

The Corporation of the City of Richmond Hill  
By-law XX-22

A By-law to Amend By-law 255-96, 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 XX, 2022, 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 255-96, as amended, of The Corporation of the City of Richmond Hill (“By-law 255-96”) be and hereby is further amended as follows:
- a) by rezoning the Lands to “Special Residential One (SR-1) Zone”, “Low Density Residential Six (R6) Zone”, “Low Density Residential Seven (R7) Zone” and “Flood (F) Zone” under By-law 255-96, as shown on Schedule “A” of this By-law XX-22.
  - b) The following uses shall be permitted on the Lands:
    - (i) **SINGLE DETACHED DWELLING UNITS**
    - (ii) **SEMI DETACHED DWELLING UNITS**
    - (iii) **HOME OCCUPATIONS**
  - c) The minimum setback from a Daylighting Triangle shall be 0.6 metres (1.96 feet).
  - d) by adding the following to Section 7 – Exceptions  
“7.44

Notwithstanding any inconsistent or conflicting provisions of By-law 255-96 of the Corporation, as amended the following special provisions shall apply only to the permitted uses of **Single Detached and Semi Detached Dwellings** on the lands zoned “Special Residential One (SR-1) Zone” and more particularly shown as “SR-1” on Schedule “A” to By-law XX-22 and denoted by a bracketed number (7.44):

- i) Minimum Lot Frontage (Corner Lot): 13 metres (42.6 feet)
- ii) Minimum Lot Frontage (Interior Lot): 15 metres (49.2 feet)
- iii) Minimum Lot Area (Interior Lot): 496 square metres (5,338.9 square feet)
- iv) Minimum Lot Area (Corner Lot): 580 square metres (6,243.1 square feet)
- v) Maximum Lot Coverage: 48%
- vi) Minimum Front Yard Setback: 4.5 metres (14.7 feet)
- vii) Minimum Interior Side Yard Setback: 1.2 metres (3.93 feet)
- viii) Minimum Flankage Yard Setback: 2.6 metres (8.53 feet)
- ix) Maximum Height: 9.9 metres (32.5 feet)
- x) The maximum height for the single detached dwelling which fronts onto 16<sup>th</sup> Avenue shall be 11.9 metres (39 feet).
- xi) A private garage shall be setback a minimum of 5.8 metres from a property line.

7.45

Notwithstanding any inconsistent or conflicting provisions of By-law 255-96 of the Corporation, as amended, the following special provisions shall

apply to **Single Detached dwellings** on the lands zoned “Low Density Residential Six (R6) Zone” and more particularly shown as “R6” on Schedule “A” to By-law XX-22 and denoted by a bracketed number (7.45):

- i) Minimum Lot Frontage (Interior Lot): 12.1 metres (39.69 feet)
- ii) Minimum Lot Area (Interior Lot): 457 square metres (4,919.1 square feet)

7.46

Notwithstanding any inconsistent or conflicting provisions of By-law 255-96 of the Corporation, as amended, the following special provisions shall apply to **Single Detached Dwellings** on the lands zoned “Low Density Residential Six (R6) Zone” and more particularly shown as “R6” on Schedule “A” to By-law XX-22 and denoted by a bracketed number (7.46):

- i) Minimum Lot Frontage (Interior Lot): 7.3 metres (23.9 feet)
- ii) Minimum Interior Side Yard Setback: 0.9 metres (2.95 feet)
- iii) Minimum Rear Yard Setback: 6 metres (19.68 feet)
- iv) Driveways shall be permitted to have a maximum width of 6.0 metres (19.69 feet).

7.47

Notwithstanding any inconsistent or conflicting provisions of By-law 255-96 of the Corporation, as amended, the following special provisions shall apply to **Single Detached dwellings** on the lands zoned “Low Density Residential Seven (R7) Zone” and more particularly shown as “R7” on Schedule “A” to By-law XX-22 and denoted by a bracketed number (7.47):

- i) Minimum Lot Frontage (Interior Lot): 15.7 metres (51.5 feet)
- ii) Minimum Interior Side Yard Setback: 1.2 metres (3.93 feet)
- ii) Minimum Front Yard Setback: 12.2 metres (40 feet)

7.48

Notwithstanding any other inconsistent or conflicting provisions of By-law 255-96, as amended, the following special provisions shall apply to the lands zoned “Flood (F) Zone” and more particularly shown as “F” on Schedule “A” to By-law XX-22 and denoted by bracketed number (7.48):

- i) The permitted use of these lands shall be for flood control, conservation and forestry uses only.”

2. All other provisions of By-law 255-96, 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 XX-22 is declared to form a part of this by-law.

Passed this XX day of December, 2022.

The Corporation of the City of Richmond Hill  
By-law XX-22

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

File: D02-20004 (AD)

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

### **Explanatory Note to By-law XX-22**

By-law XX-22 affects the lands described as Part of Lots 11, 12, 13, 32, 35 and 36 and Lots 33 and 34, Plan 3805 and Part of Lots 13 and 53, Plan 3806, municipally known as 265 and 305 16<sup>th</sup> Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road.

By-law 255-96, as amended, zones the subject lands “Low Density Residential Six (R6) Zone”, “Low Density Residential Seven (R7) Zone” and “Special Residential One (SR-1) Zone”.

By-law XX-22 will have the effect of amending the current zoning to permit semi-detached dwelling units, implement site specific development standards to facilitate a residential development comprised of 14 single detached dwellings and 20 semi detached dwelling lots and a new public road. Further, a portion of the lands will be zoned Flood (F) Zone.

SRPI.22.113  
Appendix B

