

The Corporation of the City of Richmond Hill

By-law Number 93-25

A By-law to regulate the use of lands and the location and use of
buildings and structures within the City of Richmond Hill

Comprehensive Zoning By-law

Office Consolidation: August 31st, 2026

[Interactive Comprehensive Zoning By-law Mapping](#)

This is an office consolidation of the City of Richmond Hill Comprehensive Zoning By-law (CZBL) 93-25 provided for convenience only. By-law 93-25 was adopted by Council on **September 24th, 2025**. On July 2nd, 2026, the Ontario Land Tribunal (OLT) issued a Decision and Order granting, among other matters, partial approval of the City's Comprehensive Zoning By-law 93-25 as amended by the OLT. This office consolidation dated **August 31st, 2026** reflects the foregoing as well as amending by-laws passed by Council where no appeals were made or where final approval to the amendment.

Regulations and lands/areas under appeal are to be identified in the Appeal Status document and annotated in the by-law. All regulations not under area- and site-specific appeal shall be interpreted to apply to lands described under "Subject Lands".

This consolidation is not a legal document and does not replace the official by-law or any amendment thereto. In the event of any conflict or inconsistency between this consolidation and the official by-law or any amendment thereto, the official by-law and amendments shall prevail. The certified versions of By-law 93-25 and all amendments are available through the [City Clerk's Office](#) and should be consulted for all legal purposes.

While every effort has been made to ensure accuracy, the Corporation of the City of Richmond Hill makes no representations or warranties regarding the accuracy, reliability, or completeness of this consolidation and expressly disclaims all liability for any loss, damage, or other consequence arising from reliance on this document. Users are solely responsible for verifying all information with the official by-law and amendments thereto.

Appeal Index

The following is a list of appeals to CZBL 93-25, as amended, as of the date of this Office Consolidation.

For information relating to appeals, including their current status and precise description of the lands subject to appeal, please review the relevant the Ontario Land Tribunal (OLT) Decision and Order available on the [OLT website](#).

Appeal ID (AID)	Appellant	Lands Subject to Appeal	OLT Reference
1	Whitehorn Investments Ltd., Stephen-Mitchell Realty Ltd., 891566 Ontario Ltd., and Ledbrow Investments Ltd.	9301, 9325 and 9335 Yonge Street (Part of Lot 41, Concession 1 EYS)	OLT-25-000843
2A	Leslie Elgin Developments Inc.	Parcel A: Block 285, 65M-4571	OLT-25-000843
2B	Leslie Elgin Developments Inc.	Parcel B: 4 former agriculturally zoned parcels, identified in yellow in the attached plan.	OLT-25-000843
2C	Leslie Elgin Developments Inc.	Parcel C: Block 284, 65M-4571	OLT-25-000843
3	First Baymac Developments Limited and Canadian Property Holdings (Ontario) Inc.	1070 Major Mackenzie Drive East (Part of Lot 21, Concession 2 (RHM) and Parts 7-15 and part of Lot 18, Plan 65R23506)	OLT-25-000843
4	Worthington Ridge Developments Inc.	13469 Yonge Street and 5 Worthington Avenue	OLT-25-000843
5	Golden Ambra Highrise Inc.	10956 Yonge Street	OLT-25-000843
6	Campo Ridge Home Corp.	10920 Yonge Street	OLT-25-000843
7	Parioli Peak Estates Inc.	77 and 89 16 th Avenue	OLT-25-000843
8	Lakeview Modern Residence Inc. and 27535052 Ontario Inc.	13572 and 13586 Bayview Avenue	OLT-25-000843
9	Sabella Ridges Estates Inc.	10684 and 10692 Yonge Street	OLT-25-000843
10	Streamgrove Developments Inc.	13321 and 13337 Yonge Street	OLT-25-000843
11	North Elgin Centre Inc.	11005 Yonge Street	OLT-25-000843
12	J-G Cordone Investments Ltd.	12030 Yonge Street	OLT-25-000843
13A	Salna, Robert	83 Sylvan Crescent and an area generally surrounding Lake Wilcox that is approximately bound by Bayview Avenue to the east, Blyth Street to the west, Bayswater Avenue to the North (except to Worthington Avenue to the North where the appeal area intersects with the Greenland wetland area) and Sunset Beach Boulevard to the south * * The City does not agree to the scope of these appeals and reserves the right to bring a further motion to address this at a later date.	OLT-25-000843

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Appeal ID (AID)	Appellant	Lands Subject to Appeal	OLT Reference
13B	Salna, Robert	107 North Lake Road and an area generally surrounding Lake Wilcox that is approximately bound by Bayview Avenue to the east, Bluth Street to the west, Bayswater Avenue to the North (except to Worthington Avenue to the North where the appeal area intersects with the Greenland wetland area) and Sunset Breach Boulevard to the south * * The City does not agree to the scope of these appeals and reserves the right to bring a further motion to address this at a later date.	OLT-25-000843
13C	Salna, Robert	10217 to 10225 Yonge Street	OLT-25-000843
14	9712 Yonge Street General Partner Inc. and 9712 Yonge Street Ltd. Partnership	9712 Yonge Street	OLT-25-000843
15	2593000 Ontario Ltd.	10594 Yonge Street	OLT-25-000843
16	Laurier Homes (Richmond Hill) Inc.	48, 50 and 52 Arnold Crescent	OLT-25-000843
17	White Owl Properties Ltd.	855 and 1351 Bloomington Road	OLT-25-000843
18A	Baif Developments Ltd.	305 Stouffville Road and 6, 8, 10, 12 Ciraco Court	OLT-25-000843
18B	Baif Developments Ltd.	13515 and 13715 Yonge and 53 St. Laurent Drive	OLT-25-000843
18C	Baif Developments Ltd.	190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent	OLT-25-000843
19	2705785 Ontario Ltd.	9675, 9677, 9699 Yonge Street	OLT-25-000843
20	Norfolk Development Inc.	162, 166, 170, 174, 178 and 182 Norfolk Avenue	OLT-25-000843
21	One Cynthia Inc.	1 Cynthia Crescent	OLT-25-000843
22	Yonge and Bloomington Ltd.	13723 Yonge Street	OLT-25-000843