

# ***THE CITY OF RICHMOND HILL***

# ***BY-LAW***

**BY-LAW NUMBER       -202**

## **A By-law to amend City of Richmond Hill By-law 2523.**

**WHEREAS** the matters herein set out are in conformity with the City of Richmond Hill Official Plan, which is approved and in force at this time;

**AND WHEREAS** there has been an amendment to the Richmond Hill Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of The Corporation of the City of Richmond Hill ENACTS AS FOLLOWS:

1. That City of Richmond Hill By-Law Number 2523, as amended, be and it is hereby further amended by:

a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “Second Density Residential (R2) Zone” to “Fourth Density Residential (R4) Zone Exception No.\_\_\_\_\_”

b) Adding the following to Section 11 - Fourth Density Residential (R4) Zone”  
“11.XXX

1. For the purposes of 11.XXX, the following shall apply:

i. A LANE shall include a parcel of land which is part a

COMMON ELEMENT CONDOMINIUM for means of vehicular and pedestrian access.

- ii. A LOT shall include a PARCEL OF TIED LAND.
  - iii. A STREET shall include a LANE.
  - iv. Notwithstanding Section 16(f), the distance between the nearest side of a driveway and the side lot line of a property, not at an intersection shall be at least 1.25 metres.
  - v. Section 16(g) shall not apply.
  - vi. Vehicular parking shall be provided at a rate of 2.0 PARKING SPACES per DWELLING UNIT for residents and 0.25 PARKING SPACES per DWELLING UNIT for visitors.
2. Notwithstanding the provisions of Section 11, the following standards shall apply:
- i. Minimum Lot Frontage: 11.5 metres
  - ii. Minimum Lot Area: 240 square metres
  - iii. Minimum Lot Coverage: 55%
  - iv. Minimum Front Yard: 1.5 metres
  - v. Minimum Side Yard: 0.6 metres
  - vi. Minimum Rear Yard: 4.0 metres
  - vii. Maximum Building Height: 14.0 metres
  - viii. Minimum Ground Floor Area: 4.76 square metre

3. Notwithstanding the provisions of subsection 2 above, the following shall apply:
- i. The MINIMUM SIDE YARD shall apply to the MINIMUM INTERIOR SIDE YARD and MINIMUM EXTERIOR SIDE YARD.
  - ii. The calculation of LOT COVERAGE shall not include WASTE STORAGE ENCLOSURES and shall not include UNCOVERED AND UNENCLOSED WALKOUT ENTRANCES.
  - iii. A retaining wall is not to be considered a STRUCTURE and does not require SETBACK from a LOT LINE.
  - iv. A WASTE STORAGE ENCLOSURE may encroach into a REAR YARD, provided it remains at least 5.0 metres from the REAR LOT LINE.
  - v. An UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE may encroach into a REAR YARD, provided it remains at least 4.4 metres from the REAR LOT LINE.

2. Schedule "1" shall be and hereby form part of this By-law.

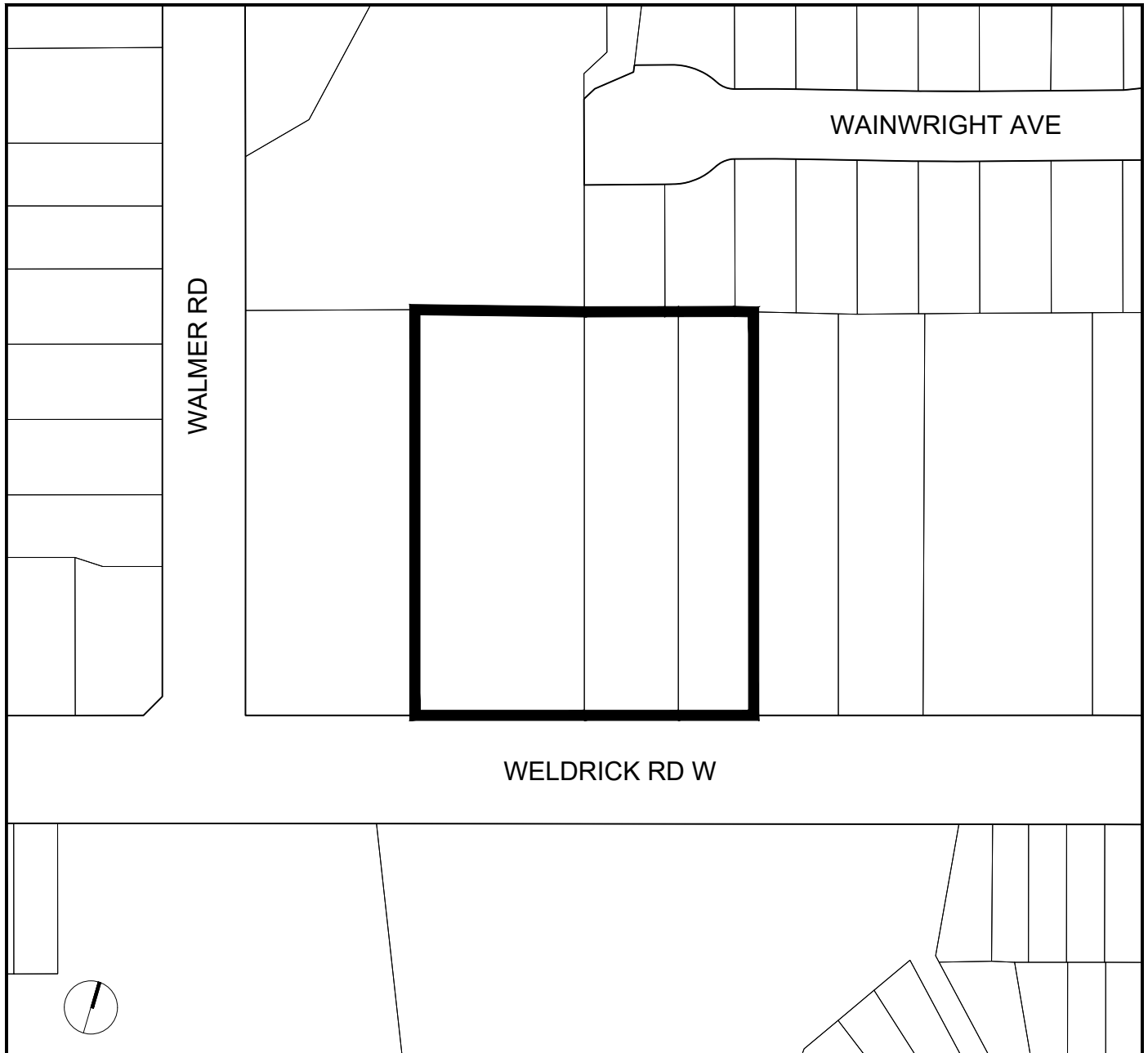
Enacted by City of Richmond Hill Council this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

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Hon. David West, Mayor

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City Clerk




**SCHEDULE 'XXX'**  
**TO BY-LAW No. XXX**

This is Schedule 'XXX' to By-Law XXX-XX  
passed by the Council of the Corporation of the City of Richmond Hill  
on the \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

 Area Subject to this By-law