

# The Corporation of the City of Richmond Hill

## By-law 103-25

A By-law to Amend By-law 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 October 29, 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 2523, as amended, of the former Township of Vaughan ("By-law 2523") be and hereby is further amended as follows
  - a) by rezoning the Lands Shown on Schedule "A" to this By-law 103-25 (the "Lands") to "Third Density Residential (R3) Zone" under By-law 2523, as amended, and,
  - b) adding the following to Section 25 - Exceptions

" RH214

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Third Density Residential (R3)" and more particularly shown on Schedule "A" to By-law 103-25 and denoted by a bracketed number (RH214):

- |      |                                       |   |
|------|---------------------------------------|---|
| i)   | Minimum Lot Frontage (Interior Lots): | 10 metres (35.67 feet)                      |
| ii)  | Minimum Lot Area (Interior Lots):     | 440 square metres<br>(4,736.12 square feet) |
| iii) | Maximum Lot Coverage:                 | 40%   |
| iv)  | *Minimum Front Yard:                  | 9 metres (29.53 feet)                       |
| v)   | Minimum Side Yard:                    | 1.2 metres (3.94 feet)                      |
| vi)  | Minimum Rear Yard:                    | 7.5 metres (24.61 feet)                     |
| vii) | Maximum Building Height:              | 11 metres (36.09 feet)                      |

\*Notes:

(1) a covered front porch shall be permitted to encroach into the required front yard a maximum of 3.5 metres (11.5 feet)

2. 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.
3. 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.
4. Schedule "A" attached to By-law 103-25 is declared to form a part of this by-law.

Passed this 29<sup>th</sup> day of October 2025.

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Godwin Chan  
Deputy Mayor

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Stephen M.A. Huycke  
City Clerk

# **The Corporation of The City of Richmond Hill**

## **Explanatory Note to By-Law 103-25**

By-law 103-25 affects lands located on the south side of Edgar Avenue and north side of Scott Drive, west of Yonge Street, legally described as Lot 8 and Part of Lot 9, Registered Plan 3852; and Lots 77 to 79, Registered Plan 1930, municipally known as 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive.

By-law 2523, as amended of the former Township of Vaughan, allows a variety of land uses without the zone categories found in conventional land use by-laws.

By-law 103-25 will have the effect of rezoning the subject lands to Third Density Residential (R3) Zone under By-law 2523, as amended. This application will facilitate the creation of nine (9) single detached lots and the extension of Clinton Drive.



**▭** AREA SUBJECT TO THIS BYLAW

# SCHEDULE "A"

## TO BY-LAW NO. 103-25

This is Schedule "A" to By-Law 103-25 passed by the Council of the Corporation of the City of Richmond Hill on the 29<sup>th</sup> day of October, 2025

Godwin Chan  
Deputy Mayor

Stephen M.A. Huycke  
City Clerk