

The Corporation of the City of Richmond Hill

By-law 51-25

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 July 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 51-25 (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 Four (R4) Zone” under By-law 313-96, as shown on Schedule “A” of this By-law 51-25; and,
 - c) by adding the following to Section 7 – Exceptions

“7.255

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to the lands zoned “Single Detached Four (R4) Zone” and more particularly shown as “R4” on Schedule “A” to By-law 51-25 and denoted by a bracketed number (7.255):

- i) Notwithstanding Section 5.1.9 a) of the By-law, Porches may encroach into a minimum front yard or rear yard to within 2.0 metres or the front lot line or the rear lot line and may encroach into a required flankage yard to within 1 metre of the flankage lot line provided the roofed porch is not closer to a side lot line than the main building on the lot;
 - ii) Minimum Front Yard Setback: 3.75 metres (12.30 feet); and,
 - iii) Minimum Lot Area (Corner Lot): 450.00 square metres (4843.76 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

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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 51-25 is declared to form a part of this by-law.

Passed this 9th day of July, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

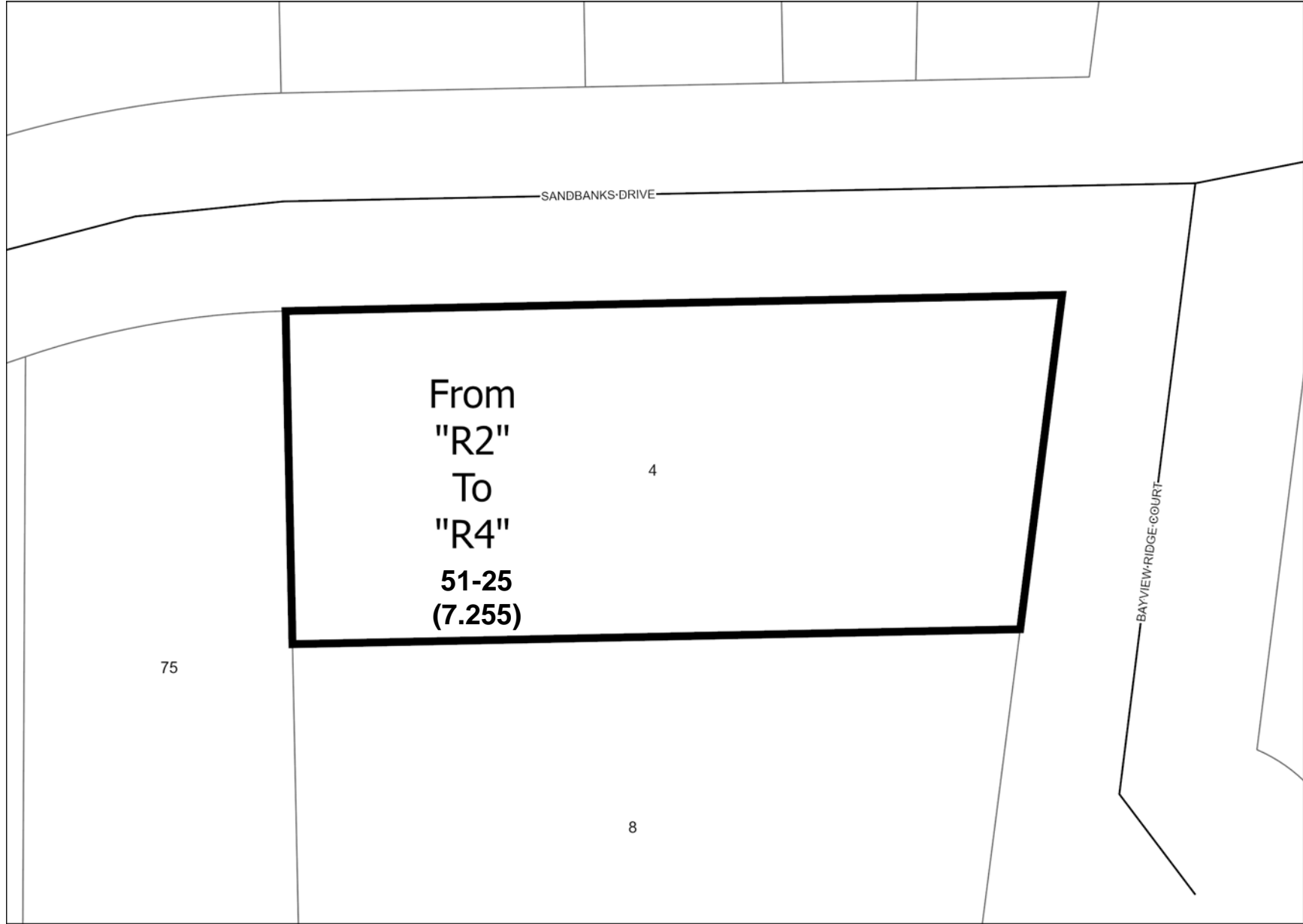
The Corporation of The City of Richmond Hill

Explanatory Note to By-Law 51-25

By-law 51-25 affects the lands described as Lot 35, Registered Plan 355, municipally known as 4 Bayview Ridge Court.

By-law 1703, as amended of The Corporation of the City of Richmond Hill, zones the subject lands “Residential Second Density (R2) Zone”.

By-law 51-25 will have the effect of rezoning the subject lands to “Single Detached Four (R4) Zone” under Zoning By-law 313-96, as amended, with site specific development standards to facilitate the construction of five (5) single detached dwelling units on the subject lands



SCHEDULE "A"

TO BY-LAW NO. 51-25

This is Schedule "A" to By-Law 51-25
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

