

The Corporation of the City of Richmond Hill

By-law 4-23

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 7, 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 4-23;
- b) 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 to the lands zoned “Special Residential One (SR-1) Zone” and more particularly shown as “SR-1” on Schedule “A” to By-law 4-23 and denoted by a bracketed number (7.44):

- i) Permitted Uses:
- (a) Single Detached Dwelling
 - (b) Semi-Detached Dwelling
 - (c) Home Occupation
 - (d) Private Home Daycare
- ii) Minimum Lot Frontage (Corner Lot): 13.0 metres (42.7 feet)
- iii) Minimum Lot Frontage (Interior Lot): 15.0 metres (49.2 feet)
- iv) Minimum Lot Area (Interior Lot): 496.0 square metres (5,338.9 square feet)
- v) Minimum Lot Area (Corner Lot): 580.0 square metres (6,243.1 square feet)
- vi) Maximum Lot Coverage: 48%
- vii) Minimum Required Front Yard: 4.5 metres (14.8 feet) (i)(ii)
- viii) Minimum Required Side Yard: 1.2 metres (3.94 feet) (iii)
- ix) Minimum Required Flankage Yard: 2.6 metres (8.5 feet)
- x) Maximum Height: 11.0 metres (36.09 feet) (iv)

NOTES:

- (i) A private garage shall have a minimum front yard setback of 5.8 metres (19.03 feet).
- (ii) The minimum setback from a Daylighting Triangle shall be 0.6 metres (1.97 feet).
- (iii) One side yard may have a side yard setback of nil where the semi-detached dwelling units are attached by a common wall.
- (iv) The maximum height of a Single Detached Dwelling on a lot which fronts onto 16th Avenue shall be 11.9 metres (39.04 feet).

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 the lands zoned “Low Density Residential Six (R6) Zone” and more particularly shown as “R6” on Schedule “A” to By-law 4-23 and denoted by a bracketed number (7.45):

- i) Minimum Lot Frontage (Interior Lot): 12.2 metres (40.0 feet)
- ii) Minimum Lot Area (Interior Lot): 457.0 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 the lands zoned “Low Density Residential Six (R6) Zone” and more particularly shown as “R6” on Schedule “A” to By-law 4-23 and denoted by a bracketed number (7.46):

- i) Minimum Lot Frontage (Interior Lot): 7.0 metres (22.97 feet)
- ii) Minimum Required Side Yard: 0.9 metres (2.95 feet)
- iii) Minimum Required Rear Yard: 6.0 metres (19.69 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 the lands zoned “Low Density Residential Seven (R7) Zone” and more particularly shown as “R7” on Schedule “A” to By-law 4-23 and denoted by a bracketed number (7.47):

- i) Minimum Lot Frontage (Interior Lot): 15.7 metres (51.5 feet)
- ii) Minimum Required Side Yard: 1.2 metres (3.94 feet)
- ii) Minimum Required Front Yard: 12.2 metres (40.0 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 4-23 and denoted by bracketed number (7.48):

- i) Permitted Uses:
 - (a) Conservation
 - (b) Forestry”

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 4-23 is declared to form a part of this by-law.

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Passed this 25th day of January, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-20004 (AD)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 4-23

By-law 4-23 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 16th 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 4-23 will have the effect of rezoning the subject lands to “Special Residential One (SR-1) Zone, Low Density Residential Six (R6) Zone, Low Density Residential Seven (R7) Zone and Flood (F) Zone to facilitate a residential development comprised of 14 single detached dwelling units, 20 semi-detached dwelling units and a new public street.

