

**The Corporation of the  
City of Richmond Hill**

**By-law 111-17**

**Yonge and Bernard Key Development Area Secondary Plan  
Zoning By-law**

Notes:

By-law 111-17 was adopted on November 28, 2017 and was appealed to the Ontario Municipal Board (formerly the Local Planning Appeal Tribunal), now the Ontario Land Tribunal in its entirety (original version).

On April 17, 2020, By-law 111-17 (original version) was modified by Order of the Local Planning Appeal Tribunal and came into effect only for the lands municipally known as 70 Bernard Avenue. This modified and approved version of By-law 111-17 is referred to as the April 2020 By-law.

On December 15, 2021, as part of the Phase 2 hearing by the Ontario Land Tribunal of the outstanding appeals to By-law 111-17, the Ontario Land Tribunal approved a minor amendment to the April 2020 By-law, which applies only to the lands municipally known as 70 Bernard Avenue. The minor amendment was to add a Special Provision to the April 2020 By-law. The purpose of this Order is to implement the minor amendment to the April 2020 By-law approved on December 15, 2021 and subsequently corrected by the Ontario Land Tribunal pursuant to this Order.

The April 2020 By-law is amended as follows:

That Special Provision 16 be added to Table A4 of the April 2020 By-law as follows:

16. Despite any other provisions to this By-law, the building main wall of a low rise, mid rise or high rise building on 70 Bernard Avenue that has windows or openings must be set back a minimum of 2.5 m from the west lot line and 5.0 metres from the north lot line.