

The Corporation of the City of Richmond Hill

By-law 131-25

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 3rd, 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 93-25, as amended, of the City of Richmond Hill ("By-law 93-25") be and hereby is further amended as follows:
 - a) by rezoning the lands shown on Schedule "A" of this By-law 131-25 (the "Lands") from "Neighbourhood Two (N2) Zone" to "Neighbourhood Semi-Detached One (NS1) Zone" under By-law 93-25, as amended;
 - b) by adding the following to Section 13.0 – Exceptions:

"13.35

Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands located at 99 Lucas Street and **zoned** "Neighbourhood Semi-Detached One (NS1) Zone" as denoted on Schedule "A":

 - (1) Notwithstanding Table 5.2A and Table 5.2B Special Provision 12, a minimum **front yard setback** of 6.0 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 131-25;
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 131-25 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 131-25

By-law 131-25 affects lands legally described as described as Part of Lots 2, 3, 4, and 5, Registered Plan 269, municipally known as 99 Lucas Street.

The lands are currently zoned "Neighbourhood Two (N2) Zone" under By-law 93-25 as amended, of The Corporation of the City of Richmond Hill.

By-law 131-25 will have the effect of rezoning the subject lands to "Neighbourhood Semi-Detached One (NS1) Zone" under By-law 93-25, as amended, with a site-specific front yard setback development standard. By-law 131-25 will facilitate the creation of one additional building lot and the development of two semi-detached dwellings on the lands.

Schedule "A" to By-law 131-25



SCHEDULE "A" TO BY-LAW NO. 131-25

This is Schedule "A" to By-Law 131-25 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

