

The Corporation of the City of Richmond Hill

By-Law 13-24

A By-law to Amend By-law 255-96, as amended, of
The Corporation of the City of Richmond Hill

Whereas the Committee of the Whole of The Corporation of the City of Richmond Hill (the “Corporation”) at its Meeting of March 20, 2024, directed that this by-law be brought forward to Council for its consideration;

The Corporation 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 part of those lands shown on Schedule “A” to this By-law 13-24 (the “Lands”) from “Special Residential One (SR-1) Zone” to “Low Density Residential Six (R6) Zone” under By-law 255-96, as shown on Schedule “A” of this By-law 13-24;
- b) by adding the following Section 7 – Exceptions

“7.49

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 “Special Residential One (SR-1) Zone” and more particularly shown as “SR-1” on Schedule “A” to By-law 13-24 and denoted by bracketed number (7.49):

- | | | |
|------|--------------------------------------|---|
| i) | Minimum LOT FRONTAGE: | 12.0 metres (39.4 feet) |
| ii) | Minimum LOT AREA: | 570 square metres (6,135.4 square feet) |
| iii) | Minimum SIDE YARD: | 1.2 metres (3.9 feet) |
| iv) | Minimum FRONT YARD: | 11.5 metres (37.7 feet) |
| v) | Minimum SETBACK to a PRIVATE GARAGE: | 11.5 metres (37.7 feet) |
| vi) | Maximum BUILDING HEIGHT: | 11.0 metres (36.1 feet) |

7.50

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 13-24 and denoted by bracketed number (7.50):

- i) In addition to the permissions outlined in Table A1 - Residential Zones, a SEMI-DETACHED DWELLING shall be permitted (1).
- ii) The following shall apply to SEMI-DETACHED DWELLINGS:

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- a. Minimum LOT AREA (INTERIOR LOT): 440 square metres (4,736.1 square feet)
- b. Minimum LOT AREA (CORNER LOT): 480 square metres (5,166.7 square feet)
- c. Minimum SETBACK to the hypotenuse of a DAYLIGHT TRIANGLE: 1.5 metres (4.92 feet)
- d. Minimum SIDE YARD: 1.2 metres (3.9 feet)
- e. Minimum FLANKAGE YARD to a local road: 2.8 metres (9.2 feet)
- f. Minimum FLANKAGE YARD to 16th Avenue: 6.2 metres (20.3 feet)
- g. Minimum REAR YARD: 7.0 metres (23.0 feet)
- h. Maximum LOT COVERAGE: 48%
- i. Minimum SETBACK to a PRIVATE GARAGE: 5.8 metres (19.0 feet)
- j. Special Provision 5 within Table “A2” – RESIDENTIAL ZONE STANDARDS SPECIAL PROVISIONS shall not apply.
- k. Table 5.3.1 shall not apply. Notwithstanding the foregoing, no portion of the driveway shall be located within a daylighting triangle.

NOTES:

- (1) In the case of SEMI-DETACHED DWELLINGS, there shall be no more than two (2) DWELLINGS per LOT.

7.51

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 13-24 and denoted by bracketed number (7.51):

- i) Minimum LOT FRONTAGE: 12.0 metres 39.4 feet)
- ii) Minimum LOT AREA: 430 square metres (4,628.5 square feet)
- iii) Minimum SIDE YARD: 1.2 metres (3.9 feet)
- iv) Minimum SETBACK to a PRIVATE GARAGE: 5.8 metres (19.0 feet)
- v) Maximum LOT COVERAGE: 43%
- vi) Special Provision 5 within Table “A2” – RESIDENTIAL ZONE STANDARDS SPECIAL PROVISIONS shall not apply.

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- vii) The parcels of land shown on Schedule “B” to By-law 13-24 shall be deemed to be LOTS.
- 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. Schedules “A” and “B” attached to By-law 13-24 are declared to form a part of this by-law.

Passed this 27th day of March, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill

Explanatory Note to By-Law 13-24

By-law 13-24 affects the lands described as Part of Lots 23 and Lot 24, Registered Plan 3806, municipally known as 551 and 561 16th Avenue.

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

By-law 13-24 will have the effect of amending the current zoning to implement site-specific development standards to permit a residential development comprised of a total of ten (10) semi-detached dwelling units and four (4) single detached dwelling lots, including two (2) future development lots. In addition, By-law 13-24 will also rezone a portion of the subject lands from “Special Residential One (SR-1) Zone” to “Low Density Residential Six (R6) Zone” under By-law 255-96, as amended.



