

**THE CORPORATION OF THE CITY OF RICHMOND HILL**

**BY-LAW NO. \_\_\_-25**

A By-law to Amend By-law No. 150-90, an amending By-law to By-law 2523, 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 **[MONTH-DAY-YEAR]** 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 by By-law 150-90, of the Corporation of the City of Richmond Hill be and is hereby further amended as follows:

- a) Changing the zoning of the Lands shown on Schedule “1” to Single Family Six Special Exception Zone (R6-SXX), in accordance with By-law 150-90, as amended;
- b) By adding the following to Section 7 – EXCEPTIONS of By-law 2523, as amended, as follows:

“R6-XX

Notwithstanding any other inconsistent or conflicting provisions of By-law No. 150-90, as amended, on those lands zoned R2 and shown on Schedule “1” to By-law \_\_\_-25, the following special provisions shall apply:

- i. The following provisions shall apply to the Land zoned as R6 shown on Schedule “1” to this By-law \_\_\_-25:
  - a. For the purposes of this By-law, the following yards and requirements shall be applied to the limit of Parcels (1), (2), (3) and (4) shown on Schedule “1” attached hereto.

<b>MINIMUM LOT AREA</b>	281.27 square metres
<b>MINIMUM LOT FRONTAGE</b>	7.84 metres
<b>MINIMUM REAR YARD SETBACK</b>	5.80 metres
<b>MINIMUM INTERIOR SIDE YARD SETBACK (ONE SIDE)</b>	1.24 metres

<b>MINIMUM INTERIOR SIDE YARD (OTHER SIDE)</b>	0.00 metres
<b>MAXIMUM LOT COVERAGE</b>	40.99%

- b. For the purposes of this By-law, the following permitted uses shall be applied to the limit of Parcels (1), (2), (3) and (4) shown on Schedule “1” attached hereto.
      - i. Semi-Detached Dwellings.
- 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 [MONTH, YEAR]

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

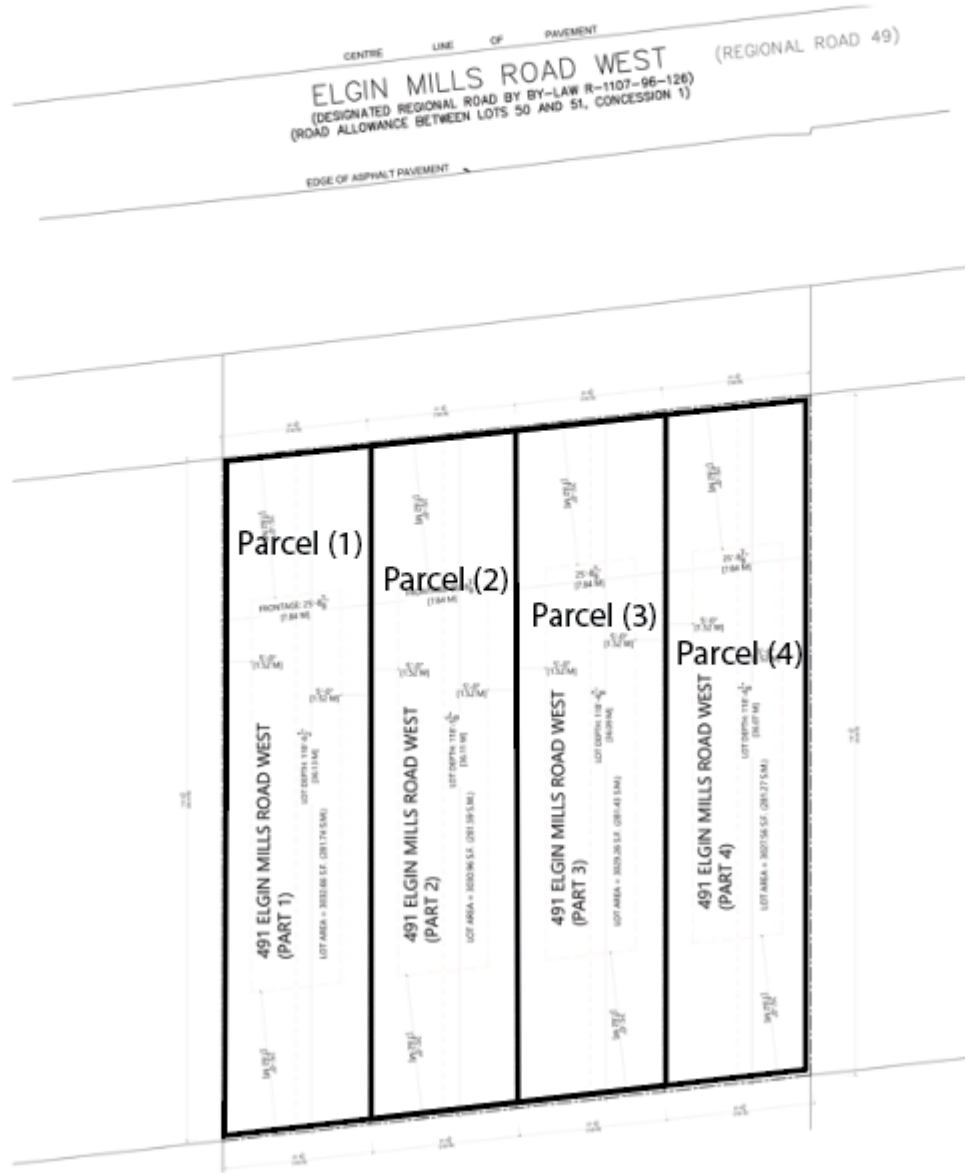
# Schedule "1"

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 known as PART LOT 28 PLAN 1999 PARTS 1 & 2 65R38821 (491 Elgin Mills Road West).

By-law No. 150-90, amending By-law 2523, of the Corporation of the City of Richmond Hill now zones the subject lands as “Single Family Six Zone (R6)” which permits single family dwellings on lots having a minimum lot area of 502 square metres for interior lots and 569 square metres for corner lots.

By-law No. \_\_-25 adds an Exception under Section 7 of By-law 2523 to permit a minimum lot area of 281.27 square metres, a minimum lot frontage of 7.84 metres, a minimum rear yard setback of 5.80 metres, an interior side yard of 1.24 metres on one side, an interior side yard of 0.00 metres on the other side, a maximum lot coverage of 40.99%, and to add Semi-Detached dwellings as a permitted use on the lands denoted in the black outline shown on Schedule “A”.

By-law No. \_\_-25 is intended to facilitate the future severance of the subject lands to construct two (2) new semi-detached dwellings for a total of four (4) semi-detached dwelling units.