

The Corporation of the City of Richmond Hill

By-Law 130-25

A By-law to Amend By-law 66-71, 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 3, 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 66-71, as amended, of The Corporation of the City of Richmond Hill ("By-law 66-71 ") be and hereby is further amended as follows:
 - a. by rezoning those lands shown on Schedule "A" to this By-law 130-25 (the "Lands") from "Residential Second Density (R2) Zone" to "Residential Multiple First Density (RM1) Zone" under By-law 66-71, as amended; and,
 - b. by adding the following to Section 11 - SPECIAL PROVISIONS
"11.166

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71 of the Corporation, as amended, the following special provisions shall apply to semi-detached dwellings on the lands zoned "Residential Multiple First Density (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to By-law 130-25 and denoted by a bracketed number (11.166):
 - i) Minimum Lot Frontage: 8.2 metres (26.9 feet)
 - ii) Minimum Front Yard Setback: 6.0 metres (19.69 feet)
 - iii) Minimum Side Yard Setback: 1.2 metres (3.94 feet)
 - i) One side yard may have a side yard setback of nil where the dwelling units are attached by a common wall.
 - ii) Maximum Number of Storeys: 3
 - iii) Maximum Building Height: 11 metres (36.09 feet)
 - iv) Maximum Gross Floor Area: 400 square metres (4,305.56 square feet)
2. All other provisions of By-law 66-71, 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 130-25 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 130-25

By-law 130-25 affects the lands described as Part of Lots 2, 3, 4, and 5, Registered Plan 269, municipally known as 99 Lucas Street.

By-law 66-71 as amended, zones the subject lands "Residential Second Density (R2) Zone".

By-law 130-25 will have the effect of rezoning the subject lands to "Residential Multiple First Density (RM1) Zone" By-law 66-71, as amended, and will establish site specific development standards to facilitate the creation of one (1) additional building lot and two (2) semi detached dwellings on the subject lands.

Schedule "A" to By-law 130-25



SCHEDULE "A"

TO BY-LAW NO. 130-25

This is Schedule "A" to By-Law 130-25 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

