

The Corporation of the City of Richmond Hill

By-law 67-25

A By-law to Amend By-law 313-96, as amended, of
The Corporation of the City of Richmond Hill and
By-law 986 as amended of the former Township of King

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of July 9, 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 986 as amended of the former Township of King ("By-Law 986"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 67-25 (the "Lands") and any provisions of By-law 986, 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 is hereby further amended as follows:
 - a) by expanding the area of By-law 313-96 to include the Lands;
 - b) by rezoning the Lands to "Semi-Detached One (RD1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 67-25; and,
 - c) by adding the following to Section 7 - Exceptions
"7.257
Notwithstanding any inconsistent or conflicting provisions of By-Law 67-25 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Semi-Detached One (RD1) Zone" and more particularly shown as "RD1" on Schedule "A" to By-law 67-25:
 - i) Minimum Lot Area (Interior lots): 465.00 square metres
(5,005.00 square feet)"
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 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 67-25 is declared to form a part of this by-law.

The Corporation of the City of Richmond Hill
By-law 67-25

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Passed this 9th day of July, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill

Explanatory Note to By-Law 67-25

By-law 67-25 affects lands located on the south side of Prince Arthur Avenue, east of Bathurst Street, legally described as Lots 47 to 50, Plan 133, municipally known as 45 Prince Arthur Avenue.

By-law 986, as amended of the former Township of King, allows a variety of land uses without the zone categories found in conventional land use by-laws.

By-law 67-25 will have the effect of rezoning the subject lands to Semi-Detached One (RD1) Zone under By-law 313-96, as amended, with site specific development standards for the minimum lot area (interior lot). This application will facilitate the creation of four semi-detached dwelling units on the subject lands.

PRINCE-ARTHUR-AVENUE

33

37

"RD1"
(7.257)

45

SCHEDULE "A"

TO BY-LAW NO. 67-25

This is Schedule "A" to By-Law
67-25 passed by the Council
of the Corporation of the
City of Richmond Hill on the
9th day of July, 2025

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

