

The Corporation of the City of Richmond Hill

By-law 140-25

A By-law to Amend By-Law 313-96, as amended, of
The Corporation of the City of Richmond Hill, and
By-Law 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 December 10th, 2025, directed that this by-law be brought forward to Council for its consideration;

AND WHEREAS the Ontario Municipal Board (now Ontario Land Tribunal) approved Bylaw 313-96, being a Zoning By-law for the North Urban Development Area, on March 26, 1997;

The Council of The Corporation of the City of Richmond Hill 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 140-25 (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 Subject Lands;
 - b) by rezoning the northern portion of the Subject Lands to "Single Detached Six (R6) Zone" under By-Law 313-96, as amended, as shown on Schedule "A" of this By-Law 140-25; and
 - c) by rezoning the southern portion of the Subject Lands to "Environmental Protection Area Two (EPA2) Zone" under By-Law 313-96, as amended, as shown on Schedule "A" of this By-Law 140-25.
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 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 140-25 is declared to form a part of this By-Law.

Passed this 10th day of December 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

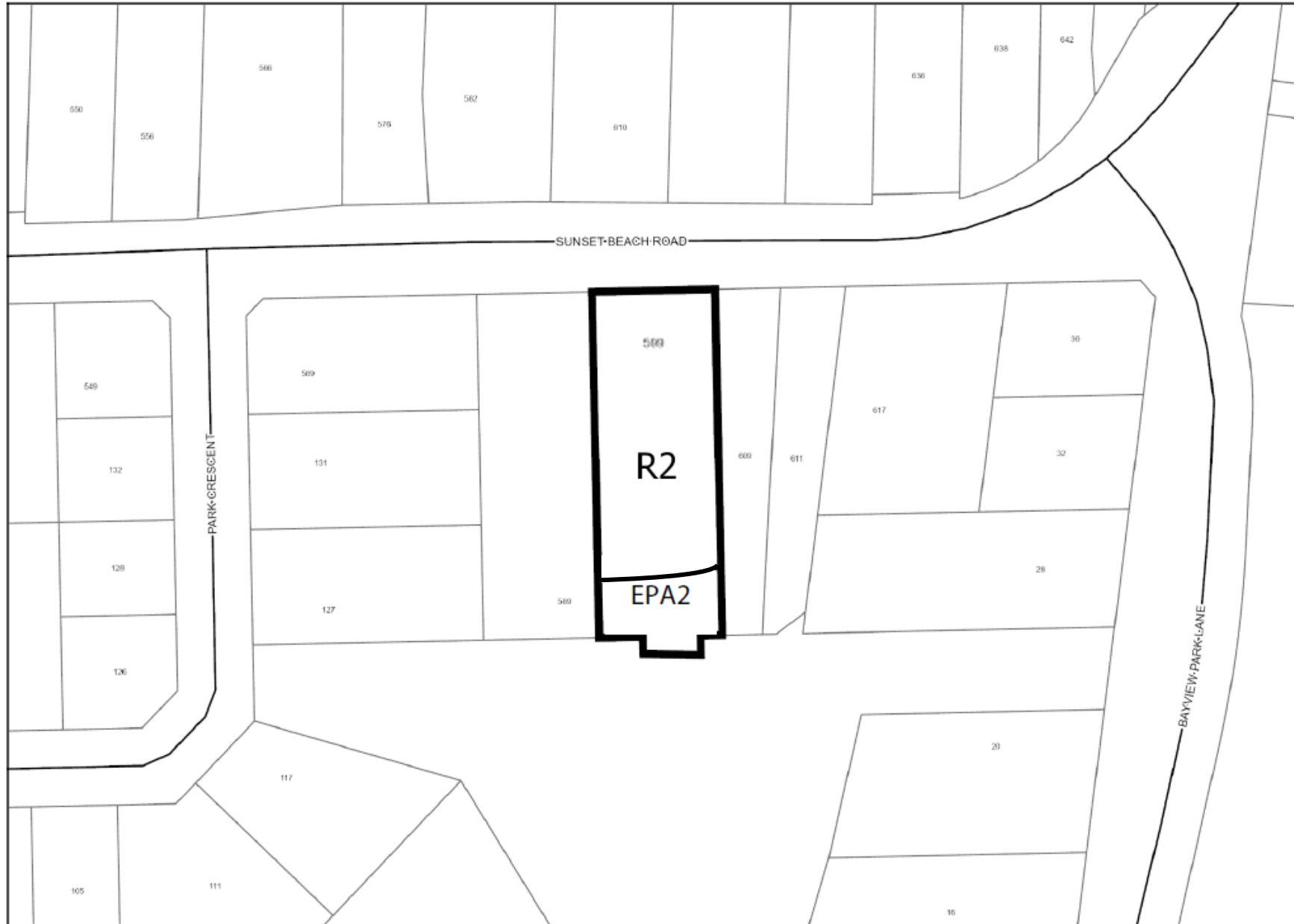
The Corporation of The City of Richmond Hill

Explanatory Note to By-Law 140-25

By-Law 140-25 affects lands located on the south side of Sunset Beach Road, east of Park Crescent, and west of Bayview Park Lane, legally described as Lot 24, Part of Lot 25, Registered Plan 355, municipally known as 599 Sunset Beach Road.

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 140-25 will have the effect of rezoning the subject lands to “Single Detached Six (R6) Zone” and “Environmental Protection Area Two (EPA2) Zone” under By-Law 313-96, as amended, in order to facilitate a lot severance and the development of two single detached dwellings on the subject lands.



SCHEDULE "A"

TO BY-LAW NO. 140-25

This is Schedule "A" to By-Law 140-25 passed by the Council of the Corporation of the City of Richmond Hill on the 10th day of December 2025

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

