include a **LANE**.
- d) The **FLANKAGE YARD** shall be part of the **LOT LINE** that fronts onto 19th Avenue

ii. DEVELOPMENT STANDARDS

The following development standards shall apply:

- a) Minimum **LOT FRONTAGE (CORNER LOT)**: 8.0 m (26.24 feet)
 - b) Minimum **LOT AREA (INTERIOR LOT)**: 103.0 square metres (1108.68 square metres)
 - c) Minimum Number of **PARKING SPACES**:
 - i. 1.0 **PARKING SPACES** per **DWELLING UNIT**
 - ii. 0.30 visitor **PARKING SPACES** per **DWELLING UNIT**
 - d) The provisions of **SECTION 5.7 (LANDSCAPING)** not apply.
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 of 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. Schedules “A” attached to By-law No. XXXX-25 are declared to form a part of this By-law.

Passed this _____ day of _____, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. XXX-25

By-law XXX-25 affects the lands described as legally described as Part of Lot 30, Concession 3, municipally known as 1501 19th Avenue.

By-law 2325-68, as amended, zones the Lands as “Agriculture (A1) Zone”.

By-law XXXX-25 will have the effect of rezoning the Lands to “Multiple Residential Four (RM4) Zone” under By-law 55-15, as amended, with site specific provisions to permit the construction of a residential development comprised of 13 stacked townhouse dwelling units on the Lands.

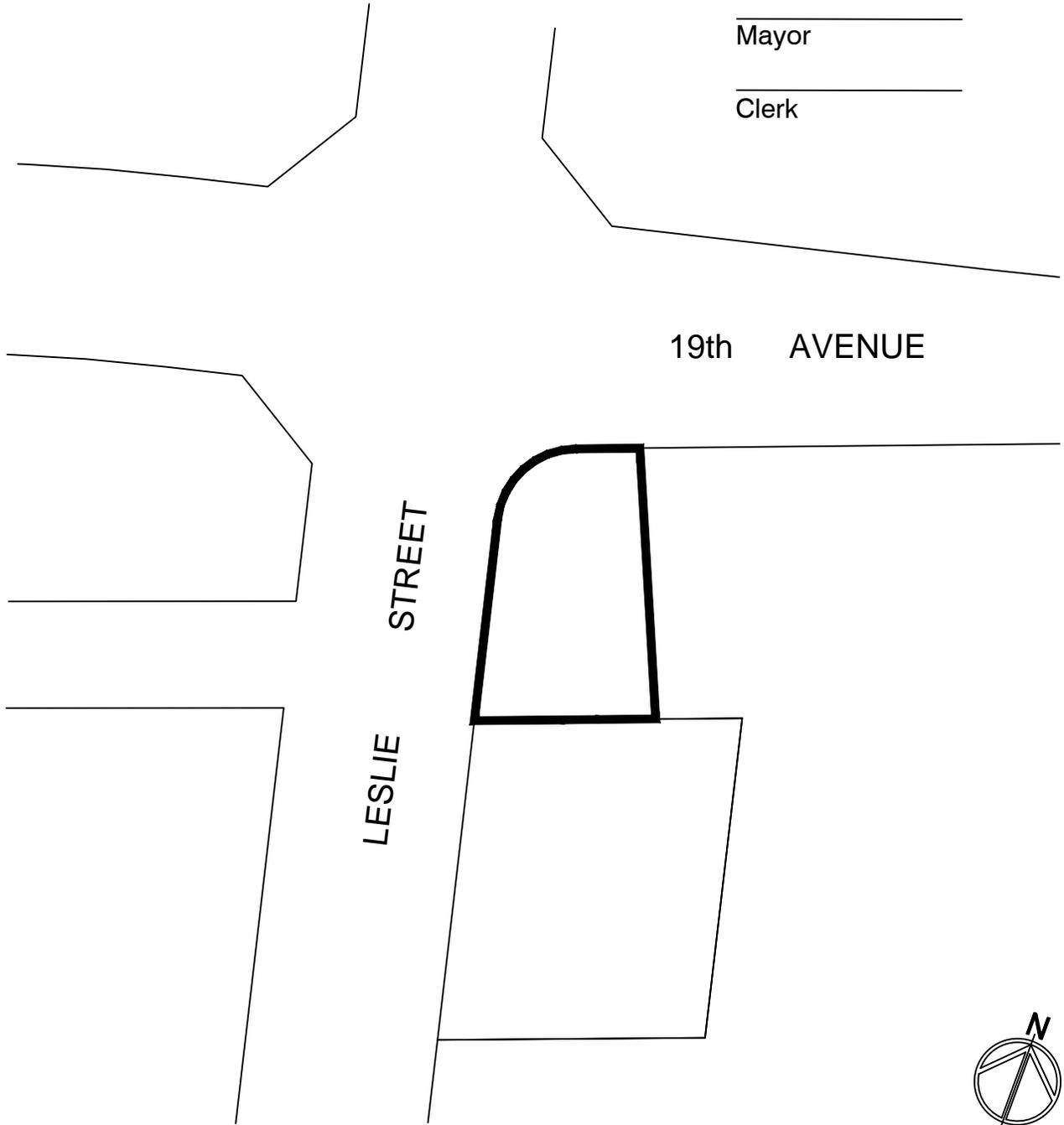
Schedule "A"

To By-law No. _____

This is Schedule "A" to By-Law
No. _____ passed by the
Council of the Corporation of the
City of Richmond Hill, on the
_____ day of _____, 2024

Mayor

Clerk



————— Area Subject to this By-Law



NTS