

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. XX-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 2523, as amended of The Corporation of the former Township of Vaughan (“By-law 2523”) be and hereby is further amended as follows:

- a) by rezoning the lands shown as “Block 1” on Schedule “A” to this By-law from “Second Density Residential (R2) Zone” to “Fourth Density Residential (R4) Zone” under By-law 2523, as amended, as shown on Schedule “B” to this By-law;
- b) by adding the following to Section 7 – EXCEPTIONS, the following:

“R4-AAA

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned “Fourth Density Residential (R4) Zone” and more particularly shown as “R4-AAA” on Schedule “A” to By-law XX-25 and denoted by a bracketed number (7.XXX):

- i. Maximum Lot Coverage: 45%
- ii. Minimum Interior Side Yard: 1.2 metres
- iii. Decks are permitted to encroach into the required minimum rear yard to a distance of 2.5 metres.

2. That By-law 2523, as amended of The Corporation of the former Township of Vaughan (“By-law 2523”) be and hereby is further amended as follows:

- a) by rezoning the lands shown as “Block 2” on Schedule “A” to this By-law from “Second Density Residential (R2) Zone” to “Fourth Density Residential (R4) Zone” under By-law 2523, as amended, as shown on Schedule “B” to this By-law

b) by adding the following to Section 7 – EXCEPTIONS, the following:

“R4-BBB

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned “Fourth Density Residential (R4) Zone” and more particularly shown as “R4-BBB” on Schedule “A” to By-law XX-25 and denoted by a bracketed number (7.XXX):

- i. Minimum Lot Frontage (Pair): 15 metres
- ii. Minimum Lot Area (Pair): 520 m²
- iii. Maximum Lot Coverage: 45%
- iv. Minimum Interior Side Yard: 1.2 metres (no requirement for adjoining dwellings)
- v. Decks are permitted to encroach into the required minimum rear yard to a distance of 2.5 metres.

3. All other provisions of By-law 2523, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

4. Schedule “A” attached to By-law No. XX-25 hereto is declared to form part of this By-law.

PASSED THIS __ DAY OF _____, 2025.

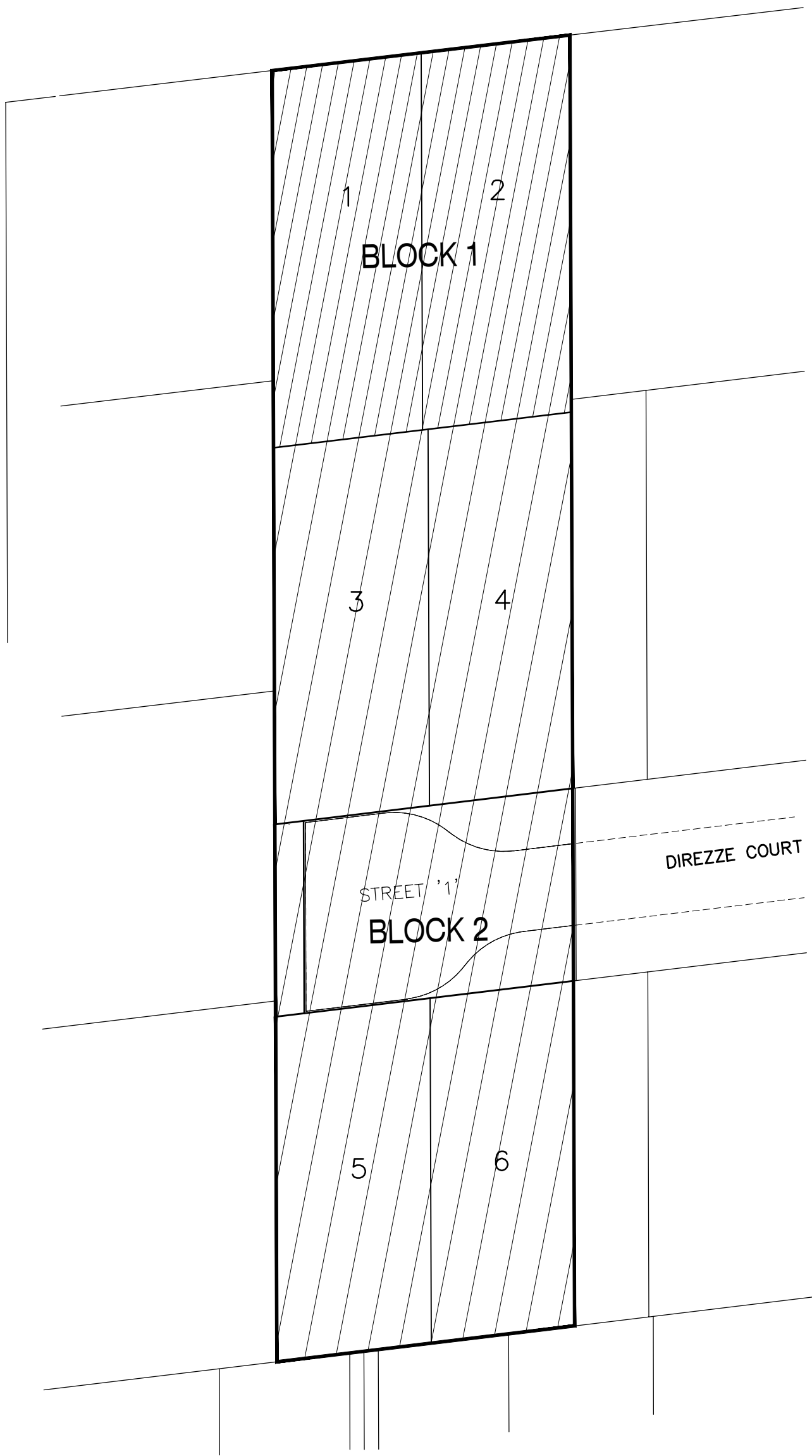
David West

Mayor

Stephen M.A. Huycke

City Clerk

OXFORD STREET



SCHEDULE "A"

TO BY-LAW __-25

This is Schedule "A" to By-Law __-25 passed by the Council of The Corporation of the City of Richmond Hill on the ___ Day of ___ 2025

— AREA SUBJECT TO THIS BY-LAW



Block 1



Block 2

----- Mayor

----- Clerk

OXFORD STREET



SCHEDULE "B"

TO BY-LAW __-25

This is Schedule "B" to By-Law __-25 passed by the Council of The Corporation of the City of Richmond Hill on the ___ Day of ___ 2025

— AREA SUBJECT TO THIS BY-LAW:



Rezoning from "R2" to "R4-AAA"



Rezoning from "R2" to "R4-BBB"

----- Mayor

----- Clerk