

DRAFT
ONTARIO REGULATION
Made under the
PLANNING ACT
ZONING ORDER – CITY OF RICHMOND HILL AND
REGIONAL MUNICIPALITY OF YORK

Definitions

1. In this Order,

“stacked, back-to-back townhouse dwelling” means a building containing three or more dwelling units in which each dwelling unit,

- (a) is divided both vertically and horizontally from another dwelling unit by a common wall,
- (b) has independent external access, and
- (c) shares a common rear exterior wall;

“stacked townhouse dwelling” means a building containing three or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall and in which each dwelling unit has an independent external access;

“zoning by-law” means Zoning By-law No. 55-15 of the City of Richmond Hill.

Application

2. (1) This Order applies to lands in the City of Richmond Hill in the Regional Municipality of York, in the Province of Ontario, being the lands outlined in red on the map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

(2) For the purposes of this Order, the lands located in the area shown as Multiple Residential 1 and Multiple Residential 4 Exception zone in the map referred to in subsection (1) are considered a single lot.

Permitted uses

3. (1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands located in the area shown as the Multiple Residential 1 Exception zone on the map referred to in subsection 2 (1), except for,

- (a) single detached dwellings;
- (b) semi-detached dwellings;
- (c) street townhouse dwellings;
- (d) block townhouse dwellings;
- (e) rear-lane townhouse dwellings;
- (f) stacked townhouse dwellings;
- (g) back-to-back dwellings;
- (h) stacked, back-to-back townhouse dwellings;
- (i) home occupations;
- (j) private home day cares; and
- (k) the uses outlined in section 5.18 of the zoning by-law.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands located in the area shown as the Multiple Residential 4 Exception zone on the map referred to in subsection 2 (1), except for,

- (a) long-term care facilities
- (b) senior citizen dwellings;
- (c) retirement residences;
- (d) apartment dwellings;
- (e) street townhouse dwellings;

- (f) block townhouse dwellings;
- (g) rear-lane townhouse dwellings;
- (h) stacked townhouse dwellings;
- (i) back-to-back dwellings;
- (j) stacked, back-to-back townhouse dwellings;
- (k) home occupations;
- (l) private home day cares;
- (m) live/work units; and
- (n) the uses set out in section 5.18 of the zoning by-law.

(3) The following uses are permitted on the ground floor of a building referred to in clauses (2) (a) to (d):

1. Artist or photographic studios.
2. Clinics.
3. Commercial uses.
4. Day nurseries.
5. Places of worship.
6. Offices.
7. Financial institutions.
8. Laundry and dry-cleaning establishments.
9. Medical Office.
10. Offices.
11. Retail stores.
12. Personal service shops.
13. Restaurants or take-out restaurants
14. Public park
15. Community Centre

(4) The uses set out in clauses (d) to (n) of subsection (2) and clauses 1 to 14 of subsection (3) shall not comprise more than 5.8 hectares of the lands described in subsection (2) in the Multiple Residential 4 Exception, except where the non-residential uses are located in a mixed use building,.

Zoning Requirements — Multiple Residential 1 Exception zone

4. (1) The zoning requirements set out for Zone R3 in Table A2 of the zoning by-law apply to the use permitted under clause 3 (1) (a) with the following exceptions:

1. The minimum interior lot area is 280 square metres.
2. The minimum corner lot area is 325 square metres.
3. The maximum lot coverage is 55 per cent.
4. The minimum required front yard is three metres.
5. The minimum required side yard is 0.6 metres.
6. The minimum required rear yard is six metres.
7. The maximum height is four storeys.

(2) The zoning requirements set out for Zone RD1 in Table A2 of the zoning by-law apply to the use permitted under clause 3 (1) (b) with the following exceptions:

1. The minimum interior lot area is 370 square metres.

2. The minimum corner lot area is 415 square metres.
3. The maximum lot coverage is 55 per cent.
4. The minimum required front yard is three metres.
5. The minimum required side yard is 0.6 metres.
6. The minimum required rear yard is six metres.
7. The maximum height is four storeys.

(3) The following are the zoning requirements for the uses permitted under clauses 3 (1) (c) to (g):

1. The minimum interior lot frontage is 5.5 metres.
2. The minimum corner lot frontage is 5.5 metres.
3. The minimum front yard (east) is three metres.
4. The minimum required side yard (north) is three metres.
5. The minimum required side yard (south) is three metres.
6. The minimum required rear yard (west) is six metres.
7. The maximum height is four storeys.

(4) The maximum height for the use permitted under clause 3 (1) (h) and (j) is six storeys

Zoning Requirements — Multiple Residential 4 Exception zone

5. (1) The zoning requirements set out for Zone RM4 in Table A2 of the zoning by-law apply to the uses permitted under clause 3 (2) (a) to (d) with the following exceptions:

1. The minimum required front yard (west) is three metres.
2. The minimum required rear yard (east) from the provincial highway right-of-way is 14 metres.
3. The minimum required side yard (north) is three metres.
4. The minimum required side yard (south) is three metres.
5. The maximum height is 40 storeys.
6. The maximum floor area ratio is 4.0.
7. The minimum building separation 30 metres above grade is 25 metres.

(2) The zoning requirements set out for Zone RM4 in Table A2 of the zoning by-law apply to the uses permitted under clause 3 (2) (e) to (j) with the following exceptions:

1. The minimum townhouse width is 5.5 metres.
2. The minimum required front yard (west) is three metres.
3. The minimum required rear yard (east) from the provincial highway right-of-way is 14 metres.
4. The minimum required side yard (north) is three metres.
5. The minimum required side yard (south) is three metres.
6. The maximum height is four storeys.
7. The maximum floor area ratio is 4.0.

Additional zoning requirements

6. The following building height restrictions apply to all uses permitted: no person shall place, erect or construct, or permit the placement, erection or construction, on any land identified as Building Height Restriction Area on Schedule XX which would penetrate one of the following surfaces associated with the Buttonville Airport: a) approach surface; b) outer surface; or

c) transitional zone.

7. . The following additional requirements apply to the uses permitted under clauses 3 (1) (c) to (h) and clauses 3 (2) (e) to(j):

1. Minimum building separation is three metres.
2. Minimum setback from a street is three metres.
3. Minimum setback from a private lane is 0.5 metres.

Terms of use

8. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

9. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Richmond Hill.