

# The Corporation of the City of Richmond Hill

## By-Law xx-24

A By-Law to Amend By-law 313-96, as amended, of  
The Corporation of the City of Richmond Hill and By-law 1275, as amended,  
of the former Township of King

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

The Council of The Corporation enacts as follows:

1. That By-law 1275, as amended, of the former Township of King (“By-law 1275”), be and hereby is further amended by removing those lands shown on Schedule “A” to this By-law xx-24 (the “Lands”) and any provisions of By-law 1275, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96, as amended, of The Corporation of the City of Richmond Hill (“By-law 313-96”) be and hereby is further amended as follows:

- a) by expanding the area of By-law 313-96 to include the Lands;
- b) by rezoning the Lands to “Single Detached Six (R6) Zone” and “Semi Detached One (RD1) Zone” under By-law 313-96 as shown on Schedule “A” of this By-law XX-24; and,
- c) by adding the following to Section 7 – Exceptions

“7.248

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to those lands zoned “Semi Detached One (RD1) Zone” and more particularly shown as “RD1” on Schedule “A” to By-law XX-24 and denoted by a bracketed number (7.248):

1. For the purposes of Section 7.248, the following shall apply:
  - i. **WASTE STORAGE ENCLOSURE** means an enclosed **STRUCTURE** intended to store residential waste, that is attached to a **DWELLING UNIT** with a maximum height of 2.5 metres and a maximum **FLOOR AREA** of 5.0 square metres.
  - ii. **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** means an unenclosed staircase accessing a basement of a **DWELLING UNIT** or an **ADDITIONAL RESIDENTIAL UNIT**.
2. The following provisions shall apply to **SEMI DETACHED DWELLINGS** on the Lands zoned “Semi Detached One (RD1) Zone” as shown on Schedule “A” to this By-law XX-24:
  - i. Minimum **LOT FRONTAGE**: 13.4 metres
  - ii. Minimum **LOT AREA**: 330 square metres
  - iii. Maximum **LOT COVERAGE**: 58% (1)
  - iv. Minimum **YARD**:

- a. Minimum **FRONT YARD**: 4.5 metres
- b. Minimum **INTERIOR SIDE YARD**: 1.2 metres
- c. Minimum **FLANKAGE SIDE YARD**: 1.2 metres
- d. Minimum **REAR YARD**: 5.0 metres (2)(3)(4)
- e. Maximum **BUILDING HEIGHT**: 12.0 metres (5)

Notes:

- (1) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
- (2) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 3.0 metres from a **REAR LOT LINE**.
- (3) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 2.7 metres from a **REAR LOT LINE**.
- (4) A party wall between two **DWELLING UNITS** shall be permitted to encroach into a **REAR YARD** to a point not less than 4.35 metres from a **REAR LOT LINE**, provided that it is not wider than 0.2 metres.
- (5) Where **DWELLING UNITS** in a **SEMI-DETACHED DWELLING** are constructed on a **LOT** or **BLOCK** in conformity with this By-law, the provisions for minimum **LOT FRONTAGE** and minimum **LOT AREA** shall not be deemed to be contravened by reason of a division of the **DWELLING UNITS** in the **SEMI-DETACHED DWELLINGS** onto separate **LOTS** in accordance with the Planning Act RSO 1990, provided that all other requirements of this By-law are met.

7.249

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to those lands zoned "Semi Detached One (RD1) Zone" and Single Detached Six (R6) Zone" and more particularly shown as "RD1" and "R6" on Schedule "A" to By-law XX-24 and denoted by bracketed number (7.249):

- 1. For the purposes of Section 7.249, the following shall apply:
  - i. **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.
  - ii. A **LOT** shall include a **PARCEL OF TIED LAND**.
  - iii. A **STREET** shall include a **LANE**.
  - iv. **WASTE STORAGE ENCLOSURE** means an enclosed **STRUCTURE** intended to store residential waste, that is attached to a **DWELLING UNIT** with a maximum height of 2.5 metres and a maximum **FLOOR AREA** of 5.0 square metres.

- v. **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** means an unenclosed staircase accessing a basement of a **DWELLING UNIT** or an **ADDITIONAL RESIDENTIAL UNIT**.
  - vi. Vehicular parking shall be provided at a rate of 2.0 **PARKING SPACES** per **DWELLING UNIT** for residents and 0.25 **PARKING SPACES** per **DWELLING UNIT** for visitors.
2. The following provisions shall apply to **SINGLE-DETACHED DWELLINGS** on the Lands zoned “Semi-Detached One (RD1) Zone” as shown on Schedule “A” to this By-law XX-24 and denoted as Parcel A as shown on Schedule “B” to this By-law XX-24:

- i. Minimum **LOT AREA**: 240 square metres
- ii. Maximum **LOT COVERAGE**: 45% (1)
- iii. Minimum **YARD**:
  - a. Minimum **FRONT YARD**: 4.0 metres
  - b. Minimum **INTERIOR SIDE YARD**: 0.6 metres on one side; 1.2 metres on the other
  - c. Minimum **REAR YARD**: 7.0 metres (2)(3)
  - d. Maximum **BUILDING HEIGHT**: 12.0 metres

Notes:

- (1) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
- (2) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 5.0 metres from a **REAR LOT LINE**.
- (3) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 4.4 metres from a **REAR LOT LINE**
- (4) A retaining wall shall not be considered a **STRUCTURE** and shall not require a setback from a **LOT LINE**.

3. The following provisions shall apply to **SINGLE-DETACHED DWELLINGS** on the Lands zoned “Semi-Detached One (RD1) Zone” as shown on Schedule “A” to this By-law XX-24 and denoted as Parcel B as shown on Schedule “B” to this By-law XX-24:

- i. Maximum **LOT COVERAGE**: 50% (1)
- ii. Minimum **YARD**:
  - a. Minimum **FRONT YARD**: 4.0 metres
  - b. Minimum **INTERIOR SIDE YARD**: 0.6 metres on one side; 1.2 metres on the other
  - c. Minimum **REAR YARD**: 7.0 metres (2)(3)

- d. Maximum **BUILDING HEIGHT**: 12.0 metres

Notes:

- (1) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
  - (2) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 5.0 metres from a rear lot line.
  - (3) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 3.5 metres from a rear lot line.
  - (4) A retaining wall shall not be considered a **STRUCTURE** and shall not require a setback from a property line.
4. The following provisions shall apply to **SEMI-DETACHED DWELLINGS** on the Lands zoned “Semi-Detached One (RD1) Zone” as shown on Schedule “A” to this By-law XX-24 and denoted as Parcel C as shown on Schedule “B” to this By-law XX-24:
- i. Minimum **LOT FRONTAGE**: 14.8 metres
  - ii. Minimum **LOT AREA**: 330 square metres
  - iii. Maximum **LOT COVERAGE**: 55% (1)
  - iv. Minimum **YARD**:
    - a. Minimum **FRONT YARD**: 4.2 metres to the main wall of a building (4)
    - b. Minimum **INTERIOR SIDE YARD**: 1.2 metres (5)
    - c. Minimum **FLANKAGE SIDE YARD**: 1.2 metres (2)(4)
    - d. Minimum **REAR YARD**: 5.0 metres (3)
  - v. Maximum **BUILDING HEIGHT**: 12.0 metres

Notes:

- (1) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
- (2) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 3.6 metres from a rear lot line.
- (3) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 1.0 metre from a rear lot line.
- (4) Notwithstanding the **FRONT** and **FLANKAGE YARD** requirements, the **BUILDING** may be as close as 0.85 metres to any curved portion of the **LOT LINE**.

- (5) A retaining wall shall not be considered a structure and shall not require a setback from a property line.
- (6) Where **DWELLING UNITS** in a **SEMI-DETACHED DWELLING** are constructed on a **LOT** or **BLOCK** in conformity with this By-law, the provisions for minimum **LOT FRONTAGE** and minimum **LOT AREA** shall not be deemed to be contravened by reason of a division of the **DWELLING UNITS** in the **SEMI-DETACHED DWELLINGS** onto separate lots in accordance with the Planning Act RSO 1990, provided that all other requirements of this By-law are met.
5. The following provisions shall apply to **SEMI-DETACHED DWELLINGS** on the Lands zoned “Semi-Detached One (RD1) Zone” as shown on Schedule “A” to this By-law XX-24 and denoted as Parcel D as shown on Schedule “B” to this By-law XX-24:
- i. Minimum **LOT FRONTAGE**: 14.8 metres
  - ii. Minimum **LOT AREA**: 400 square metres
  - vi. Maximum **LOT COVERAGE**: 55% (1)
  - vii. Minimum **YARD**:
    - a. Minimum **FRONT YARD**: 4.2 metres to the main wall of a building (2)(4)
    - b. Minimum **INTERIOR SIDE YARD**: 1.2 metres (5)
    - c. Minimum **FLANKAGE SIDE YARD**: 1.2 metres (2)(3)
    - d. Minimum **REAR YARD**: 6.0 metres (3)(4)
  - viii. Maximum **BUILDING HEIGHT**: 12.0 metres

Notes:

- (1) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
- (2) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 3.0 metres from a rear lot line.
- (3) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 2.0 metres from a rear lot line.
- (4) Notwithstanding the **FRONT** and **FLANKAGE YARD** requirements, the **BUILDING** may be as close as 0.85 metres to any curved portion of the **LOT LINE**.
- (5) A retaining wall shall not be considered a structure and shall not require a setback from a property line.
- (6) Where **DWELLING UNITS** in a **SEMI-DETACHED DWELLING** are constructed on a **LOT** or **BLOCK** in conformity with this By-law, the provisions for minimum **LOT**

**FRONTAGE** and minimum area **LOT AREA** shall not be deemed to be contravened by reason of a division of the **DWELLING UNITS** in the **SEMI-DETACHED DWELLINGS** onto separate lots in accordance with the Planning Act RSO 1990, provided that all other requirements of this By-law are met.

3. All other provisions of By-law 313-96, as amended, of the Corporation not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
4. Schedules "A" and "B" attached to By-law XX-24 are declared to form a part of this By-law.

Passed this xx day of xxx, 2024.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

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

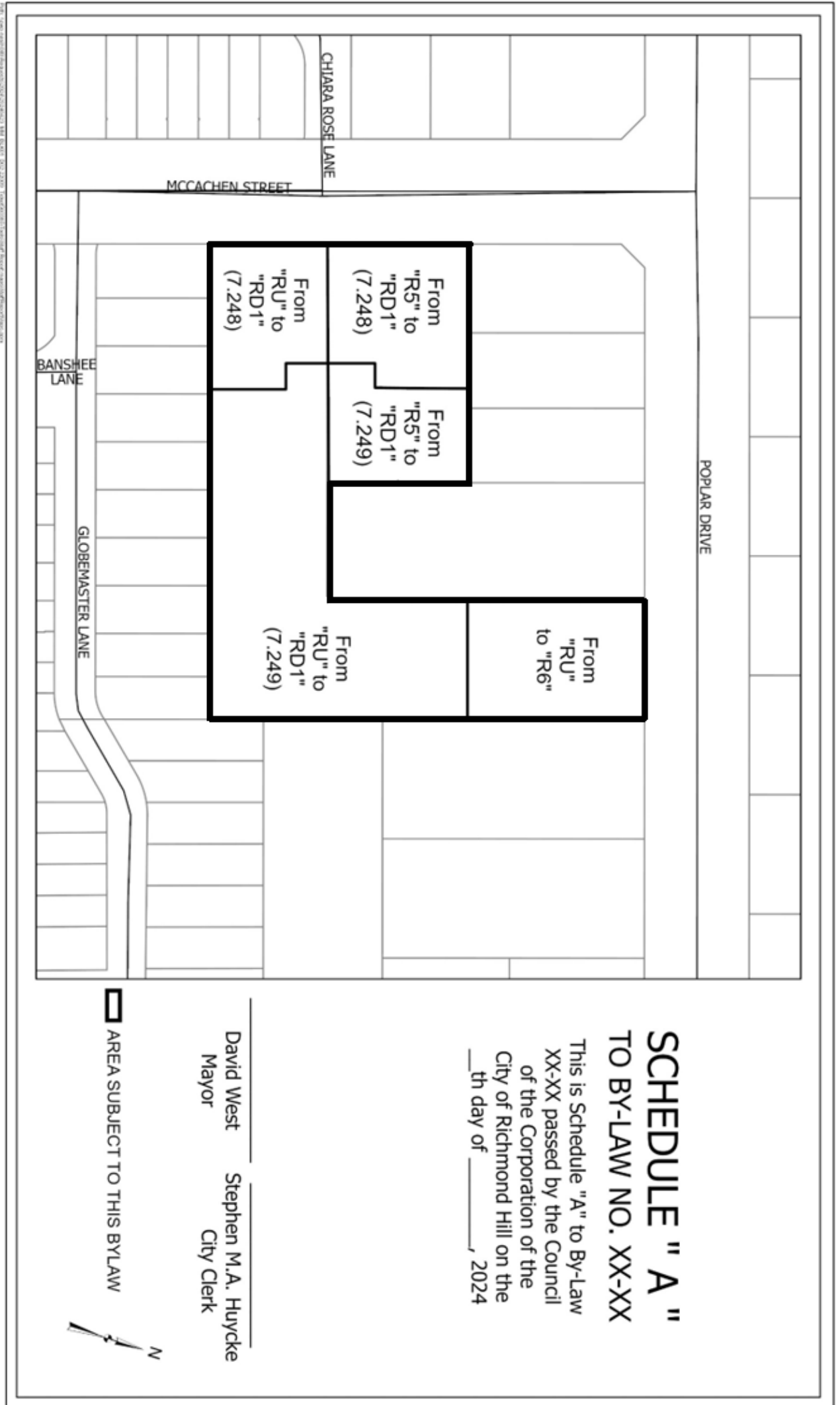
### **Explanatory Note to By-law XX-24**

By-law XX-24 affects the lands described as described as Part of Lots 6 and 7, and Lots 9 and 10, Plan 484, municipally known as 11, 15, and 17 McCachen Street, and 7 Poplar Drive.

The lands are currently zoned “Residential Urban (RU) Zone” within By-law 1275, as amended, and “Single Detached Five (R5) Zone” within By-law 313-96, as amended.

By-law XX-24 will have the effect of rezoning the lands to “Semi-Detached One (RD1) Zone” and “Single Detached Six (R6) Zone” within By-law 313-69, as amended, with site specific provisions to permit the construction of a low-rise residential development comprised of one (1) single detached dwelling and 14 semi-detached dwellings on the subject lands.

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## SCHEDULE " A "

### TO BY-LAW NO. XX-XX

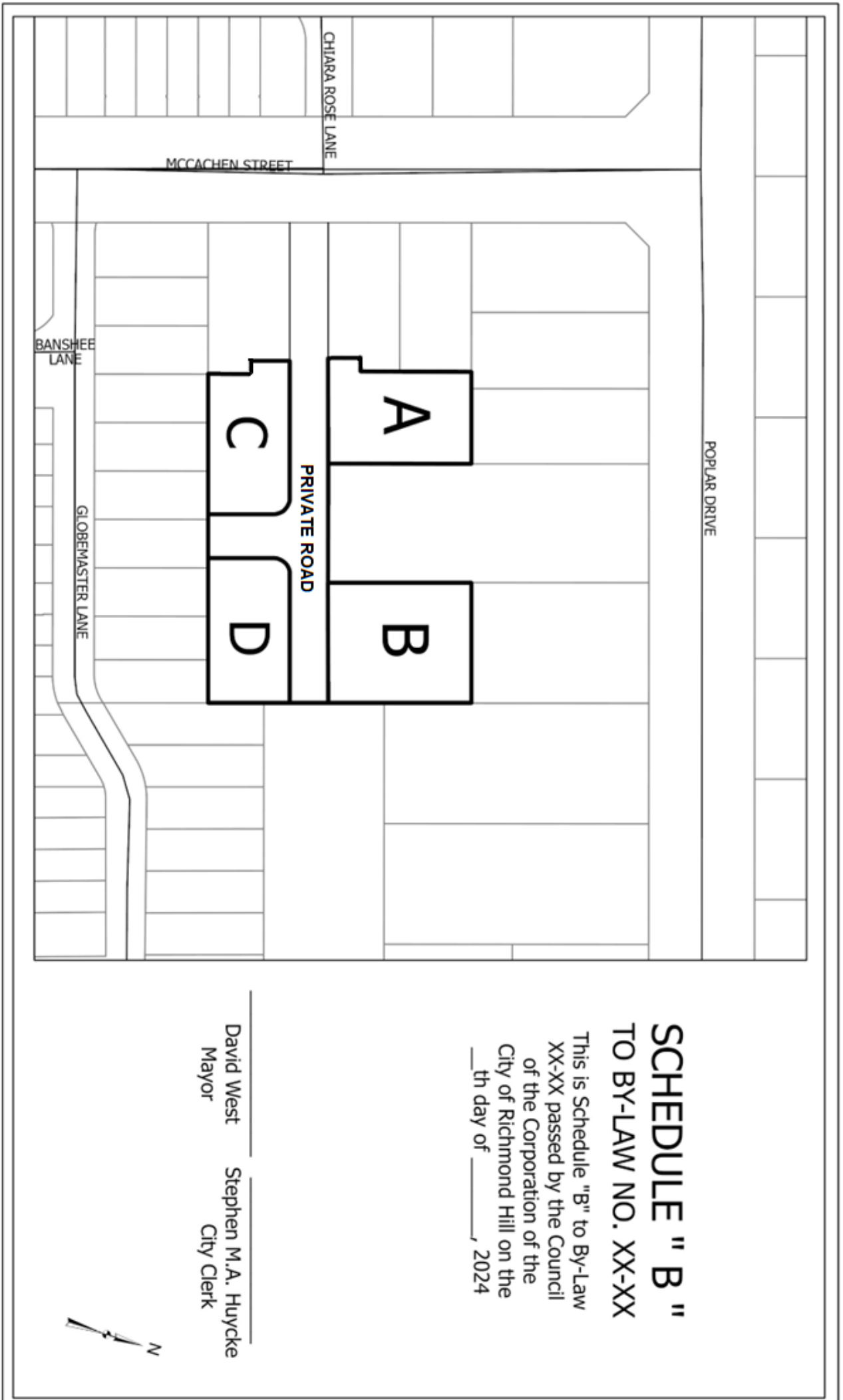
This is Schedule "A" to By-Law  
XX-XX passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
\_\_th day of \_\_\_\_, 2024

David West \_\_\_\_\_ Stephen M.A. Huycke  
Mayor City Clerk

AREA SUBJECT TO THIS BYLAW







**SCHEDULE " B "**  
**TO BY-LAW NO. XX-XX**

This is Schedule "B" to By-Law  
XX-XX passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
\_\_th day of \_\_\_\_, 2024

\_\_\_\_\_  
David West Mayor  
Stephen M.A. Huycke  
City Clerk

