

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. __-25

A By-law to Amend By-law No. 2523, as amended, of The Corporation of the former Township of Vaughan.

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.

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 Corporation of the former Township of Vaughan for those lands shown on Schedule “1” to this By-law No. XXX-25 (the “Lands”) be and is hereby further amended as follows:

- a) By adding the following to Section 25 – EXCEPTIONS of By-law 2523, as amended, as follows:

“RH XXX

1. That the lands be rezoned from “Second Density Residential (R2) Zone” to “Second Density Residential – Special (R2-S) Zone”.

2. Notwithstanding any other inconsistent or conflicting provision of By-law No. 2523, as amended of The Corporation of the former Township of Vaughan, the following special provisions shall apply to the Lands zoned as “Second Density Residential – Special (R2-S) Zone” and more particularly described as “R2-S” on Schedule “1” to By-law No. XXX-25 and denoted by a bracketed number (RH XXX):

- a. For the purposes of this By-law, the following yards and requirements shall be applied to the limit of Parcel (1) shown on Schedule “1” attached hereto.

MINIMUM LOT FRONTAGE	15.25m
MINIMUM LOT AREA	390m ²
MAXIMUM LOT COVERAGE	44%
MINIMUM FRONT YARD	4.95m
MINIMUM REAR YARD	6.1m

**Appendix A
SRPBS.25.076**

MINIMUM INTERIOR SIDE YARD	1.52m
MAXIMUM ENCROACHMENT	2.2m

- b. For the purposes of this By-law, the following yards and requirements shall be applied to the limit of Parcel (2) shown on Schedule “1” attached hereto.

MINIMUM LOT FRONTAGE	20.30m
MINIMUM LOT AREA	525m ²
MAXIMUM LOT COVERAGE	31.5%
MINIMUM FRONT YARD	6.54m
MINIMUM REAR YARD	6.1m
MINIMUM INTERIOR SIDE YARD	1.52m
MINIMUM EXTERIOR SIDE YARD	6.05
MAXIMUM ENCROACHMENT	2.3m

2. All other provisions of By-law No. 2523, as amended, not conflicting with or inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “1” attached hereto.
3. The imperial measurements found in this By-law in brackets are provided for information 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.
4. Schedule “1” attached to By-law ____-25 is declared to form a part of this By-law.

PASSED THIS [] DAY OF 2025

Mayor

David West

Stephen M.A. Huycke
City Clerk

Appendix A
SRPBS.25.076

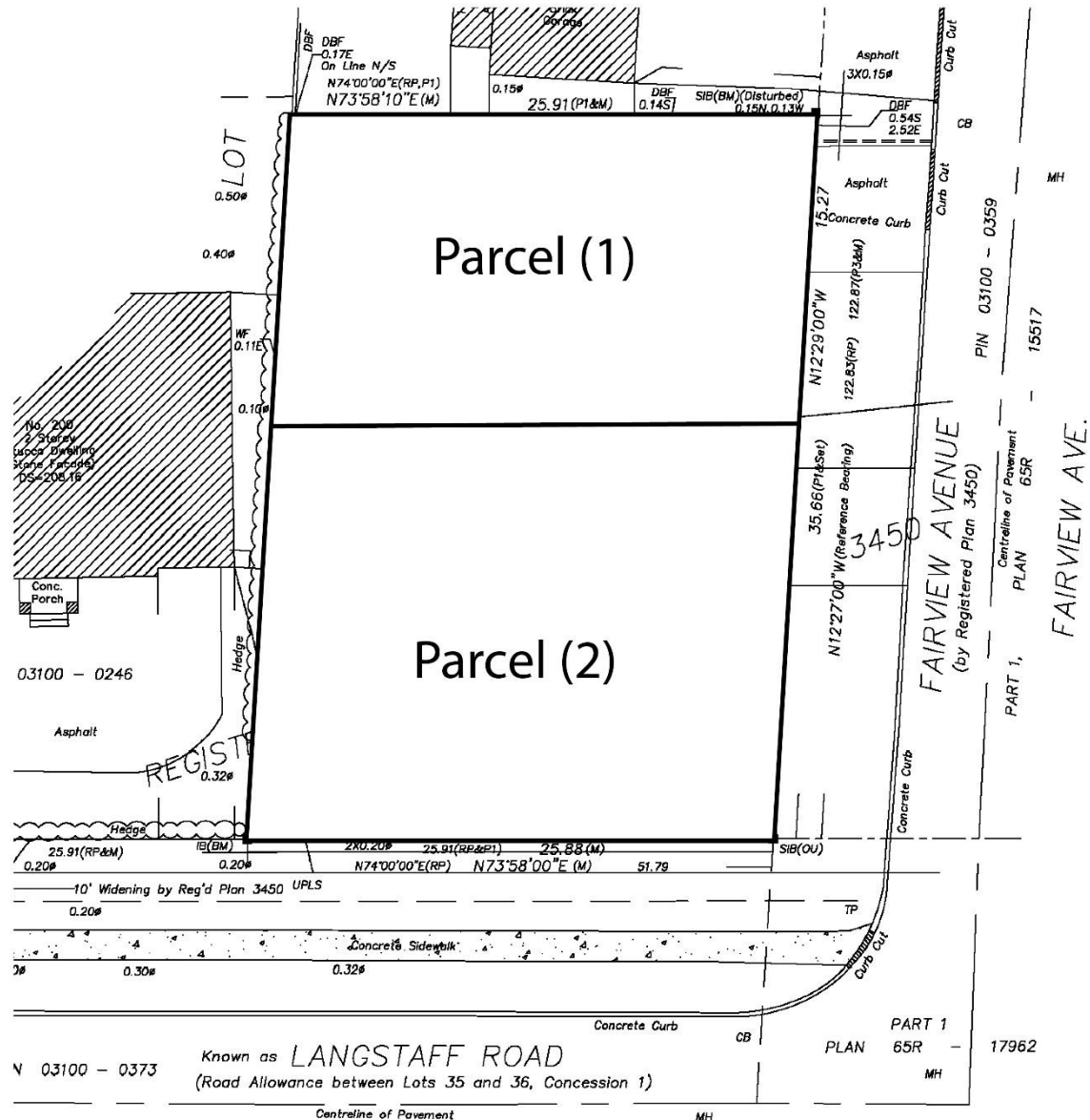
Schedule "1"

To By-law No. __-25

This is Schedule "1" to By-law No. __-25
passed by the Council of the Corporation
of The City of Richmond Hill on the
__ day of __, 2025

Mayor

Clerk



THE CORPORATION OF THE CITY OF RICHMOND HILL
EXPLANATORY NOTE TO BY-LAW NO. __-25

By-law No. __-25 affects the lands legally described as PART LOT 3, PLAN 3450, PART 2, PL 65R36837 (municipal address: 2 Fairview Avenue).

By-law No. 2523, as amended, of the Corporation of the City of Richmond Hill now zones the subject lands as “Second Density Residential (R2)” Zone which permits single family dwellings on lots having a minimum lot area of 696.77 square metres for interior lots and 870.97 square metres for corner lots.

The purpose of the by-law is to rezone the lands from “Second Density Residential (R2) Zone” to “Second Density Residential – Special (R2-S) Zone” in By-law No. 2523, as amended and to establish the following site-specific development standards:

- i) Lot Frontage for corner and interior lots;
- ii) Lot Area for corner and interior lots;
- iii) Lot Coverage for corner and interior lots;
- iv) Front yard setbacks from the centreline of Fairview Avenue;
- v) Rear Yard Setback;
- vi) Interior Side Yard Setback; and,
- vii) Deck Encroachments

The effect of the by-law would facilitate the creation of one (1) additional building lot with frontage onto Fairview Avenue.