

The Corporation of the City of Richmond Hill

By-law 141-25

A By-law to Amend By-Law 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 (the “Corporation”) at its Meeting of December 10th, 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 93-25, as amended, of The Corporation of the City of Richmond Hill (“By-law 93-25”), be and hereby is further amended as follows:
 - a) by rezoning the lands as shown on Schedule “A” of this By-Law 141-25 (the “Lands”) from “Neighbourhood One (N1) Zone” to “Neighbourhood Two (N2) Zone” and “Greenway Natural Linkage (GNL) Zone” under By-law 93-25, as amended;
 - b) by adding the following to Section 13.0 – Exceptions:

“13.36

Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands identified as Lot 24 and Part of Lot 25, Plan 355 (municipally known as 599 Sunset Beach Road) and **zoned** “Neighbourhood Two (N2)” as denoted on Schedule “A”:

(1) Notwithstanding Table 5.2A and Table 5.2B Special Provision 12, a minimum **front yard setback** of 20.0 metres shall be provided.”;
 - c) by amending Schedule “A” of By-law 93-25, as amended, as shown on Schedule “A” of this By-law 141-25;
2. All other provisions of By-Law 93-25, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto; and,
3. Schedule “A” attached to By-Law 141-25 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

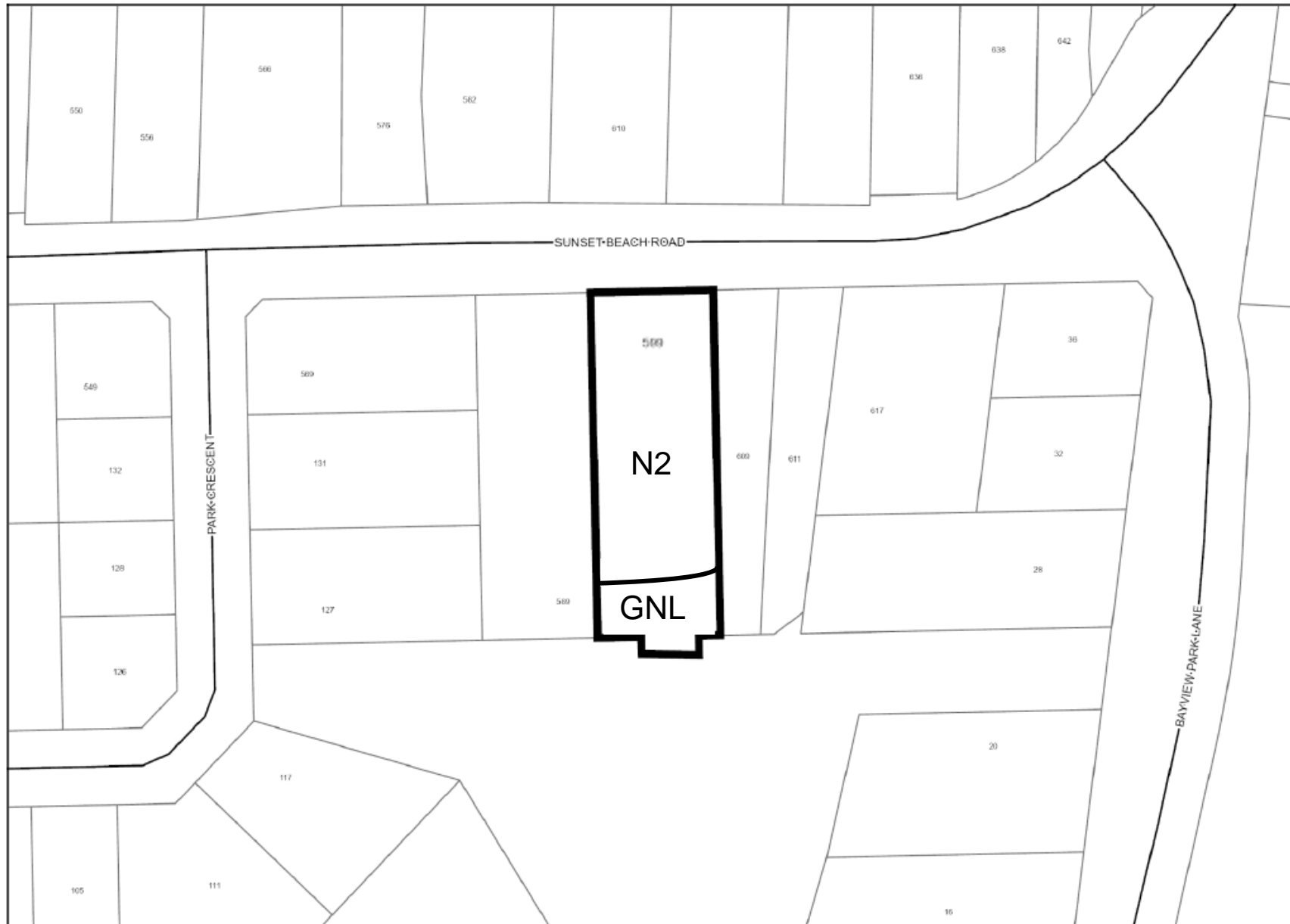
The Corporation of The City of Richmond Hill

Explanatory Note to By-Law 141-25

By-Law 141-25 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.

The lands are currently zoned “Neighbourhood One (N1) Zone” under By-Law 93-25, as amended, of The Corporation of the City of Richmond Hill.

By-Law 141-25 will have the effect of rezoning the subject lands to “Neighbourhood Two (N2) Zone” and “Greenway Natural Linkage (GNL) Zone” under By-law 93-25, 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. 141-25

This is Schedule "A" to By-Law 141-25 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