

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. xx-25

A By-law to Amend By-law No. 93-25, as amended,
of The Corporation of the City of Richmond Hill

WHEREAS the Council of The Corporation of the City of Richmond Hill 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 No. 93-25 of The Corporation of the City of Richmond Hill be and is hereby further amended as follows:
 - a) by adding the following to **SECTION 19 – EXCEPTIONS** of By-law No. 93-25, of The Corporation of the City of Richmond Hill:

“ XX.X.X

Notwithstanding any inconsistent or conflicting provisions of By-Law No. 93-25, as amended, the following special provisions shall apply to the lands zoned “Local Mixed Use – Corridor (LMU-COR) Zone” and more particularly known as “LMU-COR” on Schedule “A” to By-law XX.XX and denoted by a bracketed number (XX.XX):

i. Development Standards:

The following development standards shall apply:

- (a) Major Mackenzie Drive shall be deemed to be the FRONT LOT LINE.
- (b) Average **ESTABLISHED GRADE** shall be: 222.29
- (c) Maximum **LOT COVERAGE**: 70%
- (d) Minimum **FRONT YARD DEPTH**: 1.00 metre
- (e) Minimum **FLANKAGE YARD SETBACK**: 2.00 metres
- (f) Notwithstanding Table 4.1F Special Provision (15), minimum building setback for Lawrence Avenue shall be 2.00 metres and for Major Mackenzie Drive shall be 1.00 metres.
- (g) Notwithstanding Table 4.1F Special Provision (17), a minimum rear yard setback where the main wall of any portion of a building facing a rear yard shall be 6.50 metres.

- (h) Notwithstanding Table 4.1F Special Provision (19), minimum front yard setback to the mail wall of the building shall be 1.00 metres.
 - (i) Notwithstanding Table 3.4.A, utility meters shall be setback a minimum of 0.00 metres from any lot line.
 - (j) Notwithstanding Table 3.4.A, exterior steps including any associated landings shall be a minimum of 0.00 metre setback to any lot line.
 - (k) Notwithstanding Table 3.4.A, stairs used to access a deck or a porch or an entry element shall be setback a minimum of 0.00 metres from any lot line.
2. All other provisions of By-law No. 93-25, as amended, of The Corporation of the City of Richmond Hill, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedules “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. Schedules “A” and “B” attached to By-law No. xx-25 are declared to form a part of this bylaw.

PASSED THIS __ DAY OF _____, 2025.

David West Mayor

Municipality Clerk

THE CORPORATION OF THE TOWN OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. XX.XX

By-law XX-XX affects the lands legally described as Part of Lot 56 Plan 1883 Richmond Hill as in RH31706, Richmond Hill; Part of Lot 56 Plan 1883 Richmond Hill as in RH31706, Part of Lot 55 Plan 1883 Richmond Hill as in R418275; Lot 54 PL 1883 Richmond Hill; Part Lot 55 PL 1883 Richmond Hill As in R660830, Richmond Hill, municipally known as 123 Lawrence Avenue; 186 Major Mackenzie Drive East, Richmond Hill; and 192 Major Mackenzie Drive East, Richmond Hill.

By-law 93-25, as amended, zones the subject lands “Local Mixed Use Corridor Zone (LMU-COR)” which permits stacked townhouses as a built form. Site specific provisions are required to facilitate the proposed development.

By-law XX-XX will have the effect of permitted a number of site-specific provisions for subject lands under By-law 93-25, as amended, to permit a four storey stacked townhouses on the subject lands.



Schedule "A" to By-law No. "XX-XX"

This is Schedule "A" to By-law No. "XX-XX" passed by Council of The Corporation of the City of Richmond Hill on the ____ Day of ____, 202X

Mayor

Clerk



"LMU-COR" (XX-XX)
AREA SUBJECT TO THIS BYLAW

