

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

By-law XXX-25

**Comprehensive Zoning By-law
Phase 1a**

**A by-law to establish the
Administration, Regulations Applicable to All Zones, Automobile Parking, Bicycle Parking,
Transportation Demand Management Requirements, Loading Rates, Specific Use Regulations,
Definitions, and Regulations
for the
Yonge Street and Carrville/ 16th Avenue Key Development Area, Village Local Centre, Oak Ridges Local
Centre, and Newkirk Local Centre**

DRAFT

NOVEMBER 15 2024

Explanatory Note to By-law XXX-25

Lands Affected

By-law XXX-25 is the Phase 1a area of the CZBL pertains to the lands in the:

- 1) Yonge Street and Carrville/ 16th Avenue Key Development Area;
- 2) Village Local Centre;
- 3) Oak Ridges Local Centre; and
- 4) Newkirk Local Centre

Existing Zoning

Administration, certain regulations that are applicable to all zones and definitions established by this by-law will supersede administration, general provisions and definitions found in the existing parent by-laws for those lands that are brought into the new Comprehensive Zoning By-law by this by-law amendment. This by-law amendment will also provide certain specific use regulations and certain automobile parking space, bicycle parking space, and load space rates and regulation sections pertaining to Phase 1a area of the new Comprehensive Zoning By-law.

Phase 1a areas are currently regulated by portions of the following City of Richmond Hill parent zoning by-laws:

- 1275 – Oak Ridges, Township of King By-law
- 1703 – Wilcox Lake Zoning By-law
- 2523 – Restricted Area By-law of the Township of Vaughan
- 2325-68 – Markham Township Rural Area By-law
- 39-71 – Baif Zoning By-law
- 66-71 – Richmond Hill Zoning By-law
- 355-86 – Hillsvie Drive Phase I Zoning By-law
- 356-86 – Hillsvie Drive Phase II Zoning By-law
- 256-88 – Lake Wilcox North District Zoning By-law
- 76-91 – Yonge-Crosby Zoning By-law
- 278-96 – Bayview Glen Secondary Plan Zoning By-law
- 313-96 – North Urban Area Zoning By-law

Purpose

The purpose of By-law XXX-25 is to establish:

- 1) administration regulations for the CZBL;
- 2) certain regulations applicable to all zones for the CZBL;

- 3) certain specific use regulations and certain automobile parking space, bicycle parking space, and load space rates and regulations for the CZBL;
- 4) certain definitions related to land use, measurement and other terms for the CZBL;
- 5) zoning regulations for the Yonge Street and Carrville/ 16th Avenue Key Development Area for the CZBL;
- 6) zoning regulations for the Village Local Centre for the CZBL;
- 7) zoning regulations for the Oak Ridges Local Centre for the CZBL; and
- 4) zoning regulations for the Newkirk Local Centre for the CZBL.

The new Comprehensive Zoning By-law will be implemented in phases, based on areas of the municipality that have been subject to recent Official Plan Amendments to the City of Richmond Hill Official Plan. As different areas of the municipality are brought into the Comprehensive Zoning By-law, amendments may be required to the CZBL to recognize additional administration, definitions, specific uses, parking, bicycle parking and loading space rates associated with future phases. The intent is that the Comprehensive Zoning By-law, by various phases, will replace the approximately 40 parent zoning by-laws that currently regulate use of land and the erection of buildings and structures through the City of Richmond Hill. The CZBL will also recognize certain existing site specific by-laws either by incorporating these regulations into the CZBL or by making reference to such site specific by-laws that will supersede any conflicting regulations established by the CZBL. Existing site specific by-laws that are deemed to be in conflict with the applicable Official Plan policies, are redundant, or are considered antiquated will not be brought forward in the CZBL.

Effect of By-law

The effect of By-law XXX-25 is establish certain administration regulations, certain regulations applicable to all zones, certain specific use regulations and certain automobile parking space, bicycle parking space, and load space rates and regulation, certain definitions, and regulations to the Yonge Street and Carrville/ 16th Avenue Key Development Area, Village Local Centre, Oak Ridges Local Centre, and Newkirk Local Centre for the new Comprehensive Zoning By-law based on the policies established by Official Plan Amendments 18.5, 18.6, 18.7, and 18.8 to the City of Richmond Hill Official Plan.

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PART 1 – ZONING BY-LAW REGULATIONS

SECTION 1.0 ADMINISTRATION

1.1 Title

- (1) This By-law shall be known as the “Comprehensive Zoning By-law of the City of Richmond Hill”. Any references to the acronym “CZBL” in this By-law means the Comprehensive Zoning By-law of the City of Richmond Hill.

1.2 Purpose and Intent of the CZBL

- (1) The CZBL regulates the use of land, the bulk, the height, location, and erection and use of **buildings** and **structures**, the provision of **parking spaces**, **bicycle parking spaces**, **loading spaces** and other associated matters in the City of Richmond Hill.

1.3 Compliance with the CZBL and Other Applicable Law

- (1) No land, **building** or **structure** shall be used and no **building** or **structure** shall be erected, altered or enlarged after the passage of the CZBL except in compliance with the regulations of the CZBL. The CZBL does not relieve from complying with the requirements of any other by-law of the City of Richmond Hill, as amended, or from the obligation to obtain a permit, license or approval required under any other applicable by-law, as amended.
- (2) All minor variances applied for prior to the enactment of the CZBL which are final and binding pursuant to Section 45 of the Planning Act or its predecessor continue to apply and remain in force for **lawfully existing lots**, **buildings** or **structures**.

1.4 Calculating Required Minimum Yards

- (1) In calculating **minimum required yards**, the minimum horizontal distance from the respective **lot** lines shall be used. Except as may be established elsewhere in this by-law, the **minimum required yard** from the hypotenuse of the **daylighting triangle** shall be the lesser of the **minimum required yards** along the **flankage lot** lines of the **lot**.

1.5 Defined Terms

- (1) If words, terms, or phrases are highlighted in bold type in the CZBL, they have the meaning provided in Section 17.0 Definitions of the CZBL.

1.6 Enforcement

- (1) Any person convicted of a violation of the CZBL is liable, at the discretion of the convicting Justice, on first conviction to a fine of not more than \$25,000.00 and on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.
- (2) Any corporation convicted of a violation of the CZBL is liable, at the discretion of the convicting Justice, on first conviction to a fine of not more than \$50,000.00 and on a subsequent conviction to a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

1.7 Severability

- (1) A decision of a Court that one or more of the regulations of the CZBL are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other regulations or parts of the regulations of the CZBL.

1.8 Effective Date

- (1) The CZBL shall come into force upon **March XX, 2025**.

1.9 Application of Parent By-laws

- (2) The regulations of the **Parent By-laws**, as amended, do not apply to the lands covered by the CZBL, beyond that noted in Part 2, Site Specific Exceptions, Interpretation, regulation 4 (C).

1.10 Parts of the CZBL

- (1) The CZBL will consist of three parts:
 - (a) Part 1, Main Zoning By-law Regulations;
 - (b) Part 2, Site Specific Zoning Exceptions; and
 - (c) Part 3, Maps and Schedules.

1.11 The Zoning Map, Overlay Maps, and Zoning Schedules

- (1) The Zoning Map in Part 3, Section 31.0 of the CZBL shows the area of all lands covered by the CZBL.
- (2) The Maximum Density Overlay in Part 3, Section 32.1 of the CZBL shows the minimum and maximum density of certain lands covered by the CZBL.

- (3) The Height in Storeys Overlay in Part 3, Section 33.0 of the CZBL shows the minimum and maximum range or maximum number of storeys of certain lands covered by the CZBL.
- (4) The Angular Plane Overlay in Part 3, Section 34.0 of the CZBL shows the location of the angular plane requirements of certain lands covered by the CZBL.
- (5) The Parking Areas Overlay in Part 3, Section 35.0 shows the parking areas for certain lands covered by the CZBL.
- (6) The Natural Areas and Hazards Overlay in Part 3, Section 36.0 shows the Natural Areas and Hazards for certain lands covered by the CZBL.
- (7) The Site Specific Zoning Exceptions Overlay in Part 3, Section 37.0 shows site specific by-laws or prevailing by-laws for certain lands covered by the CZBL.

1.12 CZBL Interpretation, Part 1 and Part 2

- (1) Items that are considered part of the CZBL:
 - (a) Table of Contents;
 - (b) Maps and Tables; and
 - (c) a drawing or other visual representation that is labelled a "Diagram".
- (2) Items that are not considered part of the CZBL:
 - (a) headings and titles in the body of the CZBL that are included for convenience and reference purposes;
 - (b) references within square brackets pertaining to previous by-law numbers for convenience and reference purposes;
 - (c) a drawing or other visual representation that is labelled as an "Illustration" is included for convenience and reference purposes; and
 - (d) margin notes that give information, clarify intention, provide examples or information, or refer to legislation or other by-laws or to other parts of the CZBL are included for convenience and references purposes.
- (3) A reference to The Planning Act in the CZBL, refers to The Planning Act , R.S.O. 1990, c. P. 13, as amended.
- (4) In the CZBL, unless the contrary intention appears, words used in the singular include the plural; words used in the plural include the singular; "used" includes "intended to be used"; and a grammatical variation of a word or expression defined or used has the same meaning.

- (5) In the CZBL, unless the context indicates otherwise, "and" indicates that all connected items or regulations apply; and "or" indicates that the connected items or regulations may apply singularly, alternatively or in combination.
- (6) In the CZBL, Sections 3.0 through 14.0 comprise different **zone** categories that include one or more **zones** with the same primary land use permissions.
- (7) In the CZBL, regulations that apply to all **zones** (Section 2.0) or within a zone category (Section 3.0 to 14.0) may be superseded by more specific regulations in the zone sections.
- (8) In the CZBL, regulations that apply to all zones (Section 2.0) or within a zone category or zone sections (Section 3.0 to 14.0) may be superseded by site specific zoning exceptions in Part 2 of the CZBL (Section 18.0 to 29.0).
- (8) In the CZBL, a reference made to a zone category includes all zones within that zone category.
- (9) In the CZBL, a reference to a zone includes its zone name, or zone label.
- (10) In the CZBL, a use is permitted in a zone if it is indicated by the symbol "X" in the zone category permitted use table for that zone, or it is indicated by a special provision number symbol in the zone category permitted use table for that zone. If a use is not indicated by a "X" symbol or a special provision number symbol in the zone category permitted use table, the use is not permitted. A listed or defined permitted use may not be interpreted as including any other use.

1.13 CZBL Interpretation, Part 3

- (1) The zone label and components on the CZBL Zoning By-law Map in Section 30.0 of the CZBL are collectively referred to as the zone label.
- (2) All lands regulated by the CZBL are delineated by a **zone** boundary line on the CZBL Zoning By-law Map and identified by a **zone** label listed in Section 1.10 of the CZBL.
- (3) All lands regulated by the CZBL that involve site specific by-laws are delineated by a site specific zone boundary line on the CZBL Site Specific Zoning Exceptions Overlay (Section 38) and identified by a **zone** exception number label, with the number in round brackets (), which refers to the site specific regulations for land found in one of the sections in Part 2 of the CZBL (Sections 18 through 29).
- (4) If an "H" appears in round brackets () in front of a **zone** label on the CZBL Zoning By-law Map, the use or intensity of the development permitted by the **zone** label for that area is restricted to those permitted by the exception in the **zone** label as described in regulation 1.9 (3) and any applicable holding **zone** regulations in found in Section 30 of this by-law.

- (5) On the CZBL Zoning Map, a **zone** boundary is indicated as approximately following **lot lines** shown on a registered Plan of Subdivision or **lots** registered in a registry office or land titles office, the boundary shall follow such **lot lines**.
- (6) On the CZBL Zoning Map, a **street, lane** or railway right-of-way, electrical transmission line right-of-way, or watercourse is included on the Zoning Map and serves as a boundary between two or more different **zones**, a line midway on such **street, lane**, right-of-way or watercourse shall be considered the boundary between **zones** unless specifically indicated otherwise.
- (7) On the CZBL Zoning Map, a **zone** boundary is indicated as following the limits of the City of Richmond Hill, the limits of the City of Richmond Hill shall be the boundary.
- (8) On the CZBL Zoning Map, If the **zone** boundary separates a **lot** into portions, each portion of the **lot** shall be used in accordance with the provisions and standards of this By-law for the applicable **zone**.
- (9) An Overlay Map of the CZBL may alter, add or remove some of the regulations affecting the use of land within an area depicted on the respective Overlay Map.
- (10) On the CZBL Zoning Map, if a **lot** is subject to the Natural Features Overlay in Section 35 of the CZBL, the **zone** boundary may be redefined through an Environmental Impact Statement or equivalent comprehensive evaluation approved by the **City** through a development application pursuant to the applicable sections of the Planning Act, R.S.O. Where the Natural Features Overlay boundary is reduced or removed, the portion of the land formerly subject to the Natural Features Overlay shall be deemed to be in accordance with the underlying zone as shown on the CZBL Zoning Map. Where the Natural Features Overlay boundary is increased, the portion of the land formerly within the underlying zone as shown on the CZBL Zoning Map shall be deemed to be in accordance with the Natural Features Overlay.
- (11) If a **lot** is subject to the High Aquifer Vulnerability & Wellhead Protection Area Overlay in Section 36 of the CZBL and is identified as being wholly or partially within an area potentially identified as a high aquifer vulnerability and/or wellhead protection area, uses and **development** may be limited in accordance with the regulations contained in this CZBL.

1.14 Zones and Zone Categories

- (1) Community Uses, the zones in the Community Uses Zone category are:

Zone Name

Zone Label

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- (2) Richmond Hill Centre, the zones in the Richmond Hill Centre Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
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(intentionally left blank)

- (3) Local Centres, the zones in the Local Centres Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
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Local Centre Village Zone

LC-V

Local Centre Oak Ridges Zone

LC-OR

Local Centre Newkirk Zone

LC-N

- (4) Key Development Areas, the zones in the Key Development Areas Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
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Yonge/ Carrville/ 16th KDA

KDA-YC

- (5) Local Development Areas, the zones in the Local Development Areas Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
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(intentionally left blank)

- (6) Regional Mixed-Use Corridors, the zones in the Regional Mixed-Use Corridors Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
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(intentionally left blank)

- (7) Local Mixed-Use Corridors, the zones in the Local Mixed-Use Corridors Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
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(intentionally left blank)

- (8) Employment Lands, the zones in the Employment Lands Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
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(intentionally left blank)

- (9) Neighbourhoods, the zones in the Neighbourhoods Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
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(intentionally left blank)

- (10) Greenway System, the zones in the Greenway System Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
<i>(intentionally left blank)</i>	

- (11) Leslie Street institutional Area, the zones in the Leslie Street Institutional Area Zone category are:

<u>Zone Name</u>	<u>Zone Label</u>
<i>(intentionally left blank)</i>	

1.15 Transition Matters

Intentionally left blank.



SECTION 2.0 REGULATIONS APPLICABLE TO ALL ZONES

2.1 General Regulations for All Zones

2.1.1 Holding Provision

- (1) Where a **zone** label on the Zoning Map in Section 31.0 of this By-law is followed by the bracketed letter (H), the bracketed letter indicates that the lands to which it applies have been placed in a Holding (H) provision pursuant to Section 36 of the Planning Act and the City of Richmond Hill Official Plan, as amended. Lands as shown on the Zoning Map zoned with the Holding (H) provision, may be subject to the following:
- a) Legally existing uses, **buildings** or **structures** may continue to be permitted.
 - b) Non-residential uses permitted in the applicable permitted use table in the CZBL may be permitted to locate within legally existing **buildings** or **structures**;
 - c) Additions to existing buildings referred to in (a) in this section may be permitted.
 - d) A sales trailer pursuant to Section 2.1.2 of the CZBL may be permitted.
 - e) No **buildings** or **structures**, save and except for (a), (b), (c) and (d) in this section, may be permitted on a **lot** until the Holding (H) provision has been removed from that **lot**, in whole or in part, pursuant to an application to amend the CZBL and may be subject to the following requirements:

- i. **Lots** identified on schedules in Section 35.0 of the CZBL may provide and maintain the total non-residential **gross floor area** prescribed as the minimum requirement for each **lot**. The non-residential **gross floor area** may be located within one or more existing **buildings**, additions to existing **buildings** or new **buildings**, and may be provided within one or more phases of development.
- ii. Where successive phases of development are proposed, the submission of a concept plan which demonstrates the proposed phasing of development to the satisfaction of the **City**;
- iii. the entering into one or more development agreements including but not limited to Subdivision Agreements with the **City** to implement the concept plan in (ii) in this regulation;
- iv. the entering into one or more Site Plan Agreements with the **City**;
- v. a Transportation Planning Study and a Transportation Demand Management Strategy which demonstrates to the satisfaction of **Council** or other approval authority that the proposed use of the lands, **buildings** or **structures** complies with the requirements prescribed in the applicable sections of the Official Plan dealing with Holding By-law; and,
- vi. a Functional Servicing Report subject to the satisfaction of the **City**.

2.1.2 Temporary Construction and Sales Uses

- (1) Nothing in the CZBL may prevent, in any zone other than an Open Space zone, **uses** incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other **building** or **structure** incidental to the construction on a **lot** only for so long as the same are necessary for work in progress which has neither been finished nor abandoned.
- (2) Nothing in the CZBL may prevent, in any **zone** other than an Open Space **zone**, the use of land for a sales office for the sale of residential or commercial **suites** or **dwelling units** provided that the following criteria are met:
 - a) The **suites** or **dwelling units** to be sold are within the limits of the designated area of the CZBL or other areas of the City; and
 - b) Any sales office or **building** is removed within sixty (60) days after completion of the last **suite** or **dwelling unit** as the case may be.

2.1.3 Non-Complying Lots

(1) Vacant Non-Complying

A **building** or **structure** may be erected and used on a vacant non-complying **lot** that is a **lot** of record that legally existed prior to the passing of the CZBL, provided that it complies to all other provisions of the CZBL.

(2) Non-Compliance as a Result of Expropriation

Notwithstanding any other provision of the CZBL, where, as a result of the acquisition of part of a **lot** by the **Corporation** or other body having a power of expropriation and the **lot**, after the acquisition, is a non-complying **lot**, such non-complying **lot** may be used for any purpose permitted by this By-law within the zone in which it is located provided that the use is permitted by this By-law.

2.1.4 Non-Complying Buildings and Structures and Lot Conditions

- (1) A **non-complying building** or **structure** shall be deemed to comply with the development standards of the CZBL as of the date of the passage of the applicable portion of the CZBL. Refer to regulation 1.15.7 of the CZBL.
- (2) No **non-complying building** or **structure** may be enlarged, repair or renovated unless subject to any applicable interim development regulations in the CZBL.

2.1.5 Non-Complying as a Result of Expropriation

- (1) Notwithstanding any other provision of the CZBL, where, as a result of an acquisition of property by the **Corporation** or other body having a power of expropriation, such acquisition results in a contravention of the CZBL relating to minimum **yards**, **lot coverage**, maximum **gross floor area** or minimum usable open space then the lands so acquired shall be deemed to continue to form part of the **lot** upon which the **building** or **buildings** are located in determining compliance with the CZBL.

2.1.6 Non-Conforming Uses

- (1) No lands shall be used and no **building** or **structure** shall be used except in conformity with the provisions of this By-law unless such use existed before the date of passing of this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when established, was not contrary to any existing By-law in force at that time.
- (2) Any non-conforming use of land, **building** or **structure** which is discontinued or unused for an interval of more than sixty (60) days shall not be resumed nor shall any **non-conforming use** be changed to any other **non-conforming use**.
- (3) Any **building** or **structure** containing a **non-conforming use** which is damaged or destroyed to the extent of more than fifty percent (50%) of its replacement cost as at the date of damage or destruction shall not be restored or reconstructed except in conformity with the requirements of this By-law for the **zone** in which it is located.

2.1.7 Further Division of Lots or Blocks on a Registered Plan for Street Townhouses and Dwelling Units Proposed for Condominium Tenure

- (1) Where **dwelling units** in a **street townhouse** or **multiple dwelling** are constructed on separate **lots**, no **side yard** shall be required where a **dwelling unit** has a common wall with an adjacent **dwelling unit**.
- (2) Where **dwelling units** in a **street townhouse** dwelling are first constructed on a **lot** or block on a registered plan in conformity with this By-law, the provisions of Tables 6.2.C,

6.3.C, 6.4.C, or 7.2.C 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 **street townhouse** dwellings onto separate **lots** in accordance with the Planning Act, R.S.O. 1990, provided that all other requirements of this By-law are met, including Section 2.1.11.

- (3) Where any form of **dwelling** is erected in conformity with an agreement entered into pursuant to section 41 of the Planning Act, R.S.O. 1990 or a successor thereto and where the **dwelling** is proposed for approval pursuant to the Condominium Act, R.S.O. 1990, no provision of this By-law shall be deemed to be contravened by reason of either a consent for mortgage purposes or the registration of a condominium plan provided that all of the standards of this By-law are met for the lands as a whole as set out in the agreement pursuant to Section 41 of the Planning Act, R.S.O. 1990.

2.1.8 Common Element Condominiums

- (1) Where any form of **dwelling units** or **premises** is erected in conformity with a Site Plan Agreement,
- a) part of the lands affected by the Site Plan Agreement are parcels of tied land with respect to that common element condominium; and
 - b) the balance of the lands affected by the site plan agreement are parcels of tied land with respect to that common element condominium.

No provision of the CZBL shall be deemed to be contravened by reason of the conveyance of a parcel of tied land upon which a **dwelling unit** or **premises** is erected, provided that all of the standards of this By-law are met for the lands as a whole, as set out in the Site Plan Agreement and provided the common element condominium and the parcels of tied lands are contiguous.

2.1.9 Application for Approval for a Condominium Description

- (1) The following provision shall apply to **buildings**, **dwelling units** or **premises** designated in an application for approval of a condominium description pursuant to the Condominium Act, 1998, as amended or a successor thereto:

Where any form of **dwelling units** or **premises** is erected in conformity with a site plan agreement and where the **dwelling units** or **premises** is proposed for approval pursuant to the Condominium Act, no provisions of the CZBL shall be deemed to be contravened by reason of either a consent for mortgage purposes or the registration of a condominium description provided that all of the standards of the CZBL are met for the lands as a whole as set out in the site plan agreement.

2.1.10 Municipal Services

- (1) The following provisions shall apply to prohibit the use of land or the erection of **buildings** or **structures** unless such municipal services as set out below are available to service the land, **buildings** or **structures**:

- a) For the purposes of this section, all municipal services provided for in this regulation are deemed to include all required service connections to the **street line** of the land on which the **building** or **structure** is to be located.
- b) Notwithstanding the provisions of this or any other by-law hereinbefore or hereinafter enacted pursuant to Section 34 of the Planning Act or any predecessor thereof, by Council, or any predecessor thereof, no land shall be used and no **building** or **structure** shall be erected or used for any purpose unless:
- i. water and sanitary sewer capacity are both available and Council has allocated water and sanitary sewer capacity to service the said lands and **building** or **structure**, or Council has exempted the development or the class of development from the requirement for allocation capacity;
 - ii. the Commissioner has confirmed that municipal services are available in accordance with regulation (c) hereof or regulation (d) hereof as the case may be.
- c) For the purposes of this regulation, municipal services are deemed to be available to the lands, **building** or **structure** within a plan of subdivision registered after the enactment of this By-law, when the **street**, water, storm sewer, sanitary sewer and stormwater management facilities required to service such lands, **building** or **structure** satisfy the following requirements:
- i. the public highways and **lanes** in the plan of subdivision or external to the plan of subdivision necessary to service the lands, **building** or **structure** have been constructed to base course asphalt;
 - ii. the watermains, sanitary sewers, storm sewers, and stormwater management facilities necessary to service the lands, **building** or **structure** have been constructed and are operational;
 - iii. with respect to any required sanitary, storm and watermain trunks and stormwater management facilities external to the plans of subdivision:
 1. all property required for the service have been conveyed to the **City** or other government having jurisdiction;
 2. all easements required for the service have been conveyed to the **City** or other government having jurisdiction;
 - iv. the watermain and required service connections have been disinfected in accordance with any applicable Province of Ontario standards and/or requirements and the City of Richmond Hill Standards and Specifications Manual, and the water being provided to the lands, **building** or **structure** meets any applicable Province of Ontario standards and/or requirements and the quality standards set out in the City of Richmond Hill Standards and Specifications Manual;

- v. the watermain and any required service connections have been hydrostatically tested in accordance with any applicable Province of Ontario standards and/or requirements and the City of Richmond Hill Standards and Specifications Manual;
 - vi. a water flow test has met any applicable Province of Ontario standards and/or requirements and the City of Richmond Hill Standards and Specifications Manual; and
 - vii. two separate vehicular accesses into any plan of subdivision have been provided and kept open for the purposes of ingress and egress, to the satisfaction of the **Commissioner**.
- d) For the purposes of the CZBL, municipal services are deemed to be available to the lands, **building** or **structure** that is not within a plan of subdivision referred to in regulation (c), or that is within a plan of subdivision referred to in regulation (c) but that is to be located on a parcel of land that is not the whole of a **lot** within that plan of subdivision, but which is created pursuant to the enactment of a by-law under subsection 50(5) of the Planning Act or pursuant to a consent under section 53 of the Planning Act, when the roads, water, storm sewer and sanitary sewer and stormwater management facilities required to service the lands, **building** or **structure** satisfy the following requirements:
- i. where the lands do not front on an assumed public highway or highway established by the **City** or Region of York, an access route for fire department use, in accordance with the provisions of the Building Code, O.Reg. 350/06, as amended, or any successor legislation or regulation, has been provided;
 - ii. where any of a watermain, sanitary sewer and storm drainage system are available within a public highway adjacent to the land on which the **building** or **structure** is to be located, those services are constructed and operational;
 - iii. where a new watermain extension is required to provide water service, the watermain and any required service connections have been disinfected in accordance with any applicable Province of Ontario standards and/or requirements and the City of Richmond Hill Standards and Specifications Manual, and the water being provided to the lands, building or structure meets any applicable Province of Ontario standards and/or requirements and the quality standards set out in the City of Richmond Hill Standards and Specifications Manual;
 - iv. where a new watermain extension is required to provide water service, the watermain and any required municipal service have been hydrostatically tested in accordance with any applicable Province of Ontario standards and/or requirements and the City of Richmond Hill Standards and Specifications Manual; and
 - v. where a new watermain extension is required to provide water service, a water flow test has been conducted in accordance with any applicable Province of

Ontario standards and/or requirements and the City of Richmond Hill Standards and Specifications Manual.

- e) Notwithstanding the requirements of regulation (c) or regulation (d), for the purposes of this regulation, water and sanitary sewer capacity and municipal services otherwise required by this By-law may be deemed by the **Commissioner**, in his or her absolute discretion, to be available to service a building containing three (3) or more dwelling units and having four (4) or more stories, up to nine (9) months prior to the time that such municipal services are actually completed and operational.
- f) Notwithstanding the requirements of regulation (c) or regulation (d), for the purposes of this regulation, municipal services otherwise required by this By-law may be deemed by the **Commissioner**, in his or her absolute discretion, to be available to service a **non-residential building** up to two (2) months prior to the time that such municipal services are actually completed and operational.
- g) Nothing in this regulation shall prevent the erection of model home and sales offices, subject to such terms and conditions as established by the City and provided that an access route for fire department use in accordance with the Building Code, O. Reg. 350/06, as amended, or any successor legislation or regulation, has been provided.

2.1.11 Private Utility

- (1) **Private Utilities** shall be permitted in all **zone** categories. The following provisions shall apply to a **Private Utility** use:
 - a) Minimum **side yard setback**: 3.0 metres;
 - b) Minimum **rear yard setback**: 8.0 metres;
 - c) Maximum height: 1.85 metres; and
 - d) Maximum size of pad: 50 square metres.

2.2 Permitted Use for All Zones

2.2.1 Public Authority Uses

- (1) The following regulations shall apply to the use of any **lot, building** or **structure** in all **zones**:
 - a) A **public authority** is permitted the following uses including all new public transportation, infrastructure and utility uses listed below, and all upgrading or extension of existing transportation, infrastructure and utilities uses, including the opening of a **street** within an unopened road allowance:
 - i. public highways;
 - ii. transit lines, railways and related facilities;
 - iii. gas and oil pipelines;

- iv. sewage and water service systems and lines and small-scale stormwater management facilities;
 - v. power transmission lines;
 - vi. telecommunications lines and facilities, including broadcasting towers;
 - vii. bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in regulations (i) to (vi) above;
 - viii. rights of way required for the facilities listed in regulations (i) to (vii) above;
 - ix. community centres;
 - x. emergency service facilities;
 - xi. library;
 - xii. conservation, and
 - xiii. parkland.
- b) Utilities including **buildings, structures** and **accessory** facilities used for the distribution of gas, steam, electricity or other forms of energy, and telecommunication provided by entities other than a **Public Authority** shall be permitted.
- c) The uses permitted in regulation (a) save and except for (vi), and (b) above shall only be permitted where:
- i. such use, **building** or **structure** complies with all of the applicable development standards of the **zone** and all applicable regulations related to the permitted use; and
 - ii. no **outdoor storage**, such as a works yard, shall be permitted and shall be permitted only in certain zones identified by other regulations in the CZBL.

2.3 Lot Requirements for All Zones

2.3.1 Multiple Use on One Lot

- (1) Where any **building, structure** or land is used for more than one purpose as provided in the permitted use sections of the CZBL, the said **building, structure** or land shall comply with the provisions and standards of the CZBL relating to each use. In the case of a conflict, the more stringent regulation shall apply.

2.3.2 Frontage on a Public Street

- (1) No **building** or **structure** shall be **erected** and no **building, structure, lot**, or parcel shall be used or occupied unless the **lot** or parcel to be used, or upon which the **building** is situated or **erected** or proposed to be **erected**, abuts or fronts onto a **street** which is assumed by the **Corporation** for maintenance purposes or is being constructed pursuant to a subdivision agreement with the **Corporation**.

2.4 Principal Building Requirements for All Zones

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2.5 Yard Requirements for All Zones

2.5.1 Calculating Required Minimum Yards

- (1) In calculating **minimum required yards**, the minimum horizontal distance from the respective **lot lines** shall be used. Except as may be established elsewhere in the CZBL, the **minimum required yard** from the hypotenuse of the **daylighting triangle** shall be the lesser of the **minimum required yards** along the **flankage lot lines** of the **lot**.

2.6 Accessory Buildings & Structure Regulations for All Zones

2.6.1 Accessory Buildings and Structures Regulations

- (1) Where the CZBL provides that land may be used or a **building** or **structure** may be **erected** or used for a purpose, that purpose may include any **accessory building** or **accessory structure**.

2.6.2 Uses Prohibited in Accessory Buildings and Structures

- (1) Unless specifically permitted by the CZBL, no **accessory building** or **accessory structure** shall be used for an occupation for gain or profit or for human habitation.
- (2) An **accessory** use to a **major retail** use shall be permitted for outdoor display and sales of seasonal items, provided that all other provisions of the CZBL are met.

2.6.3 Regulations for Detached Accessory Buildings and Structures

- (1) A **detached accessory building** or **structure**, shall be permitted in the **rear yard** and/or **side yard** only, provided that:
- a) it is **setback** from any **rear lot line** and **side lot line** by a minimum of 0.6 metres;

b) it is not located closer to a **flankage lot line** than the minimum distance between the nearest point of the **main wall** of the **main building** on the **lot** and the **flankage lot line**; and,

c) the height of a **detached accessory structure** with a peaked roof (having a slope equal to or greater than 1 :6 ratio) shall not exceed 3.6 metres to the peak of the roof with a maximum wall height of 2.44 metres, or the height of a **detached accessory structure** with a flat roof (having a slope of less than 1:6 ratio) shall not exceed 2.75 metres.

2.6.4 Regulations for Attached Garages if the Garage is Located in the Rear Yard

(1) An **attached garage** to a **street townhouse dwelling, block townhouse dwelling, stacked townhouse dwelling, rear lane townhouse dwelling, back to back dwelling** or a **multiplex dwelling** is permitted in a required **rear yard** provided that:

a) no more than 50 percent of the area of the required **rear yard** is covered by the **attached garage**:

b) the **attached garage** is not located closer to the **flankage lot line** and **side lot line** than the **main building** on the **lot**; and,

c) the **attached garage** shall be **setback** a minimum of 0.6 metres from the **rear lot line**.

d) Notwithstanding the above, there is no minimum **setback** from the **side lot line** for an **attached garage** if the **attached garage** is to be **attached** to another **attached** or **detached garage** on an **abutting** lot.

2.6.5 Regulations for Detached Garages

(1) A **detached garage** to a **street townhouse dwelling, block townhouse dwelling** or **rear lane townhouse dwelling** is permitted on a **lot** provided that:

a) if the wall of the **detached garage** closest to and adjacent to the **side lot line** has no openings, the **detached garage** shall be **setback** from the **side lot line** by 0.6 metres;

b) if the wall of the **detached garage** closest to and adjacent to the **side lot line** has openings, the **detached garage** shall be **setback** from the **side lot line** by the required **side yard setback**;

c) if the **detached garage** is to be **attached** to another **detached garage** on an **abutting lot**, no minimum **setback** shall be required for the **detached garage** from the **side** and/or **rear lot line**;

- d) if a **detached garage** is accessed from a **lane** at the rear of a **lot**, the **detached garage** shall be **setback** a minimum of 0.5 metres from the **rear lot line**;
- e) if a **detached garage** is not accessed from a **lane** at the **rear of a lot**, the **detached garage** shall be **setback** a minimum of 0.6 metres from the **rear lot line**;
- f) the maximum **floor area** of any **detached garage** shall be 40 square metres;
- g) the maximum height of any **detached garage** shall be 4.2 metres to the peak of the roof. In the case of a **detached garage** having an **accessory dwelling unit**, the maximum height shall be 7.5 metres to the peak of the roof;
- h) in no case shall a **detached garage** extend closer to the **front lot line** or **flankage lot line** than the **main building** on the **lot**;
- i) the **detached garage** is **setback** from the **rear lot line** a minimum of 0.6 metres; and,
- j) the minimum interior width for a single car **detached garage** shall be 3.0 metres and the minimum interior width of a double car **detached garage** shall be 5.6 metres.

2.6.6 Interior Garage Width

- (1) An **attached garage** to a **street townhouse dwelling, block townhouse dwelling, stacked townhouse dwelling, rear lane townhouse dwelling, back to back dwelling** or a **multiplex dwelling** shall have a minimum interior width for a single-car **attached garage** shall be 3.0 metres and the minimum interior width of a double-car **attached garage** shall be 5.5 metres.

2.6.7 Regulations for Decks and Porches

- (1) **Decks** and **porches** are permitted on any **lot** comprised of **street townhouse dwelling, block townhouse dwelling, stacked townhouse dwelling, rear lane townhouse dwelling, back to back dwelling** or a **quadruplex dwelling** in accordance with the following regulations:
- a) **Porches** not exceeding 4.5 metres in height, with the height being measured from the **established grade** to the underside of the rafters or ceiling of the **porch** and with or without **basements**, may encroach into:
 - i. a **minimum required front yard** to a distance of 2.0 metres, provided the **porch** is not closer to a **side lot line** than the **main building** on the **lot**,
 - ii. a **minimum required flankage yard** a distance of 1.5 metres: and,

iii. a **minimum required rear yard** a distance of 2.5 metres, provided the **porch** is not closer to a **side lot line** than the **main building** on the **lot**.

b) **Decks** which are 0.6 metres in height or greater are permitted to encroach into the **minimum required rear yard** to a distance of 2.5 metres, 0.6 metres from the **side lot line**, but in no case shall the **deck** extend beyond a side **main wall** of the **dwelling** and, 2.40 metres from the **flankage lot line**; and,

c) **Decks** less than 0.6 metres in height are permitted to encroach into the **minimum required rear yard** provided the **deck** is located a minimum of 2.0 metres from the **rear lot line**, 0.6 metres from the **side lot line**, but in no case shall the **deck** extend beyond a **side main wall** of the **dwelling** and, 3.0 metres from the **flankage lot line**.

d) No **deck** or **porch** shall be enclosed to a height of more than 1.07 metres above floor level, exclusive of roof supports, but this shall not prohibit the enclosure of a **deck** or **porch** by latticing or screening or any other form of enclosure to the extent that 50% of the vertical plane of the wall is open to the movement of air.

e) Notwithstanding the above provisions, stairs used to access a **deck** or a **porch** or an **entry element** shall be **setback** at least 0.45 metres from any **lot line**.

2.7 Projections for all Zones

(1) The following are permitted to project over the maximum height or **minimum required yards** defined in the CZBL as listed below:

Structure	Yards in Which Projections are Permitted	Maximum Projections into a Minimum Required Yard
Sills, belt courses, cornices, eaves or canopies or gutters	any yard	70 centimetres
Chimneys, fireplaces, or pilasters	any yard	40 centimetres
Window bays	Front yard, rear yard, and flankage yard	1.0 metre over a maximum width of 3.0 metres
Balconies	1. Front yard, flankage yard and rear yard for street townhouse dwelling, block townhouse dwelling, stacked townhouse dwelling, rear lane townhouse dwelling, back to back	2.0 metres

	dwelling or quadruplex dwelling; or 2. any yard for other building types.	
Roof overhangs	any yard	90 centimetres
A canopy or portico to a high rise, mid-rise or low rise building	any yard	One half (1 /2) the setback of the building from the street line
Exterior steps including any associated landings (for frame construction only)	any yard	90 centimetres
Satellite Dishes	any yard	90 centimetres

(2) No balcony projecting into a **minimum required yard** as permitted by this Subsection shall be enclosed to a height of more than 1.07 metres above floor level exclusive of roof supports, but this shall not prohibit the enclosure of a balcony by laticing or screening or any other form of enclosure provided that 50 percent of the vertical plane of the wall is open to the movement of air.

(3) In no case shall the roof overhang of any **detached accessory structure** encroach any closer than 0.45 metres to any **lot line**.

(4) A balcony cannot project beyond the **main wall** of a **high rise, mid-rise or low rise building** abutting any **Active At Grade Frontages**, where the distance from the floor of the balcony to **established grade** is 10.5 metres or less.

(5) Any flagpoles, lights, signage, **mechanical penthouses**, unenclosed balconies and terraces, parapets, **fences** and at-grade **landscaping** shall be permitted to project into the **angular plane**.

Section 3.0 Community Uses

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Section 4.0 Richmond Hill Centre

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Section 5.0 LOCAL CENTRES ZONE CATEGORY REGULATIONS

5.1 Regulations for All Local Centres

5.1.1 Amenity Space Requirements for certain Buildings

- (1) A **high-rise building, mid-rise building, or low-rise building** with 20 or more **dwelling units**, must provide **amenity space** at a minimum rate of 2.0 square metres per **dwelling unit**.

5.2 Local Centre Zones

- (1) The following zones are established for the Local Centres and they may be referred to by the name or by the label set opposite the name of the zone below:

<u>Zone Label</u>	<u>Zone Name</u>
LC-V1	Village Local Centre Zone 1
LC-V2	Village Local Centre Zone 2
LC-OR1	Oak Ridges Local Centre Zone 1
LC-OR2	Oak Ridges Local Centre Zone 2
LC-N1	Newkirk Local Centre Zone 1
LC-N2	Newkirk Local Centre Zone 2
LC-N3	Newkirk Local Centre Zone 3

5.3 Local Centre Zones Permitted Uses

- (1) Uses permitted by Local Centre **zones** are identified in the following tables:

<u>Regulation Type</u>	<u>Table</u>
Local Centre Permitted Uses - Residential	5.3.A
Local Centre Permitted Use - Residential Special Provisions	5.3.B
Local Centre Permitted Uses – Non-Residential	5.3.C
Local Centre Permitted Use – Non-Residential Special Provisions	5.3.D

- (2) Permitted uses in a **zone** are noted by the letter 'X' in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X'; indicates that one or more special provisions apply to the noted use or **zone**. Special Provisions are listed in Tables 5.3.B and 5.3.D

Table 5.3.A Local Centre Permitted Uses - Residential

Residential Uses	LC-V1	LC-V2	LC-OR1	LC-OR2	LC-N1	LC-N2	LC-N3
Apartment Dwelling	X(1) (7)	X(1)	X(1)	X(1)	X(1)(4)	X(1)	X(1)
Assisted Living Residence							
Independent Seniors Living Residence							
Seniors Citizen Dwelling							
Long Term Care Facility							
Short Term Accommodation	X(2)	X(2)	X(2)	X(2)	X(2)	X(2)	X(2)
Detached Dwelling		X (6)					
Additional Residential Unit	X	X	X	X	X	X	X
Semi-Detached Dwelling		X (6)					
Duplex Dwelling		X (6)					
Triplex Dwelling		X (1) (6)		X (1)	X (1)	X (1)	
Block Townhouse Dwelling	X (1)	X (1) (6)	X (1)	X (1)	X (1)	X (1)	X (1)
Street Townhouse Dwelling		X (1) (6)		X (1)	X (1)	X (1)	X (1)
Live-Work Unit	X(5)	X(5)	X(5)	X(5)	X(5)	X(5)	X(5)
Home Occupation	X(3)	X(3)	X(3)	X(3)	X(3)	X(3)	X(3)

Table 5.3.B Local Centre Permitted Uses – Residential Special Provisions

Special Provision Number	Description of Special Provisions for Local Centres Zones – Residential Uses
1	Height shall be limited to four storeys or less for a building or portion of a building that is not facing a lot line adjacent to Yonge Street, Major Mackenzie Drive, or King Road
2	A short-term accommodation must comply with the specific use regulations in Section 15.1.
3	A home occupation must comply with the specific use regulations in Section 15.2.
4	An apartment dwelling must be developed in a mixed-use building and the non-residential portion for permitted office, commercial, retail & service uses of the building must be a minimum of 0.5 FSI.
5	A live-work unit must comply with the specific use regulations in Section 15.8.
6	Shall not be permitted on lands that have frontage on Yonge Street or Major Mackenzie Drive.
7	Shall not be less than 5 storeys on lands that have frontage on Yonge Street.

Table 5.3.C Local Centre Permitted Uses – Non-Residential

Non-Residential Uses	LC-V1	LC-V2	LC-OR1	LC-OR2	LC-N1	LC-N2	LC-N3
Arts and Cultural Facilities	X	X	X	X	X	X	X
Commercial, Retail & Service	X(1)(2)(3)	X(1)(2)(3)	X(1)(3)	X(1)(3)	X(1)(3)(4)	X(1)(3)	X(1)(3)
Day Nursery							
Gas Bar							
Gas Bar Convenience Retail Store							
Hospitals	X	X			X	X	X
Public Authority	X	X	X	X	X	X	X
Place of Worship							
Private Utility	X	X	X	X	X	X	X
Post Secondary School	X		X				
Secondary School							
Primary School							
Private School							
Social Services	X	X	X	X	X	X	X

Table 5.3.D Local Centre Permitted Uses – Non-Residential Special Provisions

Special Provision Number	Description of Special Provisions for Local Centres Zones – Non-Residential Uses
1	Shall be integrated into the at-grade portions of buildings having direct frontage onto Yonge Street, Major Mackenzie Drive, and Newkirk Drive, as applicable.
2	Development on lands with existing commercial, retail or office uses shall retain or exceed the amount of leasable floor area devoted to non-residential uses.
3	Outdoor patios must comply with the specific use regulations in Section 15.7.
4	Shall be developed, at a minimum, on the ground floor and second storey of a building.

5.4 Regulations for Village Local Centre Zones

5.4.1 Village Local Centre Zones Lot and Building Standards

- (1) **Lot** and building standards for the Village Local Centre **zones** are identified in the following tables:

<u>Lot and Building Regulation</u>	<u>Table</u>
Village Local Centre Lot and Building Standards	5.4.A

Village Local Centre Lot and Building Standards
Special Provisions

5.4.B

- (2) A number or numbers following the **zone lot or building** standard, the **zone** heading or the description of the **lot** or building standard indicate that a condition applies to the noted **zone** or requirement. Conditions are listed in Table 5.4.D.

Table 5.4.A Village Local Centre Lot and Building Standards

Standard		LC-V1	LC-V2
Lot Frontage	Interior (Min)	5m	5m
	Corner (Min)	8m	8m
Lot Area	Interior (Min)	100m ²	100m ²
	Corner (Min)	160m ²	160m ²
Lot Coverage (Max)		70%	60%
Soft Landscaping of Unbuilt Lot Area (Min)		25%	25%
Soft Landscaped Setback Area(1)	Side Yard (Min)	1m	1m
	Flankage Yard (Min)	3m	3m
	Rear Yard (Min)	2m	2m
Setback of Buildings	Front Yard (Min)	1m (Yonge St.)	3m
		3m (other streets)	
	Front Yard (Max)(2)	2m (Yonge St.)	No maximum
	Side Yard Low Rise, Mid Rise Base Building or High Rise Base Building (Min)	0m for blank wall (between 0 and 4m not permitted) 7.5m for window wall	7.5m for window wall

	Side Yard Townhouse (Min)	0m(3)	0m(3)
	Side Yard Townhouse, End Unit (Min)	1m	1m
	Side Yard Multiplex (Min)	1m	1m
	Flankage Yard (Min)	1m (if flankage is on Yonge St.) 3m (if flankage is on other street)	1m (if flankage is on Yonge St.) 3m (if flankage is on other street)
	Rear Yard (Min)	7.5m	7.5m
	Side Yard or Rear Yard Tower (Min)	12.5m	Not applicable
Building Separation	Low Rise, Mid Rise or High Rise Base Building (Min)	8m for non-window wall with some openings 15m for window wall	8m for non-window wall with some openings 15m for window wall
	Tower (Min)	25m	Not applicable
	Townhouse/Multiple x, Window Wall on One of Both Sides (Min)	15m	15m
	Townhouse/Multiple x Non-Window Walls (Min)	2m	2m
Tower Floorplate (Max)		750m ²	Not applicable
Streetwall	Length Without Articulation (Max)	15m (Yonge St.) 30m (other streets)	30m

Stepback of Upper Storeys (Min)	Low Rise, Mid Rise or High Rise (Min)	3m above streetwall	3m above the streetwall
Mid Rise or High Rise Base Building	Height (Max)	12m (3 storeys)	12m (3 storeys)
Structured Parking Inset (Min)(4)		6m	6m
Main Entrance Elevation Above Established Grade	Townhouse/Multiple x (Min/Max)	0.5-1.5m	0.5-1.5m
	Residential Low Rise, Mid Rise or High Rise (Min/Max)	0.5-1m	0.5-1m
	Non-Residential Low Rise, Mid Rise or High Rise (Min/Max)	0-0.5m	0-0.5m
Non-Residential Ground Floor Height (Min/Max)		4-4.5m	4-4.5m
Height (Min/Max)		See schedule C1. Maximum height may be further limited by angular plane provisions.	See schedules C1. Maximum height may be further limited by angular plane provisions.
Floor Space Index (Min and Max)		See schedule B1.	See schedule B1.
Angular Plane	45 Degree Cast from the abutting residential zone. Where the zone is separated by a Street, the required angular plane shall be cast from the property line abutting said street within the residential zone.	See schedule D1.	See schedule D1

	<p>30 Degree Cast from the abutting residential zone. Where the zone is separated by a Street, the required angular plane shall be cast from the property line abutting said street within the residential zone.</p>	<p>See schedule D1.</p>	<p>See schedule D1.</p>
	<p>45 Degree</p>	<p>Cast from the nearest front property line on the opposite side of Yonge Street. See schedule D1.</p>	<p>Cast from the nearest front property line on the opposite side of Yonge Street. See schedule D1.</p>

Table 5.4.B Village Local Centre Zone Special Provisions

<p>1</p>	<p>While parking may not be located in the soft landscaping setback area, driveways are exempted from this requirement. Does not apply to portions of the side yard where buildings are constructed directly to the side yard line. The rear yard standard does not apply to rear lane townhouses, where their rear yard is located at the front of the unit.</p>
<p>2</p>	<p>Setbacks required to achieve articulation, as well as portions of the building main wall located behind pocket plazas, are exempted from the maximum setback standard.</p>
<p>3</p>	<p>Excludes end unit condition.</p>
<p>4</p>	<p>Does not apply to townhouses or multiplexes.</p>

5.5 Regulations for Oak Ridges Local Centre Zones

5.5.1 Oak Ridges Local Centre Zones Lot and Building Standards

- (1) **Lot** and building standards for Oak Ridges Local Centre **zones** are identified in the following tables:

<u>Lot and Building Regulation</u>	<u>Table</u>
Oak Ridges Local Centre Lot and Building Standards	5.5.A
Oak Ridges Local Centre Lot and Building Standards Special Provisions	5.5.B

- (2) A number or numbers following the **zone lot or building** standard, the **zone** heading or the description of the **lot** or building standard indicate that a condition applies to the noted **zone** or requirement. Special Provisions are listed in Table 5.5.B.

Table 5.5.A Oak Ridges Local Centre Zone Lot and Building Standards

Standard		LC-OR1	LC-OR2
Lot Frontage	Interior (Min)	5m	5m
	Corner (Min)	8m	8m
Lot Area	Interior (Min)	100m ²	100m ²
	Corner (Min)	160m ²	160m ²
Lot Coverage (Max)		60%	60%
Soft Landscaping of Unbuilt Lot Area (Min)		25%	25%
Soft Landscaped Setback Area (1)	Side Yard (Min)	1m	1m
	Flankage Yard (Min)	3m	3m
	Rear Yard (Min)	2m	2m
Setback of Buildings	Front Yard (Min)	1m (Yonge St.) 3m (other streets)	3m
	Front Yard (Max)(2)	2m (Yonge St.)	No maximum

	Side Yard Low Rise, Mid Rise (Min)	0m for blank wall (between 0 and 4m not permitted) 7.5m for window wall	7.5m for window wall
	Side Yard Townhouse (Min)	0m(3)	0m(3)
	Side Yard Townhouse, End Unit (Min)	1m	1m
	Side Yard Multiplex (Min)	1m	1m
	Flankage Yard (Min)	1m (if flankage is on Yonge St.) 3m (if flankage is on other street)	1m (if flankage is on Yonge St.) 3m (if flankage is on other street)
	Rear Yard (Min)	7.5m	7.5m
Building Separation	Low Rise, Mid Rise (Min)	8m for non- window wall with some openings 15m for window wall	8m for non- window wall with some openings 15m for window wall
	Townhouse/Multiple x, Window Wall on One of Both Sides (Min)	15m	15m
	Townhouse/Multiple x Non-Window Walls (Min)	2m	2m
Streetwall	Length Without Articulation (Max)	25m (Yonge St.) 50m (other streets)	50m

Stepback of Upper Storeys (Min)	Low Rise, Mid Rise (Min)	3m above streetwall	3m above the streetwall
Mid Rise or High Rise Base Building	Height (Max)	17m (4 storeys)	17m (4 storeys)
Structured Parking Inset (Min)(4)		6m	6m
Main Entrance Elevation Above Established Grade	Townhouse/Multiple x (Min/Max)	0.5-1.5m	0.5-1.5m
	Residential Low Rise, Mid Rise (Min/Max)	0.5-1m	0.5-1m
	Non-Residential Low Rise, Mid Rise (Min/Max)	0-0.5m	0-0.5m
Non-Residential Ground Floor Height (Min/Max)		4.0-4.5m	4.0-4.5m
Height (Min/Max)		See schedule C2. Maximum height may be further limited by angular plane provisions.	See schedule C2. Maximum height may be further limited by angular plane provisions.
Floor Space Index (Max)		See schedule B2.	See schedule B2.
Angular Plane	45 Degree Cast from the abutting residential zone. Where the zone is separated by a Street, the required angular plane shall be cast from the property line abutting said street within the residential zone.	See schedule D2.	See schedule D2.

Table 5.5.B Oak Ridges Local Centre Zone Special Provisions

1	While parking may not be located in the soft landscaping setback area, driveways are exempted from this requirement. Does not apply to portions of the side yard where buildings are constructed directly to the side yard line. The rear yard standard does not apply to rear lane townhouses , where their rear yard is located at the front of the unit.
2	Setbacks required to achieve articulation , as well as portions of the building main wall located behind pocket plazas, are exempted from the maximum setback standard.
3	Excludes end unit condition.
4	Does not apply to townhouses or multiplexes .

5.6 Regulations for Newkirk Local Centre Zones

5.6.1 Newkirk Local Centre Zones Lot and Building Standards

- (1) **Lot** and building standards for the Newkirk Local Centre **zones** are identified in the following tables:

<u>Lot and Building Regulation</u>	<u>Table</u>
Newkirk Local Centre Lot and Building Standards	5.6.A
Newkirk Local Centre Lot and Building Standards Special Provisions	5.6.B

- (2) A number or numbers following the **zone lot or building** standard, the **zone** heading or the description of the **lot** or building standard indicate that a condition applies to the noted **zone** or requirement. Special Provisions are listed in Table 5.6.B.

Table 5.6.A Newkirk Local Centre Lot and Building Standards

Standard		LC-N1	LC-N2	LC-N2
Lot Frontage	Interior (Min)	5m	5m	5m
	Corner (Min)	8m	8m	8m

Lot Area	Interior (Min)	100m ²	100m ²	100m ²
	Corner (Min)	160m ²	160m ²	160m ²
Lot Coverage (Max)		70%	60%	60%
Soft Landscaping of Unbuilt Lot Area (Min)		25%	25%	25%
Soft Landscaped Setback Area (1)	Side Yard (Min)(1)	1m	1m	1m
	Flankage Yard (Min)	3m	3m	3m
	Rear Yard (Min)	2m	2m	2m
Setback of Buildings	Front Yard (Min)	2m (Newkirk Rd.) 3m (other streets)	3m	3m
	Front Yard (Max)(2)	3m (Newkirk Rd.)	No maximum	No maximum
	Side Yard Low Rise, Mid Rise or High Rise Base Building (Min)	0m for blank wall (between 0 and 4m not permitted) 7.5m for window wall	7.5m for window wall	7.5m for window wall
	Side Yard Townhouse (Min)	0m(3)	0m(3)	0m(3)
	Side Yard Townhouse, End Unit (Min)	1m	1m	1m
	Side Yard Multiplex (Min)	1m	1m	1m

	Flankage Yard (Min)	2m (if flankage is on Newkirk Rd.) 3m (if flankage is on other street)	3m	3m
	Rear Yard (Min)	7.5m	7.5m	7.5m
	Side Yard or Rear Yard Tower (Min)	12.5m	12.5m	12.5m
Building Separation	Low Rise, Mid Rise or High Rise Base Building (Min)	8m for non-window wall with some openings 15m for window wall	8m for non-window wall with some openings 15m for window wall	8m for non-window wall with some openings 15m for window wall
	Tower (Min)	25m	25m	25m
	Townhouse/Multiplex, Window Wall on One of Both Sides (Min)	15m	15m	15m
	Townhouse/Multiplex Non-Window Walls (Min)	2m	2m	2m
	Streetwall	Length Without Articulation (Max)	25m (Newkirk Rd.) 50m (other streets)	50m
Stepback of Upper Storeys (Min)	Low Rise, Mid Rise or High Rise (Min)	3m above streetwall	3 m above the streetwall	3 m above the streetwall

Mid Rise or High Rise Base Building	Height (Max)	17m (4 storeys), or 10.5m (3 storeys), where abutting a neighbourhood	17m (4 storeys), or 10.5m (3 storeys), where abutting a neighbourhood	17m (4 storeys), or 10.5m (3 storeys), where abutting a neighbourhood
Structured Parking Inset (Min)(4)		6m	6m	6m
Main Entrance Elevation Above Established Grade	Townhouse/Multiplex (Min/Max)	0.5-1.5m	0.5-1.5m	0.5-1.5m
	Residential Low Rise, Mid Rise or High Rise (Min/Max)	0.5-1m	0.5-1m	0.5-1m
	Non-Residential Low Rise, Mid Rise or High Rise (Min/Max)	0-0.5m	0-0.5m	0-0.5m
Non-Residential Ground Floor Height (Min/Max)		4.5-6m	4.5-6m	4.5-6m
Height (Min/Max)		See schedule C3. Maximum height may be further limited by angular plane provisions.	See schedules C3. Maximum height may be further limited by angular plane provisions.	See schedules C3. Maximum height may be further limited by angular plane provisions.
Floor Space Index (Max)		See schedule B3	See schedule B3	See schedule B3
Angular Plane	45 Degree Cast from the abutting residential zone. Where the zone is separated by a Street, the required	See schedule D3	See schedule D3	See schedule D3

	angular plane shall be cast from the property line abutting said street within the residential zone.			
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Table 5.6.B Newkirk Local Centre Zone Special Provisions

1	While parking may not be located in the soft landscaping setback area, driveways are exempted from this requirement. Does not apply to portions of the side yard where buildings are constructed directly to the side yard line. The rear yard standard does not apply to rear lane townhouses , where their rear yard is located at the front of the unit.
2	Setbacks required to achieve articulation , as well as portions of the building main wall located behind pocket plazas, are exempted from the maximum setback standard.
3	Excludes end unit condition.
4	Does not apply to townhouses or multiplexes .

SECTION 6.0 KEY DEVELOPMENT AREAS ZONE CATEGORY REGULATIONS

6.1 Regulations for All Key Development Areas

6.1.1 Amenity Space Requirements for certain Buildings

- (1) A **high-rise building, mid-rise building, or low-rise building** with 20 or more **dwelling units**, must provide **amenity space** at a minimum rate of 2.0 square metres per **dwelling unit**.

6.2 Regulations for Yonge Street and Carrville/ 16th Avenue Key Development Area Zones

6.2.1 Interim Development Regulations for the KDA

- (1) Notwithstanding any other provision of the CZBL to the contrary, expansions of existing **building(s)** or **structure(s)** or new stand-alone **building(s)** or **structures(s)** in the Yonge Street and Carrville/ 16th Avenue Key Development Area may be permitted provided:
- a) the expansion or new **building(s)** or **structure(s)** is for non-residential uses prescribed in Table 6.2.E only;
 - b) the expansion or new building(s) or structure(s) is no greater than 15% of the total **gross floor area** of the existing **building(s)** or **structure(s)** on a **lot**, as of the date of the passage of this portion of the CZBL;
 - c) that the expansion or new **building(s)** or **structure(s)** have a maximum **building height** of 2 **storeys** and may not include below **grade structures**; and,
 - d) the expansion or new **building(s)** or **structure(s)** shall comply with all other provisions of this By-law, save and except for minimum **building height**, minimum density and maximum **parking spaces**.
 - e) this section may not apply to any expansions or new **building(s)** or **structure(s)** greater than 15% as prescribed in (b) or greater than 2 **storeys** as prescribed in (c). Such expansion or new **building** or **structure** may be subject to the provisions of the CZBL.

6.2.2 Yonge Street & Carrville/ 16th Avenue Key Development Area Zones

- (1) The following zones are established for the Yonge Street & Carrville/ 16th Avenue Key Development Area zones and they may be referred to by the name or by the label set opposite the name of the zone below:

<u>Zone Label</u>	<u>Zone Name</u>
KDA-YC1	Yonge Street & Carrville/ 16 th Avenue Key Development Area Zone 1
KDA-YC2	Yonge Street & Carrville/ 16 th Avenue Key Development Area Zone 2

6.2.3 Yonge Street & Carrville/ 16th Avenue Key Development Area Zones Permitted Uses

- (1) Uses permitted by Yonge Street & Carrville/ 16th Avenue Key Development Area **zones** are identified in the following tables:

<u>Regulation Type</u>	<u>Table</u>
Yonge Street & Carrville/ 16 th Avenue Key Development Area Permitted Uses - Residential	6.2.A
Yonge Street & Carrville/ 16 th Avenue Key Development Area Permitted Use - Residential Special Provisions	6.2.B
Yonge Street & Carrville/ 16 th Avenue Key Development Area Permitted Uses - Non-Residential	6.2.C
Yonge Street & Carrville/ 16 th Avenue Key Development Area Permitted Use - Non-Residential Special Provisions	6.2.D

- (2) Permitted uses in a **zone** are noted by the letter 'X' in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the letter 'X' indicates that one or more special provisions apply to the noted use or **zone**. Special Provisions are listed in Tables 6.2.B and 6.2.D.

Table 6.2.A Yonge Street & Carrville / 16th Avenue Key Development Area Permitted Uses - Residential

Residential Uses	KDA-YC1	KDA-YC2
Apartment Dwelling	X (1)(2) (7)	X (1)(2) (7)
Assisted Living Residence		
Independent Seniors Living Residence		
Seniors Citizen Dwelling		
Long Term Care Facility		
Short Term Accommodation	X(3)	X(3)
Detached Dwelling		
Additional Residential Unit	X	X
Semi-Detached Dwelling		
Duplex Dwelling		
Triplex Dwelling		X (1) (6)
Block Townhouse Dwelling	X (1) (6)	X (1) (6)

Street Townhouse Dwelling		X (1) (6)
Live-Work Unit	X(5)	X(5)
Home Occupation	X(4)	X(4)

Table 6.2.B Yonge Street & Carrville / 16th Avenue Key Development Area Permitted Uses – Residential Special Provisions

Special Provision Number	Description of Special Provisions for Key Development Area – Residential Uses
1	Height shall be limited to four storeys or less for a building or portion of a building that is not facing a lot line adjacent to Yonge Street, Major Mackenzie Drive, or King Road
2	A building or portions of a building that is facing a lot line adjacent to Yonge Street, Major Mackenzie Drive, or King Road shall contain non-residential uses at grade.
3	A short-term accommodation must comply with the specific use regulations in Section 15.1.
4	A home occupation must comply with the specific use regulations in Section 15.2.
5	A live-work unit must comply with the specific use regulations in Section 15.8.
6	Shall not be permitted adjacent to a lot line abutting Yonge Street or 16 th Avenue.
7	Shall not be less than 5 storeys on lands that have frontage on Yonge Street.

Table 6.2.C Yonge Street & Carrville / 16th Avenue Key Development Area Permitted Uses – Non-Residential

Non-Residential Uses	KDA-YC1	KDA-YC2
Arts and Cultural Facilities	X	X
Commercial, Retail & Service	X(1)(2)(3)	X(1)(2)(3)
Day Nursery		
Gas Bar		
Gas Bar Convenience Retail Store		
Hospitals	X	X
Public Authority	X	X
Place of Worship		
Private Utility	X	X
Post Secondary School	X	
Secondary School		
Primary School		
Private School		
Social Services	X	X

Table 6.2.D Yonge Street & Carrville / 16th Avenue Key Development Area Permitted Uses – Non-Residential Special Provisions

Special Provision Number	Description of Special Provisions for Key Development Area – Non-Residential Uses
1	Shall be integrated into at-grade portions of buildings having direct frontage onto Yonge Street, Carrville Road, and 16 th Avenue, as applicable.
2	Development on lands with existing commercial, retail or office uses shall retain or exceed the amount of leasable floor area devoted to non-residential uses.
3	Outdoor patios must comply with the specific use regulations in Section 15.7.

- (3) Development along the Market Promenade must provide **commercial, retail, & service** uses at a minimum at grade level, within a **base building**.
- (4) No Building or Structure shall be located adjacent to the Greenway System, save and except for Buildings and Structures associated with transit facilities.

6.2.4 Yonge Street & Carrville/ 16th Avenue Key Development Area Zones Lot and Building Standards

- (1) **Lot** and building standards for the Yonge Street & Carrville / 16th Avenue Key Development Area **zones** are identified in the following tables:

<u>Lot and Building Regulation</u>	<u>Table</u>
Yonge Street & Carrville / 16 th Avenue Key Development Area Lot and Building Standards	6.2.E
Yonge Street & Carville / 16 th Avenue Key Development Area Lot and Building Standards Special Provisions	6.2.F

- (2) A number or numbers following the **zone lot or building** standard, the **zone** heading or the description of the **lot** or building standard indicate that special provisions apply to the noted **zone** or requirement. Special Provisions are listed in Table 6.2.F.

Table 6.2.E Yonge Street & Carrville / 16th Avenue Key Development Area Zone Lot and Building Standards

Standard		KDA-YC1	KDA-YC2
Lot Frontage	Interior (Min)	5m	5m
	Corner (Min)	8m	8m
Lot Area	Interior (Min)	100m ²	100m ²
	Corner (Min)	160m ²	160m ²
Lot Coverage (Max)		70%	60%
Soft Landscaping of Unbuilt Lot Area (Min)		25%	25%
Soft Landscaped Setback Area (1)	Side Yard (Min)(1)	1m	1m
	Flankage Yard (Min)	3m	3m
	Rear Yard (Min)	2m	2m
Setback of Buildings	Front Yard (Min)	3m (Yonge St.)	3m
		3m (other streets)	
	Front Yard (Max)(2)	4m (Yonge St.)	No maximum
	Side Yard Low Rise, Mid Rise or High Rise Base Building (Min)	0m for blank wall (between 0 and 4m not permitted)	7.5m for window wall
		7.5m for window wall	
Side Yard Townhouse (Min)	0m(3)	0m(3)	
Side Yard Townhouse, End of Block (Min)	1m	1m	

	Side Yard Multiplex (Min)	1m	1m
	Flankage Yard (Min)	3m	3m
	Rear Yard (Min)	7.5m	7.5m
	Side Yard or Rear Yard Tower (Min)	12.5m	12.5m
Building Separation	Low Rise, Mid Rise or High Rise Base Building (Min)	8m for non- window wall with some openings	8m for non- window wall with some openings
		15m for window wall	15m for window wall
	Tower (Min)	25m	25m
	Townhouse/Multiple x, Window Wall on One of Both Sides (Min)	15m	15m
	Townhouse/Multiple x Non-Window Walls (Min)	2m	2m
Tower Floorplate (Max)		750m ²	750m ²
Streetwall	Height (Max)	17m (4 storeys) (Yonge St.)	17m (4 storeys) (Yonge St.)
	Length Without Articulation (Max)	25m (Yonge St.) 50m (other streets)	50m
Stepback of Upper Storeys (Min)	Low Rise, Mid Rise or High Rise (Min)	3m above streetwall	3m above the streetwall
Mid Rise or High Rise Base Building	Height (Max)	23m (6 storeys)	23m (6 storeys)
Structured Parking Inset (Min)(4)		6m	6m

Main Entrance Elevation Above Established Grade	Townhouse/Multiple x (Min/Max)	0.5-1.5m	0.5-1.5m
	Residential Low Rise, Mid Rise or High Rise (Min/Max)	0.5-1m	0.5-1m
	Non-Residential Low Rise, Mid Rise or High Rise (Min/Max)	0-0.5m	0-0.5m
Non-Residential Ground Floor Height (Min/Max)		4.5-6m	4.5-6m
Height (Min/Max)		See schedules C4. Maximum height may be further limited by angular plane provisions.	See schedules C4. Maximum height may be further limited by angular plane provisions.
Floor Space Index (Min and Max)		See schedule B4.	See schedule B4.
Angular Plane	45 Degree Cast from the abutting residential zone. Where the zone is separated by a Street, the required angular plane shall be cast from the property line abutting said street within the residential zone.	See schedule D4.	See schedule D4.

Table 6.2.F Yonge Street & Carrville / 16th Avenue Key Development Area Zone Special Provisions

1	While parking may not be located in the soft landscaping setback area, driveways are exempted from this requirement. Does not apply to portions of the side yard where buildings are constructed directly to the side yard line. The rear yard standard does not apply to rear lane townhouses , where their rear yard is located at the front of the unit.
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2	Setbacks required to achieve articulation , as well as portions of the building main wall located behind pocket plazas, are exempted from the maximum setback standard.
3	Excludes end unit condition.
4	Does not apply to townhouses or multiplexes .

Section 7.0 Local Development Areas

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Section 8.0 Regional Mixed-Use Corridors

(intentionally left blank)

Section 9.0 Local Mixed-Use Corridors

(intentionally left blank)

Section 10.0 Employment Areas

(intentionally left blank)

Section 11.0 Neighbourhoods

(intentionally left blank)

Section 12.0 Greenway System

(intentionally left blank)

Section 13.0 Utility Corridor

(intentionally left blank)

Section 14.0 Leslie Street Institutional Area

(intentionally left blank)

SECTION 15.0 SPECIFIC USE REGULATIONS

15.1 Short Term Accommodation

15.1.1 Use Regulations

- (1) A **short-term accommodation** is permitted in a **dwelling unit** or **accessory residential unit**, if the **dwelling unit** or **accessory residential unit** is on a **lot** exclusively occupied as a **principal residence** of the operator of the **short-term accommodation**

15.2 Home Occupation

15.2.1 Use Regulations

- (1) **Home occupation** is permitted in a **dwelling unit** occupied as a **principal residence** of the operator of the **home occupation**, and provided the home occupation use:
- a. Shall be conducted entirely within an enclosed building;
 - b. Shall not employ more than one employee, in addition to those who reside on the **lot**;
 - c. Shall not detract from the residential character of the **dwelling unit** or the **lot** on which the **home occupation** is located;
 - d. Shall not involve the **outdoor storage** or an outdoor display and sales area for materials or finished products associated with the **home occupation** use;
 - e. Shall not occupy more than 25 percent of the **gross floor area** of the **dwelling unit**;
 - f. Shall not result in the discharge or emission of odorous, noxious or toxic matter or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;
 - g. Shall not consist of activities that involves the salvage, repair, maintenance or sales of motor vehicles or motor vehicles' engines or parts;
 - h. Shall not be an animal shelter, veterinary services, or kennel;
 - i. Shall not consist of an occupation that involves the sale of a commodity not produced on the premises, except that telephone, mail order, and internet sales of goods may be permitted provided that customers do not enter the premises to inspect, purchase or take possession of the goods;
 - j. Shall not require receipt or delivery of merchandise, goods or equipment by other than a passenger motor vehicle or by parcel or letter carrier mail service using motor vehicles typically employed in residential deliveries;
 - k. If involving instructional activity or personal service establishment use, shall not be occupied by more than four students or patrons at any one time;
- (2) **Private home daycare** uses are permitted as a **home occupation** use in a **dwelling unit** occupied as a **principal residence** of the operator of the **home occupation**.

15.3 Assisted Living Residence, Independent Seniors Living Residence, Long Term Care Facility

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15.4 Day Nursery

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15.5 School Use

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15.6 Place of Worship

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15.7 Outdoor Patio

15.7.1 Use Regulations

(1) Notwithstanding any provisions to the contrary in any other Section of the CZBL, an **outdoor patio** is hereby permitted as an **accessory** use to a **restaurant** or any other similar **premises** where food or refreshments are consumed by the public in all **zones** where such uses are permitted, subject to the provisions of the CZBL.

(2) An **outdoor patio** shall not constitute more than twenty percent (20%) of the **Gross Floor Area (G.F.A.)** of the **restaurant** or similar establishment it serves, but in no case shall constitute more than one hundred and fifteen (115) square metres in total **outdoor patio** area.

(3) The **outdoor patio** area may be permitted to displace existing **parking spaces** only if the total remaining **parking spaces** satisfy the minimum parking requirements for the main **building**.

(4) **Outdoor patios** shall be prohibited in any **yard** which abuts any Neighbourhood Residential zone except where zones are separated by an arterial road as designated in the City of Richmond Hill Official Plan. **Outdoor patios** located on a **deck**, terrace or rooftop shall not be permitted on any site which abuts any Neighbourhood Residential zone except where such zones are separated by an **Active At Grade Frontage**.

(5) The **outdoor patio** ground surface shall consist of appropriate hard surface materials and may also include perimeter **landscaping** and plantings.

(6) The **outdoor patio** area shall be delineated and enclosed with an appropriate barrier with a minimum of one emergency access available to outside of the **outdoor patio**.

(7) The **outdoor patio** area shall not interfere with any on-site **parking space**, pedestrian, vehicular circulation or **loading space**. The barrier for the **outdoor patio** area shall be **setback** a minimum of 1.5 metres from any adjacent **driveway**, internal circulation area, parking aisle, or **loading space**.

15.8 Live-Work

15.7.1 Use Regulations

(1) **Live-work units** containing a retail component are restricted to units at grade and which front directly onto a public street.

- (2) **Outdoor storage** and display are not permitted.
- (3) Shall not consist of an **obnoxious use**.

SECTION 16.0 AUTOMOBILE PARKING, BICYCLE PARKING, TRANSPORTATION DEMAND MANAGEMENT, AND LOADING REGULATIONS

16.1 Automobile Parking Space Regulations

16.1.1 Regulations Applying to All Automobile Parking Spaces

- (1) The regulations in Section 16.1 apply to all required automobile **parking spaces** and driveways to **lots** that are regulated by this By-law.
- (2) Required automobile **parking spaces** must be provided collectively for each use on a **lot** in an amount that complies with the regulations in Section 16.1 of this By-law.
- (3) Minimum dimensions of various types of automobile **parking spaces** are set out in Table 16.1.1.

Table 16.1.1 – Minimum Dimension of Various Types of Automobile Parking Spaces

Automobile Parking Space Type	Length (metres)	Width (metres)	Vertical Clearance (metres)
Perpendicular Parking Space	5.7	2.7	2.0
Perpendicular Compact Parking Space (Type A) ¹	5.2	2.6	2.0
Perpendicular Compact Parking Space (Type B) ²	5.0	2.5	2.0
Parallel Parking Space	6.7	2.5	2.0
Tandem Parking Space	5.7	2.7	2.0
Stacked Parking Space	5.7	2.7	2.0
Stacking Lane Spaces	6.0	2.7	2.0

Footnotes to Table 16.1.1

- 1) Type A compact parking space shall be limited to a maximum of 40% of the parking supply for residential uses.
- 2) Type B compact parking space shall be limited to a maximum of 10% of the parking supply for residential uses.
- (4) A parking space that is not perpendicular or parallel to a **driveway** shall have an area comprised of a rectangle with a minimum width of 2.75 metres and a minimum length of 5.8 metres.
- (5) The width of an aisle shall comply with the following:

- a) Aisles perpendicular to the automobile parking space shall have a minimum width of 6.0 metres.
 - b) Automobile parking spaces at sixty (60) degrees to the aisle shall have a minimum width of 5.5 metres.
 - c) Automobile parking spaces at forty-five (45) degrees to the aisle shall have a minimum width of 3.7 metres.
- (6) The required automobile **parking spaces** for a **major retail** use shall be located in a below **grade parking structure**, or an **above grade attached parking structure** only where high water table will not allow for the parking area to be below grade, and subject to the requirements of regulation 16.1.1(11).
- (7) No **setbacks** shall be required for any **parking structure** or any portion thereof if it is constructed completely below the **established grade**.
- (8) For a **street townhouse, block townhouse, back to back dwelling, stacked townhouse** or **rear lane townhouse dwelling**, or a **quadruplex dwelling**, where a 0.3 metre reserve abutting a **street** exists, no part of any **attached garage** or **detached garage**, other than one completely below the **established grade**, shall be permitted closer than 5.8 metres to such reserve.
- (9) Tandem **parking spaces** shall not be permitted in a **parking structure** or **parking area**.

Vehicle Parking Area

- (10) For a **high rise building, mid rise building** or **low rise building**, the following regulations shall apply:
- a) All **parking areas** shall be located in the **rear yard** or **side yards** of a **lot**.
 - b) **Parking areas** shall not be permitted to locate in any yard abutting an **active at grade frontage**.

Vehicle Parking Structure

- (11) For any **high rise building, mid rise building** or **low rise building**, the following regulations shall apply:
- a) Any portion of an **attached parking structure** that is above **grade**, shall comply with the provisions for the main **building** on the **lot** in accordance with this By-law.
 - b) An above **grade attached parking structure** is prohibited to locate in the **first storey** of a **building** within the first 10.0 metres of the depth of the **building** measured in from the **building main wall** along a **street line** abutting any **active at grade frontages**.

Parking and Storage of Commercial Vehicles

- (12) The following provisions shall apply to the parking and storage of **commercial motor vehicles, commercial machinery or equipment, school buses, semi-trailers or trailers** on a **lot** for a **street townhouse, block townhouse, rear lane townhouse, stacked townhouse, back to back dwelling, or multiplex dwelling**:
- a) No **commercial motor vehicles, commercial machinery or equipment, school bus, semi-trailer or trailer** shall be parked on any **lot** unless parked entirely within a wholly enclosed **building**.
 - b) Notwithstanding regulation a) above, any **commercial machinery or equipment** which is parked or stored on any **lot** for the purpose of landscaping, construction or excavation on that **lot** shall be permitted for no longer than ninety-six (96) hours prior to commencement and ninety-six (96) hours after the completion of said construction, landscaping or excavation on that **lot**.
 - c) Notwithstanding regulation a) above, the parking of a **commercial motor vehicle** on a **lot** for not more than twenty-four (24) hours for the purposes of maintenance or service of, or delivery for the principal **building** on that **lot**, is permitted.

Barrier Free Access Ramp on any Lot

- (13) The following provisions shall apply to a **barrier free access ramp** on any **lot**:
- a) A **barrier free access ramp** is permitted within any **yard**.
 - b) A **barrier free access ramp** shall be:
 - (i) **setback** a minimum of 0.45 metres from the **front lot line** and **rear lot line**;
 - (ii) **setback** a minimum of 0.90 metres from the **flankage lot line**; and
 - (iii) **setback** in accordance with the minimum required **side yard setbacks** for the main **building** or a minimum of 0.9 metres from the **side lot line**, whichever is the lesser.

Driveways

- (14) **Driveways** used for the parking of **motor vehicles** and/or used to access a **building** or **structure** shall:
- a) not be located within a daylighting triangle; and
 - b) Have a minimum setback of 0.3 metres from the side lot line.
- (15) A **driveway** may have a setback of 0.0 metres from the **side lot line** if the **driveway** is to be shared with a **driveway** on an abutting **lot** or if the **driveway** is located along the **side lot line** of an end unit of a **street townhouse, block townhouse,**

back to back townhouse, rear lane townhouse, stacked townhouse or quadruplex dwelling.

- (16) Driveways leading to a **parking area** for **high rise building, mid rise building or low rise building**, and **dwelling units** with frontage onto a **lane**, shall have a minimum width of 4.0 metres for one-way traffic and 6.0 metres for two-way traffic.

16.1.2 Automobile Parking Rates by Land Use and Parking Area

- (1) Required automobile parking spaces must be provided for every building or structure erected or enlarged, in accordance with Table 16.1.2.
- (2) Rates in Table 16.1.2 are based on the number of **parking spaces** per dwelling unit for residential uses and on the number of **parking spaces** for every 100 square metres of **gross floor area** for non-residential uses, unless otherwise noted in a row(s) below the land use in the table.

Table 16.1.2 – Automobile Parking Space Minimum and Maximum Rates by Land Use and Parking Strategy Area

Parking Strategy Area	PSA 1	PSA 2	PSA 3	PSA 4
Rate Range	Min/Max	Min/Max	Min/Max	Min/Max
Residential Uses (parking spaces per dwelling unit)				
Apartment Dwelling				
Bachelor	0.00/0.80		0.80/1.00	
One Bedroom	0.00/0.95		0.90/1.15	
Two Bedroom +	0.00/1.05		1.00/1.25	
Assisted Living Residence	0.00/0.40		0.25/0.40	
Back to Back Dwelling	0.00/2.00		1.00/2.00	
Block Townhouse Dwelling	0.00/2.00		1.00/2.00	
Detached Dwelling	0.00/no max		1.00/no max	
Duplex Dwelling	0.00/ no max		1.00/no max	
Independent Seniors Living Residence	0.00/0.40		0.33/0.40	
Live-Work Unit	0.00/2.00		1.00/2.00	
Long Term Care Facility	0.00/0.40		0.25/0.40	
Semi-detached Dwelling	0.00/ no max		1.00/no max	
Seniors Citizen Dwelling	0.00/0.40		0.33/0.40	
Street Townhouse Dwelling	0.00/ no max		1.00/no max	
Rear Lane Townhouse Dwelling	0.00/2.00		1.00/2.00	
Stacked Townhouse Dwelling	0.00/2.00		1.00/2.00	
Multiplex Dwelling	0.00/ no max		1.00/no max	
Non-Residential Uses				

(parking spaces per 100 square metres unless otherwise noted)				
Arts and Cultural Facilities	0.00/5.30		4.70/5.90	
Auto Body Repair Shop	0.00/3.75		3.00/3.75	
Automobile Service Station	0.00/3.50		3.00/3.75	
Clinic	0.00/3.15		3.00/3.75	
Commercial Plaza	0.00/3.15		3.00/3.75	
Commercial School	0.00/3.40		3.00/3.75	
Commercial Uses with a Mixed-use Building	0.00/3.15		3.00/3.75	
Day Nursery	0.00/2.20		2.25/2.80	
Financial Institution	0.00/3.15		3.00/3.75	
Gas Bar	0.00/3.75		?	
Gas Bar Convenience Retail Store	0.00/3.50		?	
Home Occupation	no min/no max		no min/no max	
Hospital	0.00/3.15		2.50/3.15	
Hotel				
-per 100 square metres	0.00/5.30		4.45/5.30	
-in addition, per room	0.00/0.80		0.70/0.80	
Long Term Care Facilities	0.00/2.00		0.25/0.40	
Major Office	0.00/2.50		2.20/2.75	
Major Retail	0.00/3.15		3.00/3.75	
Medical Office	0.00/3.15		3.00/3.75	
Motel				
-per 100 square metres	0.00/5.30		4.45/5.30	
-in addition, per room	0.00/0.80		0.70/0.80	
Motor Vehicle Lubrication Establishment	0.00/3.75		3.00/3.75	
Motor Vehicle Washing Establishment				
-per bay	0.00/1.25		1.00/1.25	
Office	0.00/2.50		2.20/2.75	
Personal Service Establishment	0.00/3.15		3.00/3.75	
Place of Worship	0.00/5.30		4.70/5.90	
Places of Entertainment	0.00/3.15		3.00/3.75	
Post Secondary School				
- per classroom	0.00/2.00		1.80/2.25	
Primary School				
- per classroom	0.00/1.70		1.40/1.70	
Private School				
- per classroom	0.00/3/40		3.00/3.75	
Repair Shops for Internal Combustion Engines	0.00/3.75		3.00/3.75	
Restaurant	0.00/3.15		3.00/3.75	
Retail	0.00/3.15		3.00/3.75	
Secondary School				
- per classroom	0.00/3.40		2.80/3.50	
Social Services	0.00/5.30		4.70/5.90	

Veterinary Clinic	0.00/3.15		3.00/3.75	
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16.1.3 Visitor Automobile Parking Rates by Land Use and Parking Area

- (1) Required visitor automobile parking spaces must be provided for every building or structure erected or enlarged, in accordance with Table 16.1.3 below.
- (2) Rates in Table 16.1.3 are bases on unit type for residential uses, unless otherwise noted in the table.

Table 16.1.3 – Visitor Automobile Parking Space Minimum and Maximum Rates by Land Use and Parking Strategy Area

Parking Strategy Area	PSA 1	PSA 2	PSA 3	PSA 4
	Min/Max	Min/Max	Min/Max	Min/Max
Apartment Dwelling	0.00/0.20		0.15/0.20	
Block Townhouse Dwelling	0.00/0.20		0.15/0.20	
Stacked Townhouse Dwelling	0.00/0.20		0.15/0.20	

16.1.4 Accessible Automobile Parking Rates by Land Use and Parking Area

- (1) Minimum dimensions for accessible automobile **parking spaces** are set out in Table 16.1.4 (a).

Table 16.1.4 (a) – Minimum Dimension of Types of Accessible Parking Spaces & Aisles

Accessible Automobile Parking Space Type	Length (metres)	Width (metres)	Vertical Clearance (metres)
Accessible Parking Space (Type A) ¹	5.7	3.4	2.0
Accessible Parking Space (Type B) ¹	5.7	2.4	2.0
Accessible Parking Barrier-free Aisle ¹	5.7	1.5	2.0

Footnotes to Table 16.1.4 (a)

- 1) An accessible parking barrier-free aisle is required to be adjacent to accessible automobile **parking spaces**. One access aisle can be shared by two accessible automobile **parking spaces**.
- (2) Required accessible automobile parking spaces must be provided for every building or structure erected or enlarged, in accordance with Table 16.1.4. (b) below.

Table 16.1.4 (b) – Accessible Parking Space Minimum for all Parking Strategy Areas

Total Parking Spaces Provided	Minimum Accessible Parking Space Requirement
5 to 12	1 Type A Space

13-100	4% (1) (2)
101 to 200	1, plus 3% (1) (2)
201 to 1,000	2, plus 2% (1) (2)
Over 1,000	11, plus 1% (1) (2)

Footnotes to Table 16.1.4 (b)

- (1) Where an even number of accessible parking spaces are required, an equal number of Type A and Type B parking spaces must be provided.
- (2) Where an odd number of accessible parking spaces are required, the number of parking spaces must be divided equally between Type A and Type B parking spaces, but the additional parking space (the odd-numbered space) may be a Type B parking space.

16.1.5 Automobile Parking Space Exemptions

Shared Parking Rates

- (1) Where a **live-work unit** is permitted, no additional **parking space** is required provided that the primary **dwelling unit** provides for a minimum of two **parking spaces**.
- (2) Where there is one or more use on a **lot**, the minimum required **parking spaces** and the portion thereof shall be applied to each of the uses in Table 16.1.2.

16.2 Bicycle Parking Space Regulations

16.2.1 Regulations Applying to All Bicycle Parking Spaces

- (1) No person shall use any **land, building or structure** or **structure** in any **zone** for any purpose permitted by this By-law, unless bicycle spaces are provided on the same **lot** where there is a **parking structure**, in accordance with the provisions of Section 16.2.
- (2) The regulations in Section 16.2 apply to all required **bicycle parking spaces** to **lots** that are regulated by this By-law.
- (3) Required **bicycle parking spaces** must be provided collectively for each use on a **lot** in an amount that complies with the regulations in Section 16.2 of this By-law.
- (4) Minimum dimensions of various types of **bicycle parking spaces** are set out in Table 16.2.

Table 16.2 – Minimum Dimension of Various Types of Bicycle Parking Spaces

Bicycle Parking Space Type	Length (metres)	Width (metres)	Vertical Clearance (metres)
Bicycle Parking Space (Horizontal)	1.8	0.6	1.9
Bicycle Parking Space (Vertical)	1.9	0.6	1.2
Bicycle Parking Space (Stacked)	1.8	0.6	1.2
Bicycle Maintenance Facility	1.8	2.6	1.9

Visitor Bicycle Parking Spaces

- (5) Visitor bicycle parking spaces shall be located at **grade**.

Shower and Change Facilities associated with Visitor Bicycle Parking Spaces

- (6) Shower and change facilities shall be provided for each gender at the rate of 1 per 30 **bicycle spaces** for the non-residential use in Table 16.2.2.

16.2.2 Bicycle Parking Rates by Residential and Non-residential Uses

Regulations Applying to All Bicycle Parking Spaces

- (1) Required **bicycle parking spaces** must be provided for every **building or structure** erected or enlarged, in accordance with Table 16.2.2.

Table 16.2.2 – Minimum Required Bicycle Parking Spaces, Visitor Bicycle Parking Spaces, and Bicycle Maintenance Facilities

	Minimum Bicycle Parking Spaces (Long Term)	Minimum Required Visitor Bicycle Parking Spaces (Short Term)	Minimum Required Bicycle Maintenance Facility
Residential Use	0.6 bicycle parking space per dwelling unit or portion thereof	5% of the minimum required bicycle parking space for residential use	1 facility per every 200 long term bicycle parking spaces required
Residential Use - Electrical Bicycle Parking Space	20% of the required bicycle parking spaces deemed long term shall have access to an energized outlet capable of providing Level 1 charging or higher	No requirement	Not applicable
Non-residential use	0.13 bicycle parking space per 100 square metres of gross floor	0.15 bicycle parking space per 100 square metres of gross floor	1 facility per every 200 long term bicycle parking spaces required

	area or portion thereof	area or portion thereof	
Non-residential use - Electrical Bicycle Parking Space	20% of the required bicycle parking spaces deemed long term shall have access to an energized outlet capable of providing Level 1 charging or higher	No requirement	Not applicable

16.2.3 Bicycle Parking Space Exemptions

- (1) Notwithstanding the requirements in table 16.2.2 above, bicycle parking is not required to be provided for the following uses: detached dwelling, semi-detached dwelling, townhouse dwellings, or multiplex dwellings.

16.3 Transportation Demand Management Regulations

16.3.1 Transportation Demand Management Requirements for Parking Strategy Area 1

- (1) The following are required to be provided, where applicable, within PSA 1 as shown on Schedules E to the CZBL:
- a. A minimum of 0.045 **short-term bicycle parking spaces** per dwelling unit
 - b. A minimum of 50% of required **short-term bicycle parking spaces** are to be located in a covered area.
 - c. A minimum of 0.72 **long-term bicycle parking spaces** per dwelling unit
 - d. All required **long-term bicycle parking spaces** is located at-grade, one level below grade, or one level above grade, and the doorways to these bicycle parking areas have a clear width of not less than 1.7m when the doors are in the open position
 - e. A minimum of 1 **bicycle maintenance facility** per 200 **long-term bicycle parking spaces** required for residential uses or portion thereof.
 - f. A minimum of 6 **public bicycle parking spaces**
 - g. A minimum of 2 **lay-by parking spaces**
 - h. A minimum of 25 m² **work share space** per 100 dwelling units or minimum of 50 m² **work share space**, whichever is greater. (1)

Footnote:

(1) Where the required **work share space** is less than or equal to 75 m², the space shall contain a minimum of 1 small private meeting/call room. Where the **work share space** is greater than 75 m², the space shall contain a minimum of 2 small private meeting/call rooms.

16.3.2 Transportation Demand Management Requirements for Parking Strategy Area 2

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16.3.3 Transportation Demand Management Requirements for Parking Strategy Area 3

Table 16.3.3 – Automobile Parking Space Minimum and Maximum Rates by Land Use and Parking Strategy Area (PSA)

Parking Strategy Area	PSA 1	PSA 2	PSA 3			PSA 4	Units
	Min/Max	Min/Max	Min/Max			Min/Max	
Residential Uses							
Apartment Dwelling							
	Bachelor	0.00/0.80		0.80/1.00			/unit
	One Bedroom	0.00/0.95		0.90/1.15			/unit
	Two Bedroom +	0.00/1.05		1.00/1.25			/unit

Table 16.3.4 – TDM Minimum Requirements for PSA 3

PSA 3	<p>1) Min. 50% of required LONG TERM BICYCLE PARKING SPACES are located at-grade, one level below grade, or one level above grade, and the doorways to these bicycle parking areas have a clear width of not less than 1.7m when the doors are in the open position.</p> <p>2) Min. 50% of required SHORT TERM BICYCLE PARKING SPACES are in a covered area.</p>
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16.3.4 Transportation Demand Management Requirements for Parking Strategy Area 4

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16.4 Loading Space Regulations

16.4.1 Regulations Applying to All Loading Spaces

- (1) The regulations in Section 16.3 apply to all required **loading spaces** to **lots** that are regulated by this By-law.

- (2) **Loading spaces** must be provided collectively for each use on a **lot** in an amount that complies with the regulations in Section 16.4.2 of this By-law.
- (4) A **loading space** shall be paved, free of any encroachments and have a width of not less than 4.0 metres and a length of not less than 13.0 metres with a minimum of 6.5 metres overhead clearance.
- (5) A **loading space** shall not be located in any **yard** adjoining a **street** unless screened from view from the **street** by a **fence**, screen wall, or landscaped berm with a height of not less than 1.5 metres.
- (6) Aisles and **driveways** leading to a **loading space** shall not be used for the temporary parking or storage of 1 or more **motor vehicles**.

16.4.2 Loading Space Rate by Land Use

- (1) Required **loading spaces** must be provided for every **building** or **structure** erected or enlarged, in accordance with Table 16.3.2.
- (2) Rates in Table 16.4.2 are based on **dwelling unit** ranges for residential uses and on **gross floor area** ranges of non-residential uses, unless otherwise noted in the table.
- (3) Notwithstanding 16.4.2 (2) above, a loading space shall not be permitted in a yard abutting an **Active At Grade Frontage**.

Table 16.4.2 – Minimum Required Loading Spaces

	Minimum Required Loading Spaces
Buildings containing dwelling units	
0 to 30 dwelling units	0
31 to 399 dwelling units	1
400 dwelling units or more ¹	2
Buildings containing non-residential uses	
Gross floor area less than 465 square metres	0
Gross floor area of between 465 to 2322 square metres	1
Gross floor area of between 2323 to 9290 square metres	2
For every additional 9290 square metres above 9290 square metres	1 additional

Footnote to Table 16.3.2

- 1) Notwithstanding Table 16.3.1, of the two required loading spaces, one space may have a width of not less than 3.7 metres and a length of not less than 9.0 metres with a minimum of 4.3 metres overhead clearance. This space shall not be used for refuse loading.

16.5 Electric Vehicle and E-Bike Minimum Requirements

- (1) Electric vehicle and e-bike charging infrastructure is required to be provided as follows in Table 16.5 below, and is not required for any visitor parking spaces for residential uses:

Table 16.5 - Electric Vehicle and E-Bike Minimum Requirements

Use/Parking Type	Space	EV-Ready	EV-Ready & EVSE Installed (1)	Charging Level (2)
Residential – Apartment and Townhouse Dwellings without exclusive use garage.		100%	None	Level 2 or higher
Residential – detached, semi-detached, townhouse, multiplex dwelling uses with exclusive garage use.		1 per dwelling unit	None	Level 2 or higher
Non-Residential - Office		10% or 1 space, whichever is higher	5%	Level 2 or higher
Non-residential – Other uses		5% or 1 space, whichever is higher	2.5%	Level 2 or higher
Car share		100%	None	Level 2 or higher
E-bikes (where long-term bicycle parking is required) 2		20%	None	Level 1

Notes:

(1) This requirement is in addition to the EV-Ready requirement shown in the adjacent left column.

(2) Energized outlet shall be capable of providing the EVSE level even if the EVSE is not required to be installed.

SECTION 17.0 DEFINITIONS

The following are defined words, terms, or phrases in the CZBL which are bolded and listed as they are shown in the CZBL.

Accessory

Means a use subordinate and naturally, customarily and normally incidental to and exclusively devoted to a main use of land or **building** and located on the same **lot**.

Active At Grade Frontage

Means a **street line** that abuts an arterial road or collector road listed in regulation

Additional Residential Unit

Means a self-contained **dwelling unit accessory** to the primary **dwelling unit**.

Adult Day Care

Mean a facility licensed to provide daily living needs to adults by professional caregiving staff.

Alter

Means any alteration to the structural component of a **building** which could result in a change of use, or any increase in the volume of a **building** or **structure**.

Amenity Space

Means outdoor space on a **lot** that is communal and available for use by the occupants of a **building** on the **lot** for recreational or social activities.

Angular Plane

Means an imaginary flat surface projecting over a **lot**, at an inclined angle measured up from the horizontal.

Apartment Dwelling

Means a **building** containing five (5) or more **dwelling units** all of which have a common external access to the **building** by means of a common corridor system. An **apartment dwelling** may take the form of a **high rise, mid rise** or **low rise building**. An apartment dwelling may also include a unit in an **assisted living residence** or **independent seniors living residence**.

Articulation

Means a vertical indentation required to be included on **streetwalls**, of at least 0.5 metres wide and 0.5 metres deep, and used to reduce the impact visual impact of long, horizontal buildings.

Arts and Cultural Facilities

Means premises, or **structure**, or any part of any land, **building** or **structure**, used for the programming, production, presentation, and/or exhibition of art, performing art, including but not limited to music, dance, theatre, painting, sculpture, photography, media art, and museums.

Assisted Living Residence

Means a **building** or **structure** that provides living accommodations, hospitality services and personal assistance to persons who can live independently but require assistance with daily activities. Units may contain kitchenettes with cooktop stoves, as well as common facilities for the preparation and consumption of food. Common lounges, recreation facilities and medical care facilities may also be provided. It shall be considered an **apartment dwelling**.

Attached

Means a **building**, otherwise complete in itself, which depends for structural support or complete enclosure upon a division wall or walls which are above grade, shared in common with an adjacent **building** or **buildings**.

Attached Garage

Means an enclosed **structure** which is attached and is designed or used for the storage of one or more **motor vehicles**, and excludes a carport, other open shelter or any detached **accessory structure**.

Automobile Service Station

Means a **building** or **structure** or parts thereof, used for the sale of petroleum products and automobile accessories and for the maintenance essential to the actual operation of motor vehicles. The use may include **gas bar convenience retail store**, gas bar, **motor vehicle/ lubrication establishment** and **motor vehicle washing establishment** associated uses. A **motor vehicle sales establishment**, an **auto body repair shop** or **public garage** are not an **automobile service station**.

Back to Back Dwelling

Means a **building** or part thereof containing three (3) or more **dwelling units** that are attached to each other, but not attached to any other **dwelling unit** or **structure**, but shall exclude an **apartment dwelling** or a **townhouse dwelling**.

Barrier Free Access Ramp

Means an unenclosed and inclined ramp providing access to the main floor and/or entry level of a building that provides a continuous unobstructed access route intended for use by people with physical disabilities.

Base Building

Means the lower, non-**tower** portion of a **high rise building**, or the portion of a **mid-rise building** located below a **stepback**.

Basement

Means a storey or storeys of a **building** located below the first storey.

Bicycle Maintenance Facility

Means an area for bicycle repairs and maintenance which may include work space, a wash facility, a repair stand and an air pump for inflating bicycle tires.

Block on a Registered Plan

Means a parcel of land that is indicated by the word and letter 'A', 'B', 'C', or as the case may be.

Block Townhouse Dwelling

Means a **townhouse dwelling** that may include a **stacked townhouse dwelling**, **rear lane townhouse**, **back to back dwelling** and **quadruplex dwelling**. A **block townhouse dwelling** is not a **street townhouse dwelling**.

Building

Means a **structure** occupying an area greater than 10 square metres consisting of a wall, roof and floor, or any one or more of them, or a structural system serving the function thereof, including all works, fixtures and service systems appurtenant thereto.

Building Frontage

Means the length of the **main wall** of a **building** measured as a percentage of the length of the **front lot line** parallel to the **main wall** of a **building**.

Building Height

Means the number of **storeys** and/or **metres** measured from the **established grade** of the principal entrance of each **building**.

Building Separation

Means the facing distance between buildings, measured from the nearest **main wall**.

Chord of the Front Lot Line

Means is a straight line joining the two points where the **side lot lines** intersect the **front lot line**. In the case of a **corner lot** with a **daylighting triangle**, the **flankage lot lines** shall be deemed to extend to their hypothetical point of intersection with the extension of a **front lot line** for the purposes of calculating **lot frontage**.

City

Means The Corporation of the City of Richmond Hill.

Clinic

Means a **medical office** which contains three or more medical practitioners.

Commercial Retail & Service

Means the use of land, buildings or structures for the purpose of buying or selling commodities and supplying of services, including personal service uses provided to the public (such as restaurants with or without drive-through, florists, dry cleaners and financial institutions) or where entertainment is offered for gain or profit. **Commercial retail & service** shall also include but is not limited to the following defined terms: **Clinic, Financial Institution, Hotel, Major Office, Medical Office, Motel, Office, Restaurant, Retail, and Veterinary Clinic**.

Major Retail, automobile service station, gas bar convenience retail store, gas bar, motor vehicle/lubrication establishment, Motor Vehicle Washing Establishment, auto body repair shop, repair shops for internal combustion engines, motorized vehicles or similar uses, or **public garage** are not considered **commercial retail & services** uses in the CZBL.

Commercial Machinery or Equipment

Means machinery or equipment used for business, employment or commercial purposes, including, without limiting the generality of the foregoing, bulldozers, road building machines, backhoes, cranes, ploughs, graders, forklifts and earthmoving equipment, farm tractors, and other similar machinery or equipment.

Commercial Motor Vehicle

Means any motor vehicle having permanently attached thereto a truck or delivery body, and/or including, without limiting the generality of the foregoing, tow trucks, ambulances, hearses, fire apparatus, motor buses used primarily for business, employment or commercial purposes, and similar converted commercial motor vehicles, and/or including all motor vehicles with commercial motor vehicle licenses exceeding 508 kilograms in capacity.

Commissioner

Means the Commissioner of Planning and Building Services for the City or such successor office, as the case may be.

Common Element Condominium

Means a common element condominium corporation as described in the Condominium Act, 1998, as amended or a successor thereto.

Community Use

Means any tract of land, or **structure**, or any part of any land, **building** or **structure**, used for community activities, including a use by a **public authority, primary school, secondary school, post-secondary school, private school, hospital, place of worship, arts and cultural facilities, day nursery, private home daycare, long term care facilities and social services.**

Condominium

Means a group of **dwelling units** or premises, each under individual ownership in a multiple unit **structure** with common elements in which:

- a) the **dwelling units** or premises comprise not only the space enclosed by the boundaries of the **dwelling unit** or premises, but all material parts of the land within the space;
- b) the common element means all the property except the **dwelling unit** or premises; and,
- c) the common elements are owned by all of the owners as tenants in common.

Corner Lot

Means a **lot** abutting two or more **streets** at their intersection or upon two parts of the same **street** provided that the interior angle of the intersection of such **streets** or parts of one **street** is not more than 135 degrees measured at the centre line of the **street**.

Corporation

Means the Corporation of the City of Richmond Hill, when capitalized in the CZBL.

Council

Means the Council for the City of Richmond Hill.

Daylighting Triangle

Means a triangular area of land on or abutting a corner lot, formed by measuring from the point of intersection of street lines the distance required by this By-law for a daylighting triangle along each street line and joining such points with a straight line. The hypotenuse of a daylighting triangle shall be that property line directly opposite the angle formed by the point of intersection of the street lines.

Day Nursery

Means a facility licensed under the Child Care and Early Years Act or its successor.

Deck

Means a **structure** without a roof having a foundation to hold it erect and attached to or abutting one or more walls of a **building** or constructed separate from a **building** with or without direct access to the ground, the floor of which is above **finished grade**, and which is designed and intended for use as a sun **deck** but shall not include a landing or a stair.

Detached Accessory Structure

Means a **building** or **structure** that is not used for human habitation, the use of which is customarily incidental, subordinate and exclusively devoted to a principal use or **building** located on the same **lot** and shall not include a **detached garage** and outdoor **swimming pool**.

Detached Garage

Means a building or structure which is not attached and is designed or used for the storage of one or more motor vehicles, and excludes a carport, other open shelter or any detached accessory structure.

Drive Through Facility

Means a use to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in a vehicle that are in a stacking aisle. An **automotive service station** or **motor vehicle washing establishment** is not a **drive through facility**.

Dwelling Unit

Means a unit that:

- a) consists of one self-contained set of rooms located in a **building** or a **structure**;
- b) is used or has the capability of being used as a domicile by one or more persons as a single housekeeping unit;
- c) contains cooking, eating, living, sleeping and sanitary facilities designated for the exclusive use of its occupants; and
- d) has a means of egress to the outside of the **building**, which may be an means of egress with other shared **dwelling units**.

Entry Element

Means an open sided platform, with or without foundation, and with an upper **structure** covered by a roof, a balcony or enclosed second floor habitable space.

Erect

Means alter, build, construct, reconstruct, or relocate and shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing **building** or **structure** by an addition, deletion, enlargement or extension.

Established Grade

Means with reference to a **building** or **structure**, the average elevation of the finished **structure** off the ground where it meets the exterior of the front of such **building** and, when used with reference to a structure other than a **building**, shall mean the average elevation of the finished **grade** of the ground immediately surrounding such **structure**, exclusive in both cases of any artificial embankment or entrenchment and when used with reference to a **street** or road means the elevation of the **street** or road established by the Corporation or other designated authority.

Expropriating Authority

Means the same definition that is in the Expropriations Act, R.S.O. 1990, c. E. 26.

Fence

Means a structure constructed of posts, boards, tailings, rails, wire, masonry or similar methods or any combination thereof used to define a property boundary or to enclose any outdoor area. Fencing shall have a corresponding meaning.

Financial Institution

Means a bank, credit union, trust company, savings **office** or retail banking operation which is open to the general public. A **financial institution** does not include an investment **office**.

First Storey

Means the **storey** with its floor closest to **grade** and having its ceiling more than 1.8 metres above **grade**.

Flankage Lot Line

Means a **lot line** of a **corner lot** which abuts a **street** and is not a **front lot line**.

Flankage Yard

Means the **side yard** of a **corner lot** which **side yard** extends from the **front yard** to the **rear yard** between the **flankage lot line** and the closest point of the **main wall** of any **building** or **structure**.

Floor Area

Means the total horizontal area of all floors in a **building**.

Floor Space Index

Means the **gross floor area** of all **buildings** on a **lot** expressed as a ratio or multiple of the **lot area**. The term is also referred to in this by-law as the acronym FSI.

Front Lot Line

Means the line which divides the **lot** from the **street**. In the case of a **corner lot** or a **through lot**, the shortest of the lines which divide the **lot** from the **streets** shall be deemed to be the **front lot line**. On a **corner lot** or a **through lot** where such **lot lines** are of equal length, the **front lot line** shall be deemed to be that line which abuts a regional or provincial road or highway.

Front Yard

Means a **yard** extending across the full width of the **lot** between the **front lot line** and the closest point of the main wall of any **building** or **structure** on the **lot**.

Garage

Means an enclosed **structure** designed and used for the storage of one or more **motor vehicles**.

Gas Bar

Means a **building** or **structure** including lands appurtenant thereto, used for the sale of petroleum products and automobile accessories, but shall not include the performance of minor running repairs essential to the actual operation of **motor vehicles**, a **motor vehicle sales establishment**, an **auto body repair shop**, or **automobile service station**.

Gas Bar Convenience Retail Store

Means a retail store established or existing only in conjunction with a gas bar, having a variety of convenience goods to serve the traveling public such as milk and dairy products, pre-packaged groceries, patent medicines, carbonated beverages, beer, wine, sundries, tobacco, stationary, magazines and newspapers, but not include fresh meats and produce. An automatic banking machine may also be included.

Grade

Means the level of the ground adjacent to the outside wall of a **building** or **structure**.

Gross Floor Area

Means the aggregate of the **floor areas** of a **building** above **established grade**, measured between the exterior faces of the exterior walls of the **building** at each floor level but excluding **basement**, **mechanical penthouses**, loading areas, any portion of a **parking structure**, elevator shaft, stairwell, mechanical or electrical rooms, and any space with a floor to ceiling height of less than 1.8 metres. The term is also referred to in this by-law as the acronym GFA.

Ground Floor

Means the **storey** with its floor closest to **grade**.

Ground Floor Height

Means the floor-to-floor height of the **ground floor**.

Hard Landscaping

Means an area used for decorative stonework, permeable stone pavers, retaining walls, walkways, synthetic turf, or other landscape or architectural feature. Driveways and areas for loading, parking or storing of **motor vehicles** are not **hard landscaping**.

High Rise

Means **buildings** or **structures** with a height of nine (9) **storeys** or greater.

Home Occupation

Means an economic enterprise operated within a **dwelling unit**, incidental and secondary to the **residential** use by an individual or individuals residing in the **dwelling unit**.

Hospital

Means any tract of land , or **structure**, or any part of any land, **building** or **structure** used as a private or public hospital under the Province of Ontario Public Hospitals Act for the care or treatment of:

- a) persons afflicted with or suffering from sickness, disease or injury;
- b) convalescent or chronically ill persons;
- c) persons suffering from substance addictions; or
- d) persons suffering from emotional, psychological or mental disorders.

Hotel

Means a **building** or part of a **building** or two (2) or more connected **buildings** used mainly for the purpose of catering to the needs of the travelling public by the furnishing of sleeping accommodations. A **hotel** does not include separate kitchen or housekeeping facilities but may include a **restaurant**, dining room, lounge, meeting rooms, **retail stores**, and other ancillary uses.

Independent Seniors Living Residence

Means a **building** or **structure** that provides living accommodation primarily to retired persons or couples where each living unit has a separate entrance from a common hall and contains sanitary facilities, but does not contain a kitchen for the preparation of meals, and where common kitchen and dining facilities are separately located within each of the **buildings**. Common lounges and recreation facilities and medical care and/or assisted living services/facilities may also be provided. It shall be considered an **apartment dwelling**.

Interior Floor Area

Means the floor area of any part of a **building** measured to the interior side of a **main wall**, the centre line of an interior wall, or a line delineating the part being measured.

Interior Lot

Means a **lot** situated between adjacent **lots** and having access to one **street**.

Lane

Means a public or private means of vehicular access to a lot or an abutting property. This may also include a parcel of land which is a common element condominium for means of vehicular access.

Light Well

Means a vertical shaft within the volume of a **building** that penetrates from roof level down to lower levels, allowing the transmission of natural light and air to areas that would otherwise require artificial lighting.

Live-Work Unit

Means a single unit (e.g. studio, loft, or apartment) consisting of both a **commercial, retail** and/or **office** component and a residential component that is occupied by the same resident. A **live-work unit** may be used as both a living accommodation, which has a kitchen and sanitary facilities, and a business operated by one or more people who live in the unit.

Loading Space

Means an unobstructed area of land which is provided and maintained upon the same **lot** or **lots** upon which the principal use is located and which:

- a) is provided for the temporary parking of one or more **commercial motor vehicles** while merchandise or materials are being loaded or unloaded from such vehicles;
- b) is suitable for the temporary parking of one **commercial motor vehicle**; and
- c) shall not be used for the purpose of sale or display.

Long Term Bicycle Parking Space

Means a bicycle parking space located in a limited-access room or shelter within a **building** or part of a **building** for the exclusive use of parking bicycles

Long Term Care Facility

Means a facility that is licensed under the Long Term Care Homes Act or its successor.

Lot

Means a parcel or tract of land:

- a) which is a whole **lot** as shown on a Registered Plan of Subdivision, but a registered Plan of Subdivision for the purpose of this definition does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a by-law passed pursuant to Section 50 of the Planning Act, R.S.O. 1990, as amended, or a predecessor thereof; or
- b) which fronts on a **street** and is a separate parcel of land without any adjoining lands being owned by the same owner or owners as of the date of passing of this By-law; or

- c) the description of which is the same as in a deed which has been given consent pursuant to Section 50 of the Planning Act, R.S.O. 1990 as amended, or a predecessor thereof; or
- d) a parcel of tied land.

For the purpose of this definition no parcel or tract of land ceases to be a **lot** by reason only of the fact that part or parts of it has or have been conveyed to or acquired by the Corporation, His Majesty in the Right of Canada, or the Regional Municipality of York.

For the purposes of this By-law, a **lot** separated from a **street** by a reserve, as defined in this By-law, shall be deemed to abut such **street**.

Lot Area

Means the total horizontal area within the **lot lines** of a **lot**.

Lot Coverage

Means the percentage of the **lot** covered by all **buildings**. Lot coverage in each zone shall be deemed to apply only to that portion of such **lot** which is located within said **zone**. The calculation of **lot coverage** shall not include that portion of such **lot** which is occupied by a **building** or portion thereof completely below **grade**, a covered entry element, a porch, with or without a **basement** and stairs with foundations, and **barrier free access ramps**. Within a residential zone, **lot coverage** for a principal **building** and **lot coverage** for **detached accessory structures** shall be separately calculated, and the habitable space on the second floor directly above an entry element or porch, **detached garages**, and **barrier free access ramps** shall be excluded from the calculation of **lot coverage**.

Lot Frontage

Means the horizontal distance between the **side lot lines** measured at right angles, where the **front lot lines** are not parallel, the **lot frontage** shall be measured by a line six (6) metres back from and parallel to the **chord of the front lot line**.

Lot Line

Means a line delineating any boundary of a **lot**.

Low Rise

Means **buildings** or **structures** with a height of four (4) storeys or less and shall exclude a **detached dwelling**, **semi-detached dwelling**, **street townhouse dwelling**, **block townhouse dwelling**, **stacked townhouse dwelling**, **rear lane townhouse dwelling**, **back to back dwelling** or a **quadruplex dwelling**.

Main Building

Means a **building** in which is carried on the principal purpose for which the **lot** is used.

Main Wall

Means the exterior front, side or rear wall of a **building** and all structural members essential to the support of a fully enclosed space or roof.

Major Office

Means an **office building** that has a **gross floor area** of 10,000 square metres or greater used primarily for the practice of a profession or the carrying on of a business such as the management or direction of an agency, organization, public administration, or administration of an industry including research and development.

Major Retail

Means a large format **retail use** or uses, such as retail big box stores, retail warehouses and shopping centres which has a gross floor area of 10,000 square metres or greater.

Mechanical Penthouse

Means the rooftop floor area above the livable area of a **building** that is used exclusively for the accommodation of stairwells and/or mechanical equipment necessary to physically operate the **building** such as heating, ventilation, air conditioning, electrical, telephone, plumbing, fire protection and elevator equipment and includes walls and **structures** intended to screen the **mechanical penthouse** and equipment.

Medical Office

Means a **building** or part of a **building** used for the medical, dental, surgical and/or therapeutical treatment of human beings. A **medical office** does not include a public or private **hospital**, or a professional **office** of a medical practitioner located in their residence.

Mid Rise

Means **buildings** or **structures** with heights ranging between five (5) storeys and eight (8) storeys.

Motor Vehicle

Means an automobile, motorcycle and motor assisted bicycle unless otherwise indicated in the Highway Traffic Act, R.S.O. 1990, as amended, and any other vehicle propelled or driven otherwise than by muscular power, but does not include the cars of electric or steam railways, or other

motorized vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, or road building machine within the meaning of the Highway Traffic Act, R.S.O. 1990, as amended.

Motor Vehicle Lubrication Establishment

Means a building or part thereof used to provide ongoing regular maintenance essential to the actual operation of **motor vehicles** but shall not include a **motor vehicle sales establishment**, an **auto body repair shop**, **public garage** or **automobile service station**.

Motor Vehicle Washing Establishment

Means a **building** or part thereof used for the automatic and/or coin operated washing of **motor vehicles**.

Multiplex Dwelling

Means a **triplex** or **quadruplex**.

Non-Complying

Means that which does not comply with the regulation(s) of the CZBL as of the date of the applicable portion of the final passing thereof.

Non-Complying Building or Structure

Means a **building** or **structure** that legally existed on the date of passing of the applicable portion of the CZBL and no longer complies with one or more standards of the CZBL.

Non-Complying Lot

Means a **lot** that legally existed on the date of the passage of the applicable portion of the CZBL that has less than the minimum required lot frontage or lot area required by the CZBL.

Non-Conforming Use

Means a legally existing use on the date of the final passing of the applicable portion of the CZBL, which is not a permitted use in the **zone** in which the said use is situated at the date of final passing of the applicable portion of the CZBL.

Non-Residential Building

Means a **building** that does not contain any **dwelling units**.

Obnoxious Use

Means an offensive use of trade within the meaning of the Public Health Act, R.S.O. 1990, as amended or its successor, or a use which is a nuisance by reason of the emission or creation of odours, gases, dirt, smoke, noise, vibration, fumes, cinders, soot or waste or the depositing or leaving of unsightly objects or chattels on land.

Office

Means a **building** or part of a **building** used for conducting the affairs of business, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing of information rather than the production and distribution of goods.

Outdoor Patio

Means an outdoor area used in conjunction with any **restaurant**, tavern, banquet hall or any other premises where food or refreshments are consumed by the public and where seating accommodation is provided and where meals or refreshments are served to for consumption on the premises and includes all such facilities whether or not licensed under the Liquor License Act.

Outdoor Storage

Means any accessory storage outside of a principal or main or **structure** on a **lot**.

Parcel of Tied Land

Means a parcel of land to which the common interest of an owner in a common element condominium attaches as provided for in Subsection 139(2)(a) of the Condominium Act, R.S.O. 1998, or a successor thereto and "parcels of tied land" has the corresponding plural meaning.

Parking Area

Means an open area of land other than a **street**, **driveway** or **lane** used for the communal parking of vehicles with or without a fee being charged or the storage of delivery vehicles.

Parking Structure

Means a **building** or part thereof used for the storage or parking of **motor vehicles**, which can be above or below **grade**.

Parking Space

Means a space for the parking of a **motor vehicle** that is free and clear of any encroachments.

Place of Worship

Means lands, **buildings** or lands and **buildings** used by bona fide religious groups for the practice of religious rites.

Plan of Subdivision

Means a **plan of subdivision** registered in accordance with Section 51 of the Planning Act.

Porch

Means a **structure** abutting a **dwelling unit** having a roof, but with walls that are open and unenclosed to the extent that fifty percent (50%) of the vertical plane of the wall is open to the movement of air and which is used as an outdoor living area.

Portable School

Means an **accessory building** of a temporary or removable nature which is a teaching classroom used in conjunction with a **primary school, secondary school, public school** or **private school** located on the same **lot** whether attached to or detached from the **main building**.

Post Secondary School

Means a **premises** used for educational purposes by a degree granting college or university under Province of Ontario legislation.

Premises

Means the area of a **building** or part thereof occupied or used by a business enterprise. In a multiple tenancy **building**, occupied by more than one business, each business area shall be considered a separate **premises**.

Primary School

Means a school established by the Ministry of Education providing education for children up to the level of grade 8.

Private Home Day Care

Means a facility operated in a **dwelling unit** that is licensed under the Day Nurseries Act.

Private School

Means a school meeting the standards set out for schools by the Ministry of Education which secures the major part of its funding from sources other than government agencies.

Private Utility

Any telephone or communications utility company operating within the City may for the purposes of the public service, use any land or erect or use any **building** or **structure** in the **zone(s)** permitted subject to the use of land or **building** or **structure** being in compliance with the regulations prescribed for such **zone** or use.

Public Authority

Means any Federal or Provincial government authority, agency, body or department, the Regional Municipality of York, or the Corporation of the City of Richmond Hill, or any agency, body or department of either of these municipalities.

Quadruplex Dwelling

Means a **building** divided vertically and/or horizontally into four (4) **dwelling units**, each one of which has two (2) walls or parts thereof in common with adjoining units and an independent entrance to either the ground or common corridor.

Rear Lane Townhouse Dwelling

Means a **townhouse dwelling**, **street townhouse dwelling** or **block townhouse dwelling**, that is not a **stacked townhouse dwelling** and where vehicular access to an **attached garage** is provided via a **driveway** crossing the **rear lot line** that is accessed from either a private or public **lane**.

Rear Lot Line

Means the lot line opposite and most distant from the **front lot line** or, in the case of a triangular or otherwise irregularly shaped **lot**, a line of minimum three (3) metres in length entirely within the **lot**, parallel to and at a maximum distance from the **front lot line**.

Rear Yard

Means the open space extending across the full width of the **lot** between the **rear lot line** and the closest point of the main wall of any **building** or **structure** on the **lot**.

Region

Means The Regional Municipality of York.

Reserve

Means a strip of land 0.5 metres in width or less abutting a **street** and owned by the **public authority** having jurisdiction over such a **street**. For the purposes of the CZBL, a **lot** separated from a street by a **reserve** shall be deemed to abut such a **street**.

Residential Use

Means the use of land, **buildings** or **structures** for human habitation.

Restaurant

Means a **building** or **structure** where food or beverages are prepared and offered for sale to patrons for immediate consumption in the **building** or **structure** while they are seated and which may include an incidental take-out service.

Retail

Means a use conducted in a **building** or **structure** or part thereof in which goods, merchandise, substances or items are displayed, rented or sold directly to the general public.

Satellite Dish/Receiver

Means a **structure** that is 0.84 square metres (1 square feet) or greater, designed and used for the reception of television signals relayed back to Earth from a communication satellite.

School Bus

Means a **motor vehicle** for the purposes of the transportation of school children.

Secondary School

Means a school established by the Ministry of Education providing education for persons between the level of grade 9 and grade 12.

Semi-Trailer

Means a mechanical device that is towed by a **motor vehicle** and is so designed that a substantial part of its weight rests on or is carried by the **motor vehicle** or a trailer converter dolly through a fifth wheel assembly.

Setback

Means the horizontal distance from the **lot line** measured at right angles to such **lot line** to the nearest part of any **building, structure, parking space, parking area** or **loading space** for which a **setback** is required by this By- law.

Setbacks are expressed as both minimums and maximums. Portions of buildings located behind privately-owned public spaces are exempted from the maximum setback requirement.

Short Term Accommodation

Means all or part of a **dwelling unit** that is used to provide sleeping accommodation for any rental period that is less than 28 consecutive days and the principal residence of the short term rental operator.

Short Term Bicycle Parking Space

Means a bicycle parking space that is equipped with a rack, corral, or stand designed to lock the wheel and frame of a bicycle, and may be located outside.

Side Lot Line

Means a **lot line**, other than a **rear lot line** that does not abut a **street**.

Side Yard

Means a **yard** other than a **flankage yard** which extends from the **front yard** to the **rear yard** between the **side lot line** and the closest point of the main wall of the **building** or **structure** on the **lot**.

Site Plan Agreement

Means an agreement entered into pursuant to Section 41 of the Planning Act or a successor thereto.

Social Services

Means a non-government, not-for-profit, non-commercial organization which carries on social, cultural, welfare, athletic or recreational programs for the benefit of the community.

Soft Landscaping

Means any combination of trees, shrubs, flowers, grass or other horticultural elements that involve only natural soil surfaces. **Hard landscaping** is not **soft landscaping**.

Soft Landscaped Setback Area

Means the area around the side or rear of a **lot** in which **soft landscaping** is required. In the case of a condominium-tenured **lot**, it refers to the **lot's** overall exterior edges.

Stacked Parking Space

Means a **parking space** that is positioned above or below another **parking space** and is accessed only by means of an elevating device.

Stacked Townhouse Dwelling

Means a **building** containing at least three (3) dwelling units, each **dwelling unit** being separated from the other vertically and horizontally and having an independent external access.

Stepback

Means the horizontal distance measured from the **main wall** of a **building** at right angles for a determined distance in metres towards the centre of the **building**.

Street

Means a public highway as defined by the Municipal Act, 2001 S.O. 2001, c.25, as amended and shall exclude an unopened road allowance of any **street** which is shown on a Registered **Plan of Subdivision** which has been deemed not to be a Registered **Plan of Subdivision** under Section 50 of the Planning Act, R.S.O. 1990, or a predecessor thereof.

Street Line

Means the boundary between a **street** and a **lot**.

Street Townhouse Dwelling

Means a **townhouse dwelling** composed of **dwelling units** each of which has **lot frontage** on a **street**.

Streetwall

Means the portion of the **main wall** of a **low rise, or the base building of a mid-rise or a high rise**, abutting a street or public park, and occurring below the lowest **stepback** or cornice line. A **streetwall** may never exceed the height of the **base building**, and should not be interpreted as to allow a taller **base building** if the standards appear to be in conflict.

Streetwall Length

Means the total horizontal length without **articulation** of the **building streetwall** abutting a **street** or public park, as measured at **grade**.

Storey

Means that portion of a **building** between the surface of a floor and the floor, ceiling or roof immediately above, provided that any portion of a **building** partly below **grade** level shall not be deemed a **storey** unless its ceiling is at least 1.8 metres above **grade**, and provided that any portion of a **storey** above the ground floor exceeding 4.5 metres in **height** shall be deemed an additional **storey**.

Structure

Means anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground. For the purpose of this By-law, a **fence**, a retaining wall, a light standard and a sign shall be deemed not to be **structures**.

Structured Parking Inset

Means the portion of a **building** measured inward from the **main wall** facing a public **street** or park in which parking is prohibited. Applied to the first three **storeys** of the **building**.

Suite

Means a single room or series of rooms of complementary use, operated under a single tenancy and includes **dwelling units**, individual guest rooms in **motels**, **hotels**, boarding houses, rooming houses and dormitories as well as individual or complementary rooms for businesses and personal services occupancies.

Swimming Pool

Means any body of water located outdoors on privately owned property contained by artificial means in which the depth of the water at any point can exceed 0.6 metres and shall include any accessory **deck** or support **structure**.

Take-out Restaurant

Means a **building** or **structure** where food or beverages are prepared and offered for sale to patrons for consumption off the **lot** associated with this use.

Through Lot

Means a **lot** bounded on two opposite sides by **streets**, provided however that if any **lot** qualifies as being both a **corner lot** and a **through lot** as herein before defined, such **lot** shall be deemed to be a **corner lot** for the purpose of this By-law.

Tower

Means the portion of a **high rise** building above the **base building**, but excluding the **mechanical penthouse**.

Tower Floor Plate Area

Means the **gross floor area** of any storey of a **high-rise building** located above the **base building** of a **high-rise building**.

Means the area of any **storey** of the **tower** element of a **high rise** building measured from the exterior of the **main walls** and excluding balconies.

Tower Stepback

Means the horizontal distance that a **tower's main wall** is **stepped back** from a **street** or park-facing **main wall** of the **base building** below.

Townhouse Dwelling

Means a **building** divided vertically into three (3) or more **dwelling units**, each sharing a wall above the **established grade** and each of which has independent entrances at **grade** to a **front yard** and rear yard immediately abutting the **front wall** and **rear wall**.

Trailer

Means a mechanical device that is towed by a **motor vehicle**, a mobile home or any mechanical device on wheels that is designed not to transport persons.

Triplex Dwelling

Means a **building** divided horizontally into three (3) **dwelling units**.

Veterinary Clinic

Means the premises of a veterinary surgeon, where animals, birds, or other livestock are treated but are not boarded overnight.

Window Wall

Means a **main wall** of a **building** that includes any window exceeding 1 square metre in area, or a total window area exceeding 10 percent of the **main wall**.

Work Share Space

Means an indoor space within a **building** on a **lot** that is communal and available for use by the occupants of the **building** exclusively for work and office use, which includes a minimum of one washroom facility and may include private call or meeting rooms and internet access.

Yard

Means an open, uncovered space on a **lot** appurtenant to a **building** and unoccupied by **buildings** or **structures** except as specifically permitted in the CZBL.

Zone

Means a designated area of land use shown on the Zoning Map in Section 31.0 of the CZBL.

PART 2 – Site Specific Zoning Exceptions

Table of Contents, Part2

Section 18.0	Community Uses Site Specific Exceptions <i>(intentionally left blank)</i>
Section 19.0	Richmond Hill Centre Site Specific Exceptions <i>(intentionally left blank)</i>
Section 20.0	Local Centres Zone Site Specific Exceptions <i>(intentionally left blank)</i>
Section 21.0	Key Development Areas Zone Site Specific Exceptions <i>(intentionally left blank)</i>
Section 22.0	Local Development Areas Site Specific Exceptions <i>(intentionally left blank)</i>
Section 23.0	Regional Mixed-Use Corridors Site Specific Exceptions <i>(intentionally left blank)</i>
Section 24.0	Local Mixed-Use Corridors Site Specific Exceptions <i>(intentionally left blank)</i>

Section 25.0 Employment Areas Site Specific Exceptions
(intentionally left blank)

Section 26.0 Neighbourhoods Site Specific Exceptions
(intentionally left blank)

Section 27.0 Greenway System Site Specific Exceptions
(intentionally left blank)

Section 28.0 Utility Corridor Site Specific Exceptions
(intentionally left blank)

Section 29.0 Leslie Street Institutional Site Specific Exceptions
(intentionally left blank)

PART 3 – Maps & Schedules

Map and Schedule References

Section 30.0 Zoning Map

- 30.1 Village Local Centre Zones (Schedule “A1”)
- 30.2 Oak Ridges Local Centre Zones (Schedule “A2”)
- 30.3 Newkirk Local Centre Zones (Schedule “A3”)
- 30.4 Yonge Street and Carrville/16th Avenue KDA Zones (Schedule “A4”)

Section 31.0 Density Overlay

- 31.1 Village Local Centre Density (Schedule “B1”)
- 31.2 Oak Ridges Local Centre Density (Schedule “B2”)
- 31.3 Newkirk Local Centre Density (Schedule “B3”)
- 31.4 Yonge Street and Carrville/16th Avenue KDA Density (Schedule “B4”)

Section 32.0 Height Overlay

- 32.1 Village Local Centre Height (Schedule “C1”)
- 32.2 Oak Ridges Local Centre Height (Schedule “C2”)
- 32.3 Newkirk Local Centre Height (Schedule “C3”)
- 32.4 Yonge Street and Carrville/16th Avenue KDA Height (Schedule “C4”)

Section 33.0 Angular Plane Overlay

- 33.1 Village Local Centre Angular Plane Measured from Grade (Schedule “D1”)
- 33.2 Oak Ridges Local Centre Angular Plane Measured from Grade (Schedule “D2”)
- 33.3 Newkirk Local Centre Angular Plane Measured from Grade (Schedule “D3”)
- 33.4 Yonge Street and Carrville/16th Avenue KDA Angular Plane Measured from Grade (Schedule “D4”)

Section 34.0 Parking Areas Overlay

- 34.1 Village Local Centre Parking Areas (Schedule “E1”)
- 34.2 Oak Ridges Local Centre Parking Areas (Schedule “E2”)
- 34.3 Newkirk Local Centre Parking Areas (Schedule “E3”)
- 34.4 Yonge Street and Carrville/16th Avenue KDA Parking Areas (Schedule “E4”)

Section 35.0 Natural Features Overlay

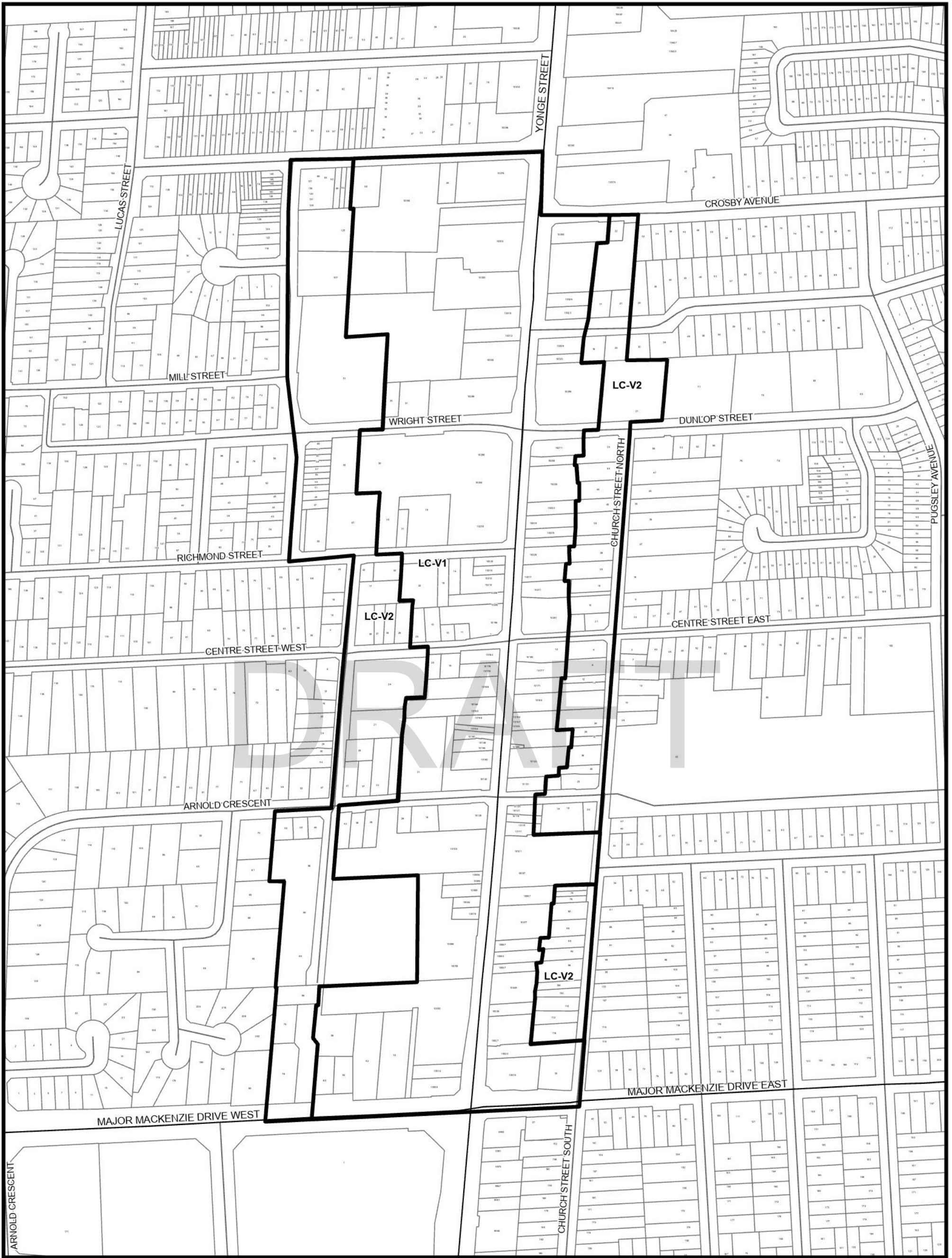
- 35.1 Oak Ridges Local Centre Natural Features (Schedule “F1”)

Section 36.0 High Aquifer Vulnerability & Wellhead Protection Area Overlay

- 36.1 Oak Ridges Local Centre High Aquifer Vulnerability & Wellhead Protection Area (Schedule “G1”)

Section 37.0 Site Specific Zoning Exceptions Overlay *(intentionally left blank)*

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SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
 Zones
 Village LC

Legend

□ Zones

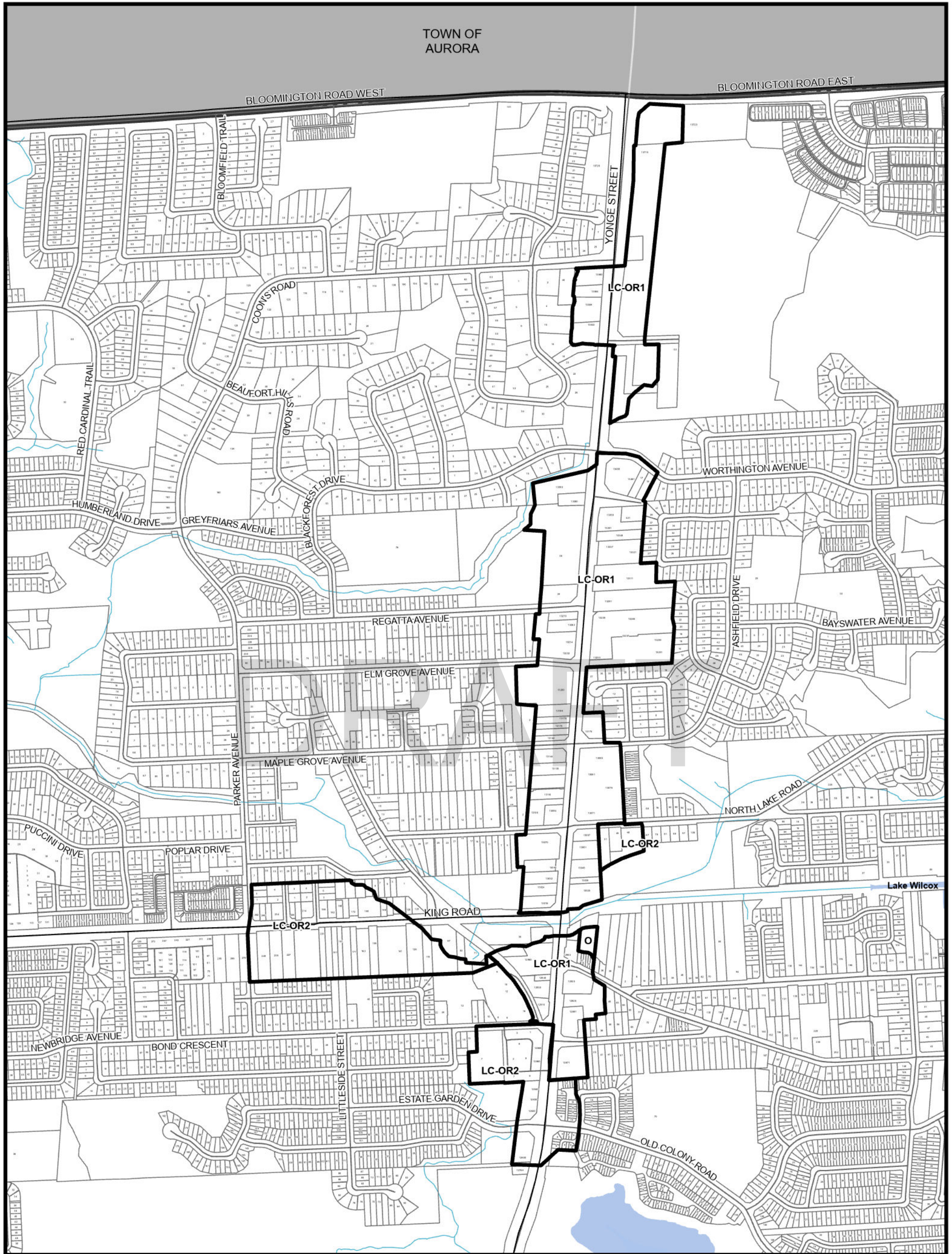
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PLANNING & REGULATORY SERVICES
 DEPARTMENT

TOWN OF AURORA



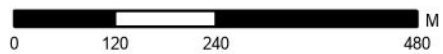
SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
 Zones
 Oak Ridges LC

Legend

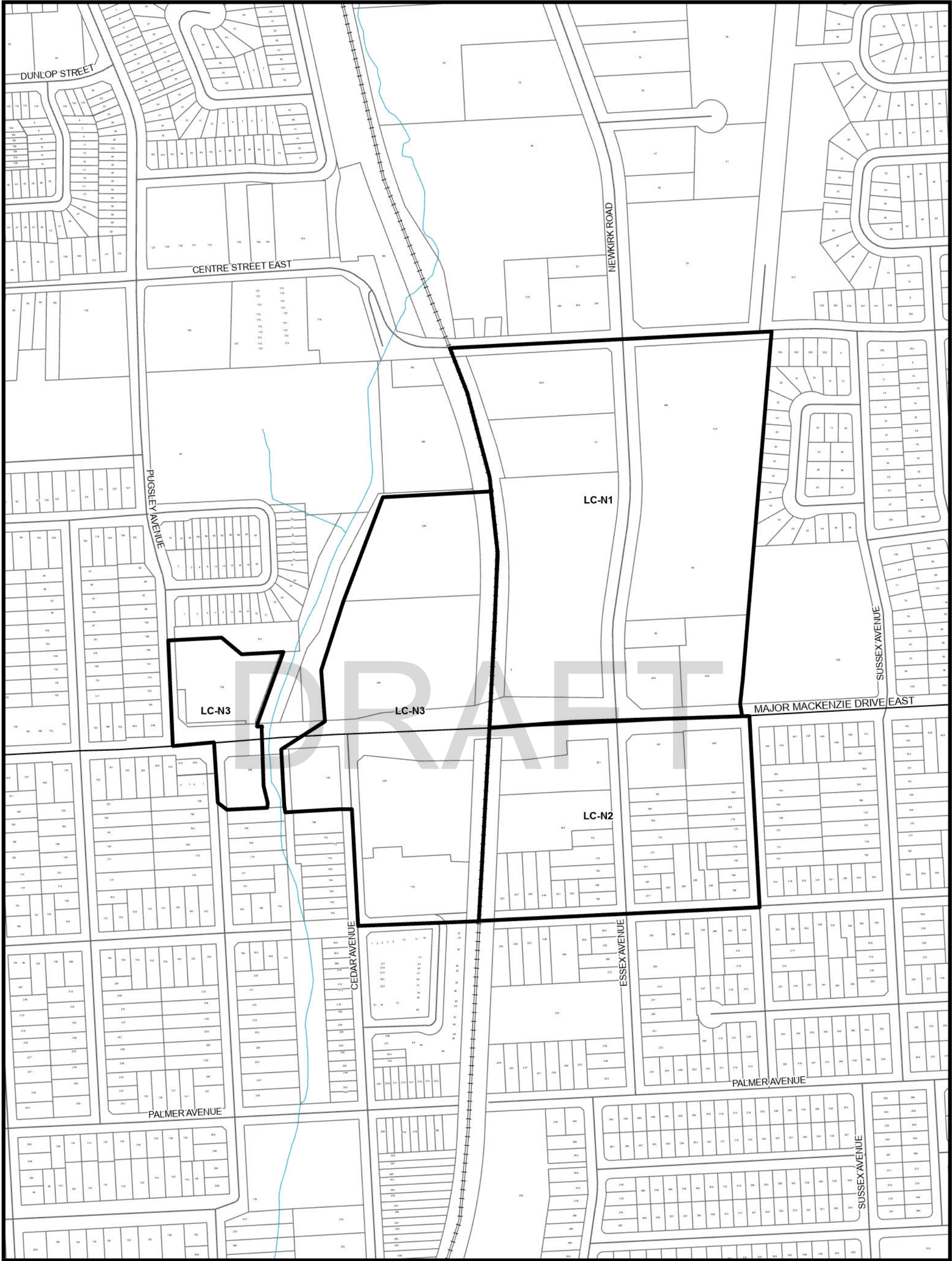
Zones

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PLANNING & REGULATORY SERVICES DEPARTMENT

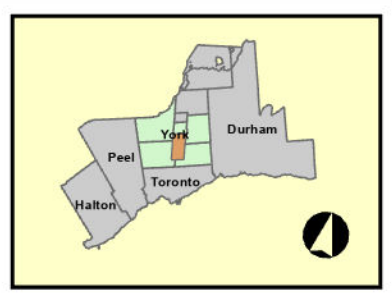
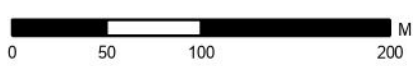


SCHEDULE XX
Zones
NEWKIRK LC
RICHMOND HILL
OFFICIAL PLAN

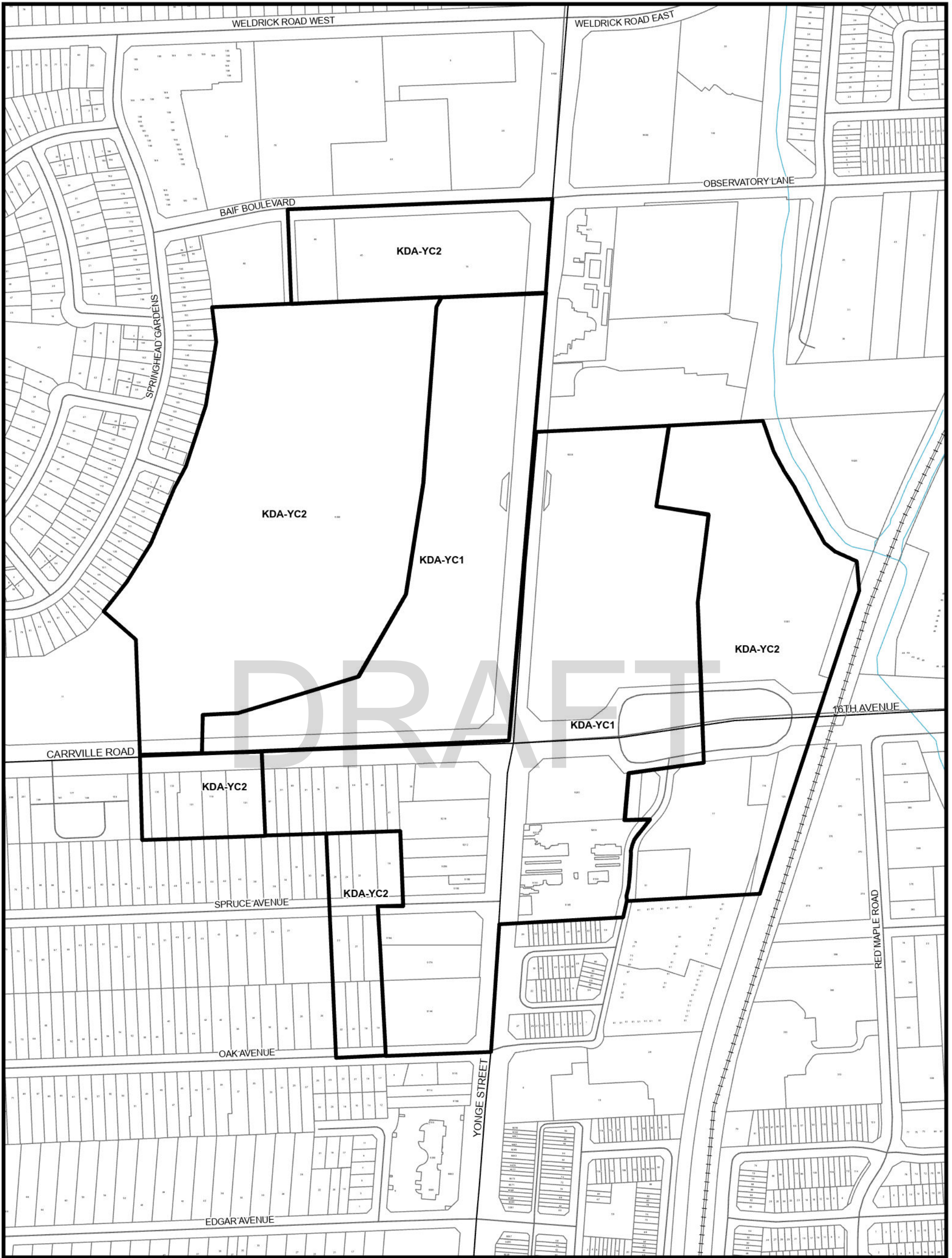
Legend
 □ Zones

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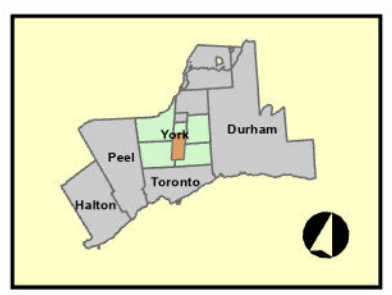
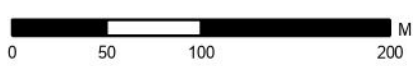
PLANNING & REGULATORY SERVICES
DEPARTMENT



SCHEDULE XX
Zones
Yonge Street and Carrville/16th
OFFICIAL PLAN
RICHMOND HILL

Legend
 □ Zones

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SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
 Density
 Village LC

Legend
 Density

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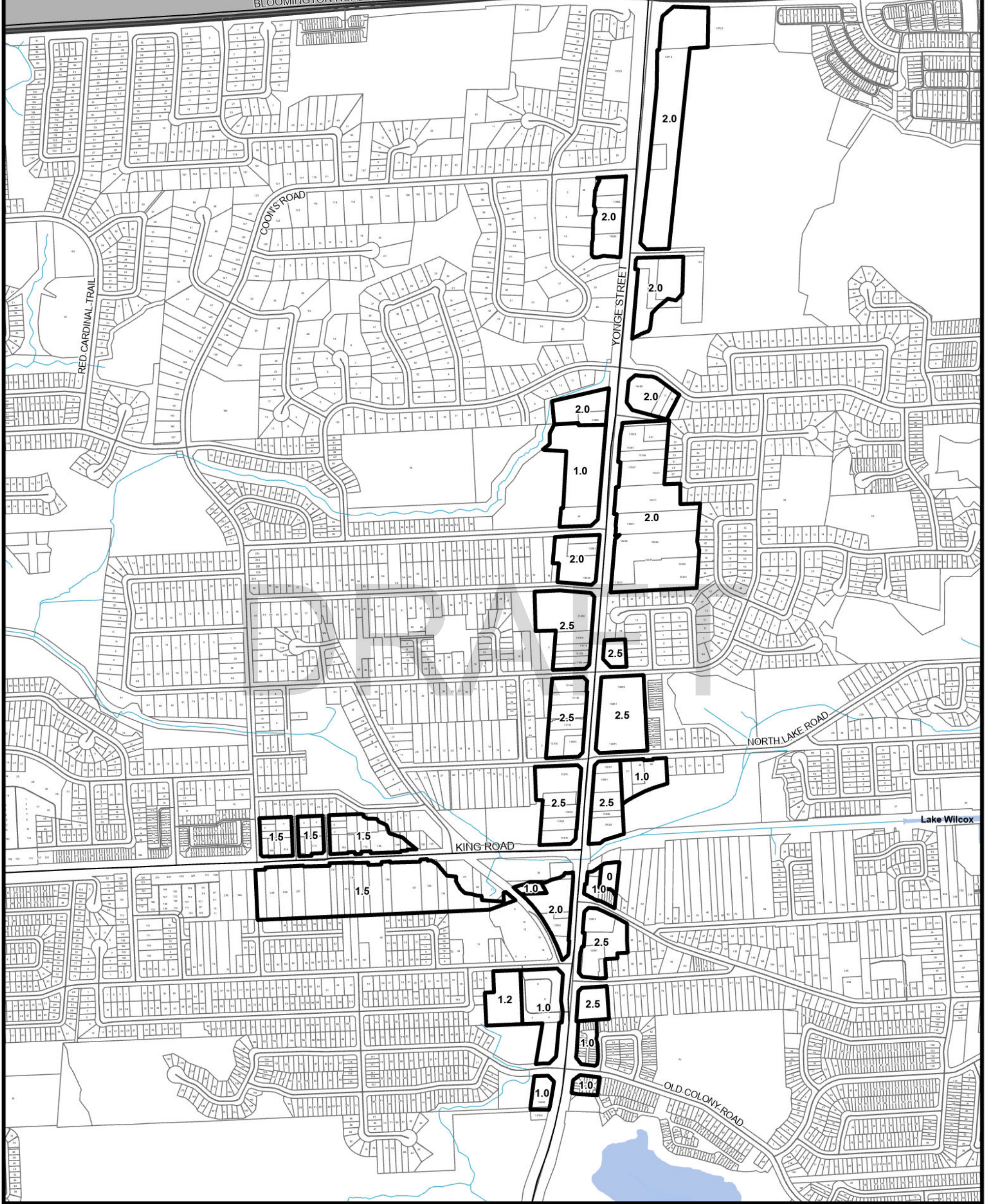
Richmond Hill

PLANNING & REGULATORY SERVICES
 DEPARTMENT

TOWN OF AURORA

BLOOMINGTON ROAD WEST

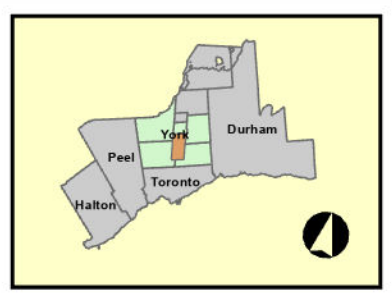
BLOOMINGTON ROAD EAST



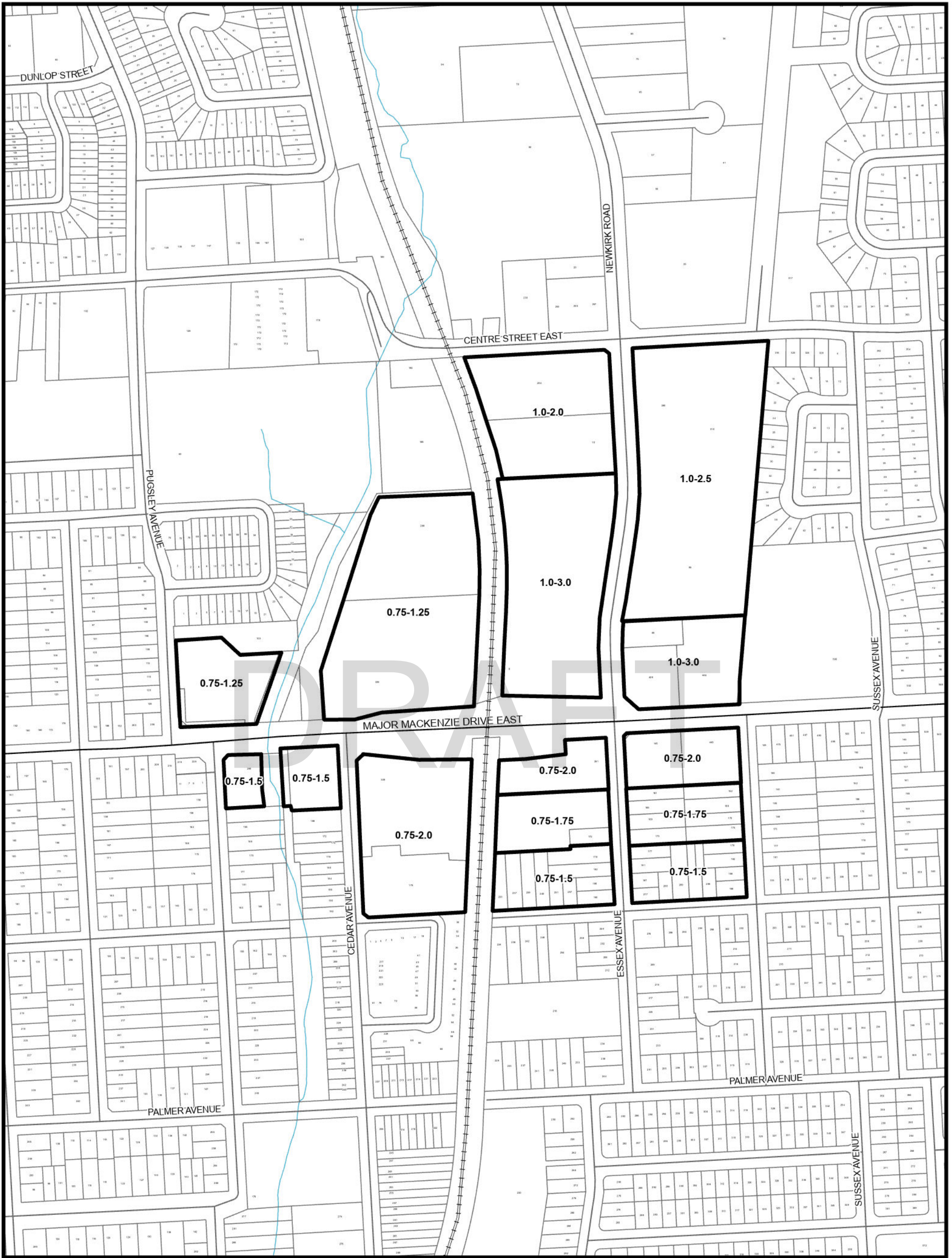
**RICHMOND HILL
OFFICIAL PLAN**
Maximum Density
Oak Ridges LC
SCHEDULE XX

Legend
 Maximum Density

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PLANNING & REGULATORY SERVICES DEPARTMENT



SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
 Density
 Newkirk LC

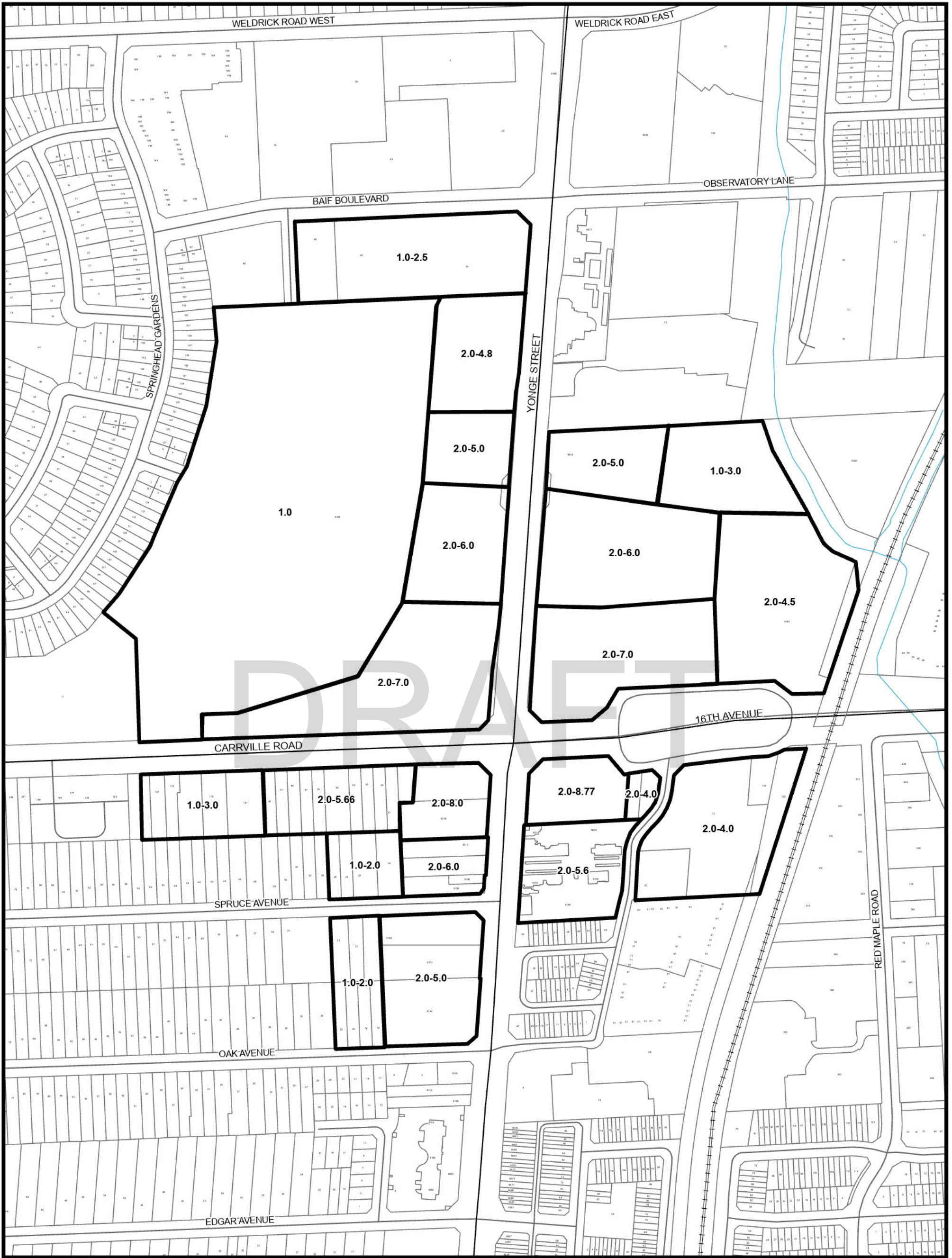
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 Density

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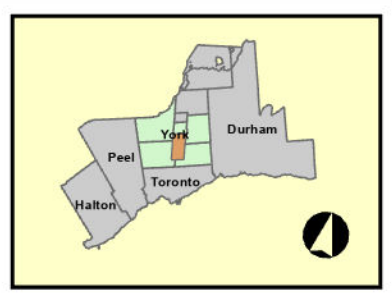
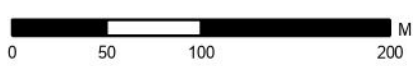
PLANNING & REGULATORY SERVICES
 DEPARTMENT



**RICHMOND HILL
OFFICIAL PLAN**
Density
Yonge Street and Carrville/16th
Avenue KDA
SCHEDULE XX

Legend
 Density

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PLANNING & REGULATORY SERVICES
DEPARTMENT



SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
 Height
 Village LC

Storey Height

	0		3 (12m)
	2-15 (12-48m)		3-10 (12-33m)
	2-6 (9-21m)		3-15 (12-48m)
	2-8 (9-27m)		3-20 (12-63m)
	2-9 (9-30m)		

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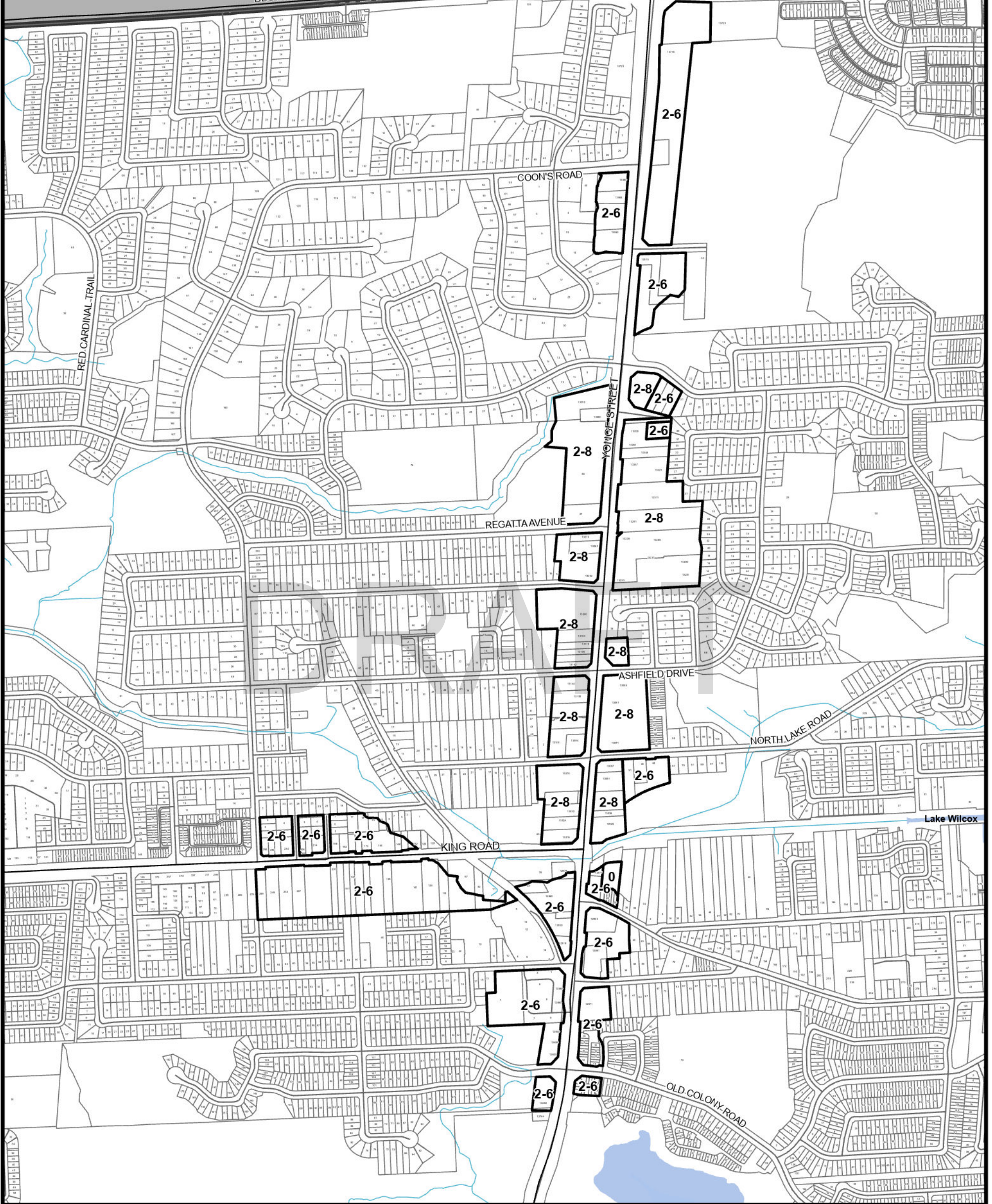


PLANNING & REGULATORY SERVICES
 DEPARTMENT

TOWN OF
AURORA

BLOOMINGTON ROAD WEST

BLOOMINGTON ROAD EAST



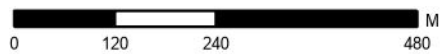
SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
Height
Oak Ridges LC

Storey Height

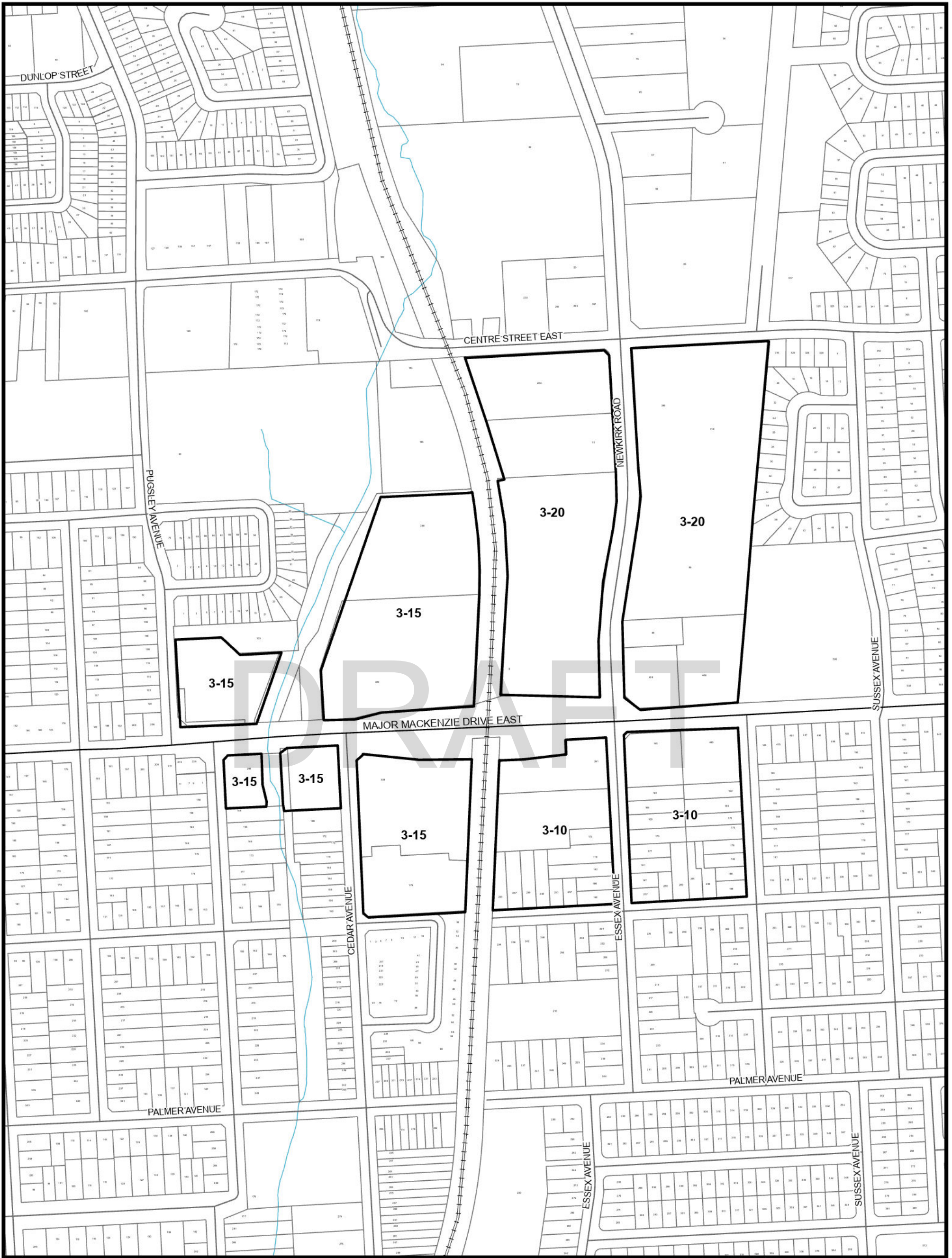
	0		3 (12m)
	2-15 (12-48m)		3-10 (12-33m)
	2-6 (9-21m)		3-15 (12-48m)
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PLANNING & REGULATORY SERVICES
DEPARTMENT



SCHEDULE XX
HEIGHT
NEWKIRK LC
RICHMOND HILL
OFFICIAL PLAN

Storey Height

	0		3 (12m)
	2-15 (12-48m)		3-10 (12-33m)
	2-6 (9-21m)		3-15 (12-48m)
	2-8 (9-27m)		3-20 (12-63m)
	2-9 (9-30m)		

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PLANNING & REGULATORY SERVICES
DEPARTMENT



Yonge Street and Carrville/16th Avenue KDA SCHEDULE XX

HEIGHT

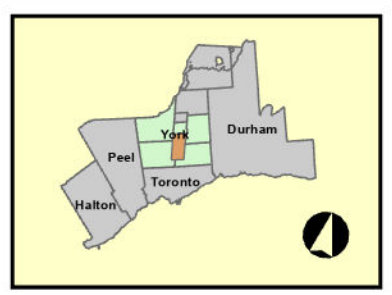
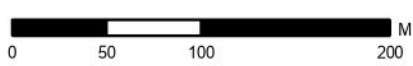
RICHMOND HILL OFFICIAL PLAN

Storey Height

	0		3 (12m)
	2-15 (12-48m)		3-10 (12-33m)
	2-6 (9-21m)		3-15 (12-48m)
	2-8 (9-27m)		3-20 (12-63m)
	2-9 (9-30m)		

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To be prepared

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**RICHMOND HILL
OFFICIAL PLAN**
Angular Plane
Village LC
SCHEDULE XX

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**PLANNING & REGULATORY SERVICES
DEPARTMENT**

To be prepared

DRAFT

**RICHMOND HILL
OFFICIAL PLAN**
Angular Plane
Oak Ridges LC
SCHEDULE XX

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**PLANNING & REGULATORY SERVICES
DEPARTMENT**

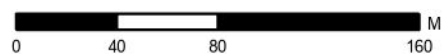
To be prepared

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**RICHMOND HILL
OFFICIAL PLAN**
Angular Plane
Newkirk LC
SCHEDULE XX

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**PLANNING & REGULATORY SERVICES
DEPARTMENT**

To be prepared

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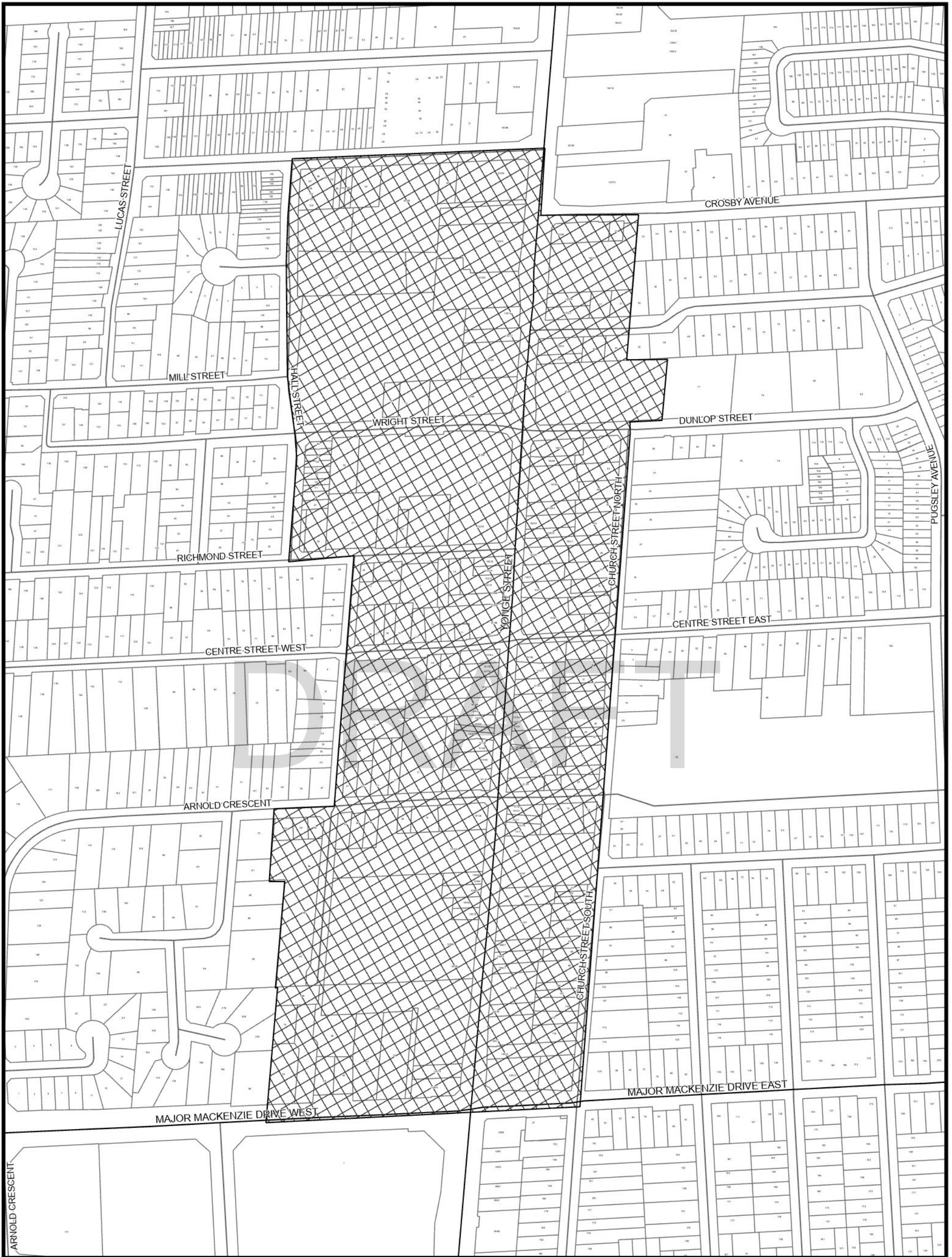
**RICHMOND HILL
OFFICIAL PLAN**
Angular Plane
Yonge Street and Carrville/16th
Avenue KDA
SCHEDULE XX

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PLANNING & REGULATORY SERVICES
DEPARTMENT



SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
Parking Strategy
Village Lc

Legend

-  PSA 1
-  PSA 3

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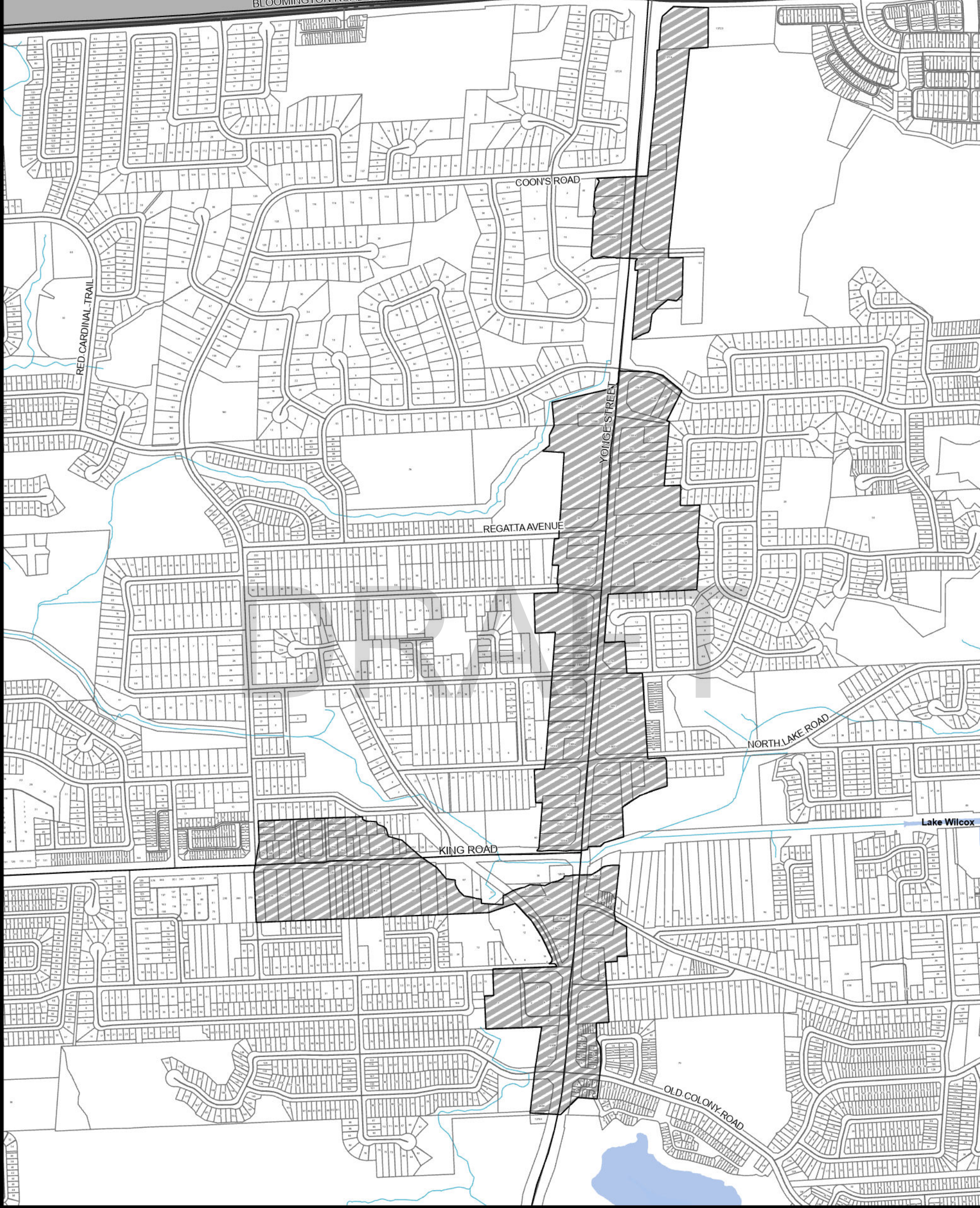


PLANNING & REGULATORY SERVICES
DEPARTMENT

TOWN OF AURORA



BLOOMINGTON ROAD WEST

BLOOMINGTON ROAD EAST



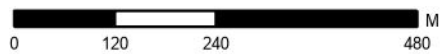
SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
 Parking Strategy
 Oak Ridges LC

Legend

-  PSA 1
-  PSA 3

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PLANNING & REGULATORY SERVICES DEPARTMENT



SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
 Parking Strategy
 Newkirk LC

Legend

-  PSA 1
-  PSA 3

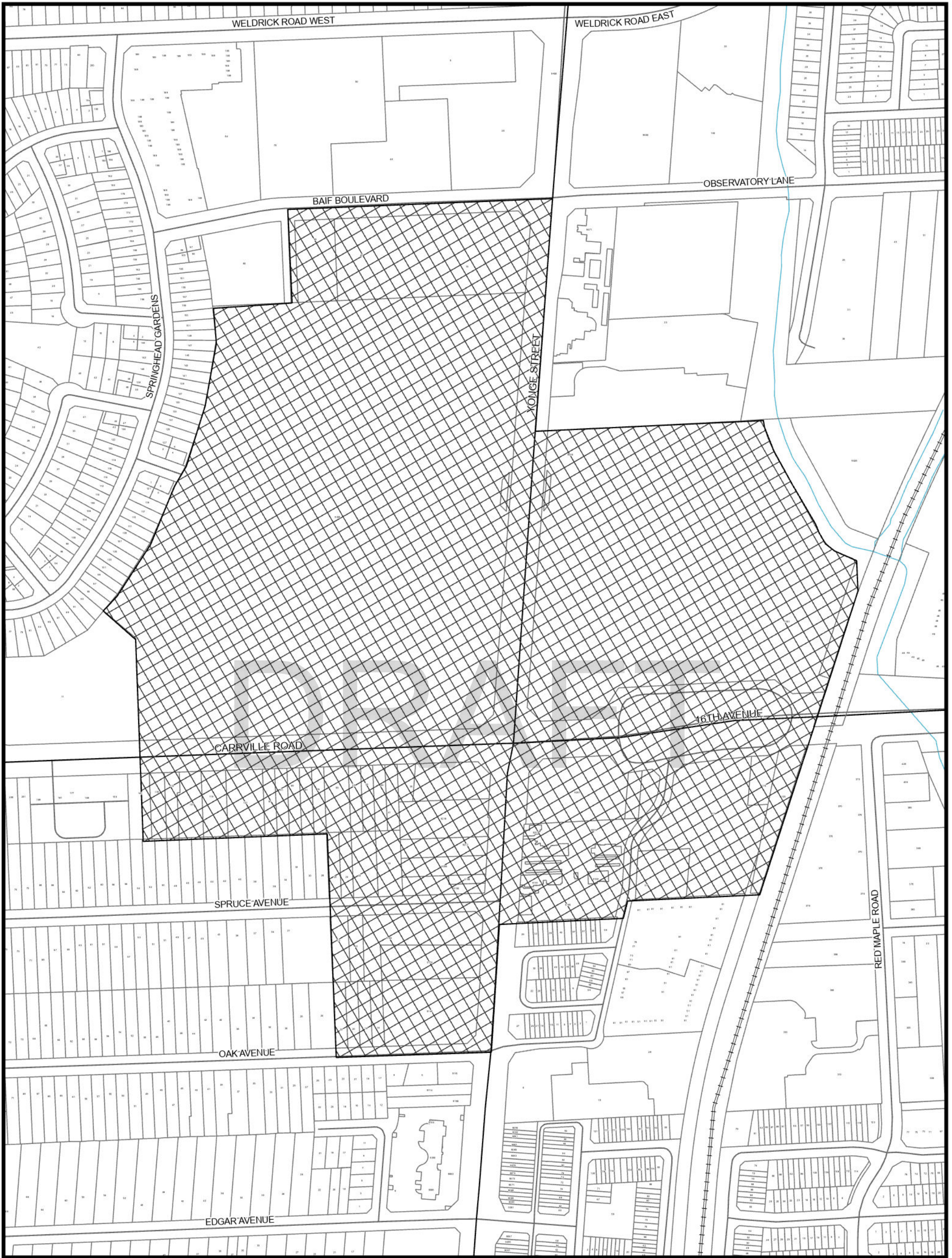
NOTE: The information provided in this Schedule constitutes an operative part of the Richmond Hill Official Plan. While every effort is made to ensure its accuracy, currency and completeness, it is not a plan of survey. Due to size constraints and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness. Interested parties are therefore urged to make enquiries with the Town of Richmond Hill Planning And Regulatory Services Department to ensure that the information depicted in this Schedule is accurate, current and complete in all respects.

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Richmond Hill

PLANNING & REGULATORY SERVICES
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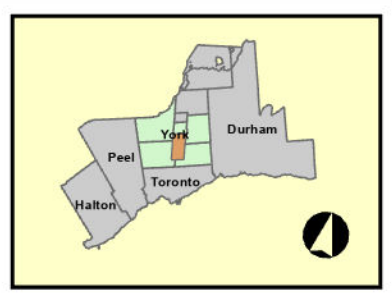
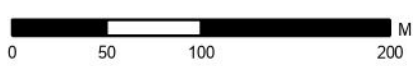


**RICHMOND HILL
OFFICIAL PLAN**
Parking Strategy
Yonge Street and Carrville/16th
Avenue KDA
SCHEDULE XX

- Legend**
-  PSA 1
 -  PSA 3

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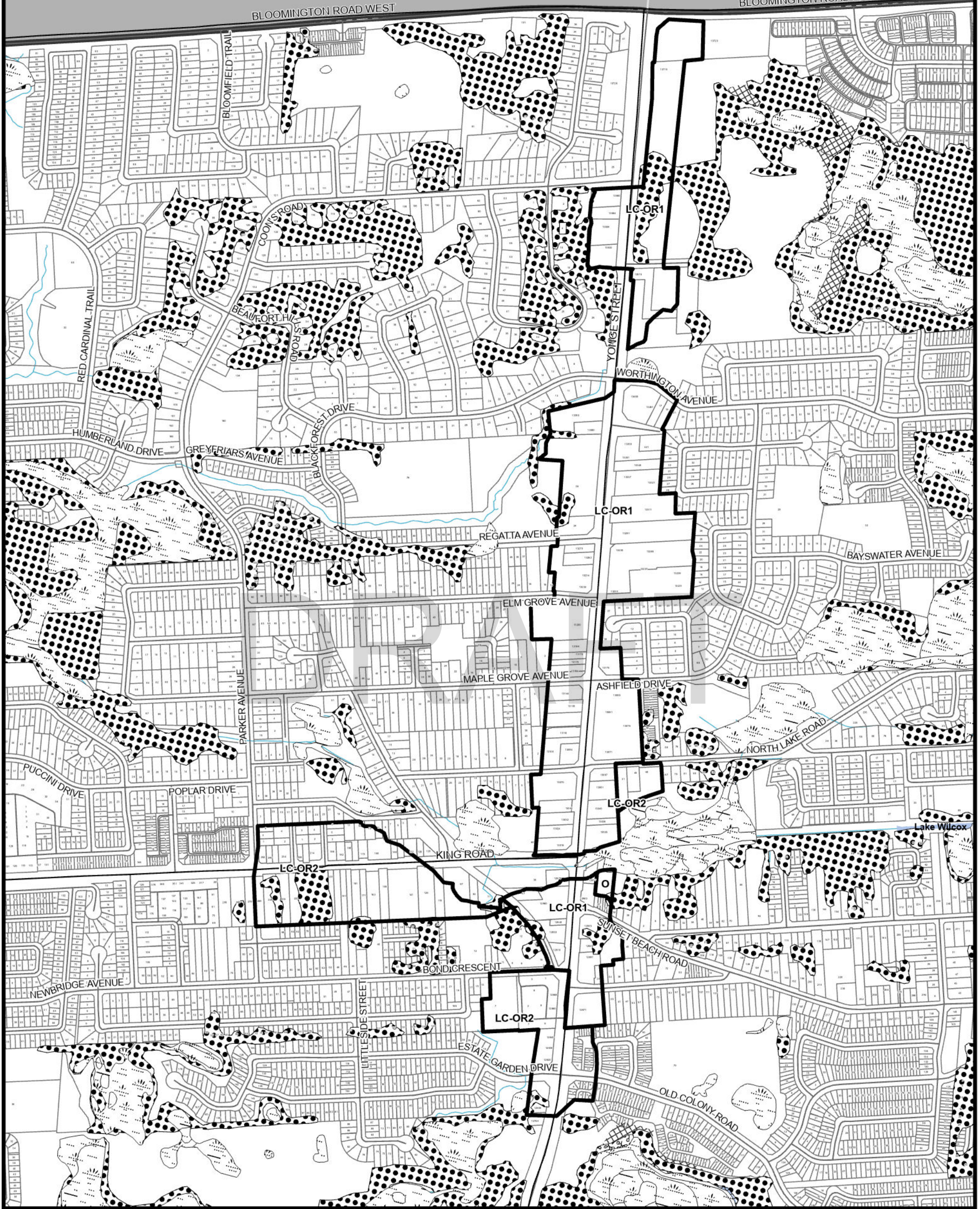


Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT

TOWN OF
AURORA

BLOOMINGTON ROAD WEST

BLOOMINGTON ROAD EAST



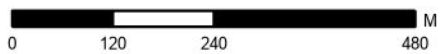
SCHEDULE XX
RICHMOND HILL
OFFICIAL PLAN
Natural Features Overlay
Oak Ridges LC

Legend

-  Wetland
-  Significant Woodland
-  Sandbarren
-  Environmentally Significant Areas
-  ANSI
-  Zones

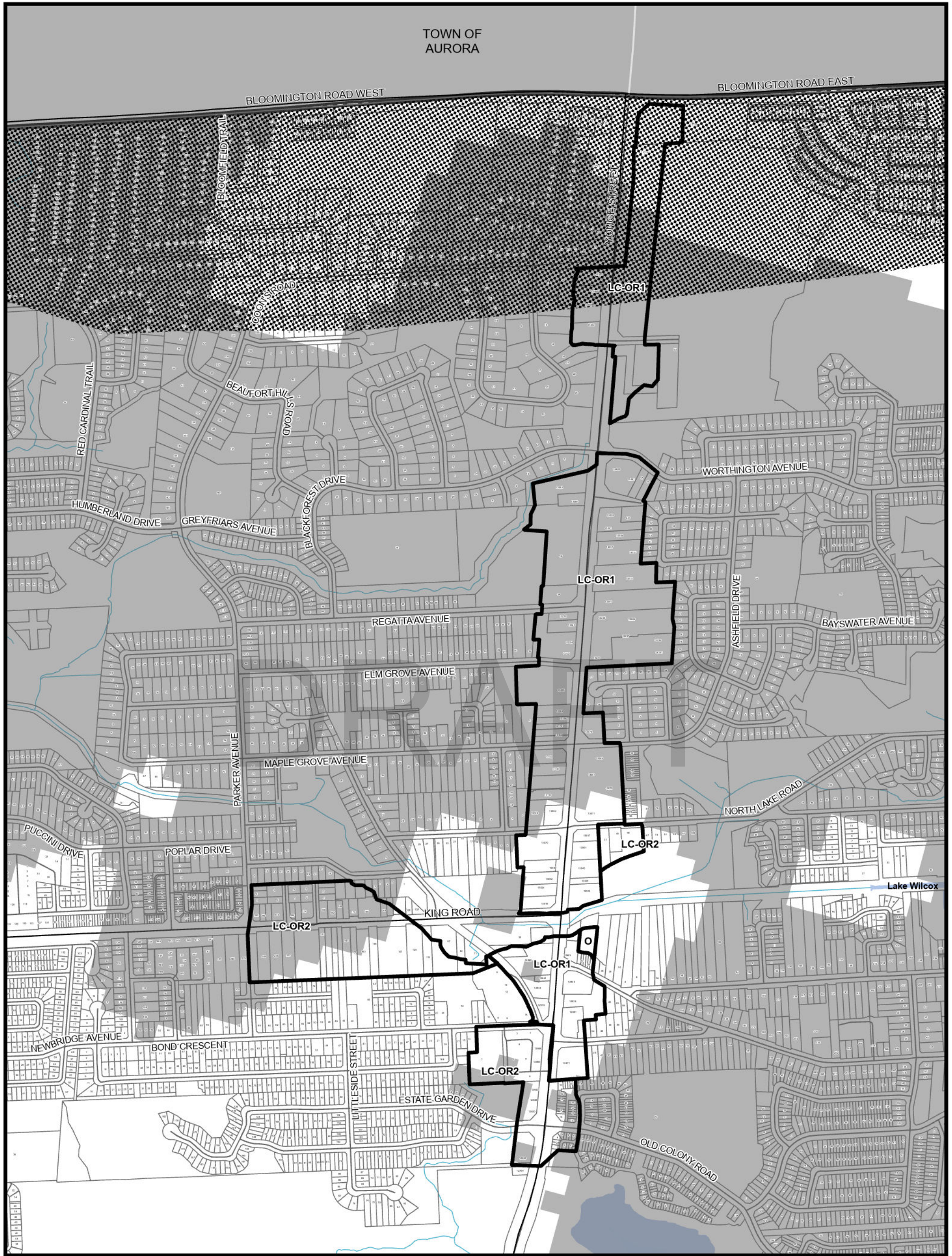
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DEPARTMENT

TOWN OF AURORA



**RICHMOND HILL
OFFICIAL PLAN**
High Aquifer Vulnerability &
Wellhead Protection Area Overlay
Oak Ridges LC
SCHEDULE XX

Legend

-  Zones
-  Wellhead Protection Area
-  Areas of High Aquifer Vulnerability

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