

# The Corporation of the City of Richmond Hill

## By-law 143-24

A By-law to Repeal By-law 13-21 and to Amend By-laws 986, 1275, 1703, 2325-68, 2523, 39-71, 66-71, 3-74, 109-81, 181-81, 183-82, 251-82, 273-82, 108-85, 232-85, 88-86, 107-86, 184-87, 190-87, 256-88, 329-89, 76-91, 38-95, 255-96, 278-96, 312-96, 313-96, 235-97, and 42-02, 85-02, 128-04, 91-13, 54-15, 55-15 and 111-17, all as amended, of The Corporation of the City of Richmond Hill.

Whereas the Council of The Corporation of the City of Richmond Hill at its Meeting of October 22, 2024, directed that this by-law be brought forward to Council for its consideration;

And Whereas the lands affected by this amending by-law are situated in the City of Richmond Hill and are as shown in Schedule "A" to this amending by-law; Now therefore the Council of The Corporation of the City of Richmond Hill enacts as follows:

1. This by-law 143-24 shall apply to the lands as shown in Schedule "A" (the "Lands").
2. The provisions of By-law 13-21 of the Corporation of the City of Richmond Hill are hereby repealed insofar as they affect the lands covered by this By-law.
3. With respect to the Lands, notwithstanding any inconsistent or conflicting provisions of Zoning By-laws 986, 1275, 1703, 2325-68, 2523, 39-71, 66-71, 3-74, 109-81, 181-81, 273-82, 108-85, 183-82, 251-82, 232-85, 88-86, 107-86, 184-87, 190-87, 256-88, 329-89, 76-91, 38-95, 255-96, 278-96, 312-96, 313-96, 235-97, and 42-02, 85-02, 128-04, 91-13, 54-15, 55-15 and 111-17, of The Corporation of the City of Richmond Hill, all as amended (the "Zoning By-laws"), the following provisions shall apply:
  - a. The Definitions within the Zoning By-laws are hereby further amended by adding the definition of "Additional Residential Unit", as follows:

"Additional Residential Unit means a self-contained dwelling unit permitted in addition to a primary dwelling unit. The addition of an additional residential unit does not change a dwelling into any other type of residential building."
  - b. The Definitions within the Zoning By-laws are further amended by adding the following definition of "Accessory Residential Building", as follows:

"Accessory Residential Building means a detached building containing one (1) or more Additional Residential Units located on the same lot as and accessory to a primary dwelling unit. For greater clarity, an Accessory Residential Building is not a detached accessory structure."
  - c. For greater clarity, the defined terms "Additional Residential Unit" and "Accessory Residential Building" provided in subsections 3(a) and 3(b) of this amending by-law shall replace the existing definitions for the defined term, or any similar term whether or not such similar term is defined, within the Zoning By-laws.
  - d. The following definition shall apply to "Building Coverage" when referenced within this amending by-law:

"Building Coverage means the amount of land, expressed in square metres, permitted to be covered by a building or structure, as measured to the outside surface of the exterior walls of the building."

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- e. For the purpose of calculating the building coverage pertaining to an Accessory Residential Building, the defined term "Building Coverage" provided in subsection 3(d) of this amending by-law shall be applied in place of the existing definitions for the defined term, or any similar term whether or not such similar term is defined, within the Zoning By-laws.
- f. The following definition shall apply to "Soft Landscaping" when referenced within this amending by-law:

"Soft Landscaping means an outdoor area on a lot that is suitable for the growth and maintenance of vegetation and permits the infiltration of water into the ground, but shall not include hard surfaced areas such as driveways, parking spaces, patios, and walkways. For greater clarity, interlocking stone and permeable pavement is not Soft Landscape."
- g. The following definition shall apply to "Rear Yard" when referenced within this amending by-law:

"Rear Yard means the area between the rear main wall of the principal dwelling and the rear lot line, excluding any area covered by an Accessory Residential Building."
- h. For the purpose of calculating the rear yard soft landscaping pertaining to a lot containing an Accessory Residential Building, the defined terms "Soft Landscaping" and "Rear Yard" provided in subsections 3(f) and 3(g) of this amending by-law shall be applied in place of the existing definitions for the defined terms, or any similar terms whether or not such similar terms are defined, within the Zoning By-laws.
- i. The following definition shall apply to "Main Wall" when referenced within this amending by-law:

"Main Wall means any exterior wall of a building or structure, including all structural members essential to the support of a roof over a fully or partly enclosed area."
- j. The following definition shall apply to "Average Grade" when referenced within this amending by-law:

"Average Grade means the average elevation of the ground along the main wall of the Accessory Residential Building located closest to the principal dwelling on the same lot. Average Grade is calculated by summing the elevations at each end of the specified main wall and dividing the sum by two (2)."
- k. For the purpose of calculating the main wall height pertaining to an Accessory Residential Building, the defined terms "Main Wall" and "Average Grade" provided in subsections 3(i) and 3(j) of this amending by-law shall be applied in place of the existing definitions for the defined term, or any similar term whether or not such similar term is defined, within the Zoning By-laws.
- l. Subject to subsections 3(m) to 3(bb) of this amending by-law, Additional Residential Units shall be permitted within any zone where the following types of dwellings are permitted in the Zoning By-laws:
  - i. single detached dwellings;
  - ii. single family dwellings;
  - iii. single family detached dwellings;

- iv. semi-detached dwellings;
  - v. back to back dwellings;
  - vi. block townhouse dwellings;
  - vii. group dwellings, but only with respect to group dwellings that are comprised of the dwelling types listed within this sub-section 3(l) of this amending by-law;
  - viii. link villa dwellings;
  - ix. rear lane townhouse dwellings;
  - x. row-house dwellings;
  - xi. street townhouse dwellings;
  - xii. townhouse dwellings;
  - xiii. duplex dwellings;
  - xiv. triplex dwellings;
  - xv. maisonette dwellings; and
  - xvi. multiple dwellings.
- m. Notwithstanding the Definitions within the Zoning By-laws for duplex, triplex, quadraplex and any similar terms, where a new building is constructed that contains two (2), three (3), or four (4) dwelling units on a lot in a zone that permits the types of dwellings listed in 3(l) of this amending by-law, that building may be considered to be one of the permitted dwelling types and containing a primary dwelling unit and Additional Residential Unit(s), subject to the applicable regulations for the permitted dwelling type in the zone.
- n. The following shall apply to Additional Residential Units:
- i. Additional Residential Units shall not be permitted unless the primary dwelling unit is contained within a dwelling type listed in subsection 3(l) of this amending by-law that is located:
    - 1. on a lot that has lot frontage on a street and has direct vehicular access to a street;
    - 2. on a parcel of tied land; or,
    - 3. on a parcel of land within a common element condominium, and which lot or parcel is separately serviced by municipal sewage works and drinking water system.
  - ii. Up to three (3) Additional Residential Units may be permitted per lot, provided:
    - 1. the total number of dwelling units per lot does not exceed four (4); and,
    - 2. the number of Additional Residential Units in an Accessory Residential Building does not exceed two (2).

- iii. No Additional Residential Units shall be located in the following zones:
1. Low Land Zone (LL)
  2. Floodplain Zone (F)
  3. Flood (F) Zone
  4. Open Space Zone (O)
  5. Open Space Zone (O1)
  6. Flood Plain Zone (F)
  7. Flood F Zone
  8. Flood (F)
  9. Environmental Protection Area One (EPA1)
  10. Environmental Protection Area Two (EPA2)
  11. Oak Ridges Moraine Natural Linkage (ORMNL)
  12. Oak Ridges Moraine Natural Core (ORMNC)
  13. Major Urban Open Space (MUOS)
  14. Natural Core (NC)
  15. Open Space (O)
- iv. With respect to the lands affected by By-law 128-04, of the Corporation of the City of Richmond Hill, as amended, no more than one (1) Additional Residential Unit shall be permitted on a lot, which may be located in a single detached dwelling in the "Oak Ridges Moraine Countryside (ORMCO) Zone" and the "Oak Ridges Moraine Hamlet Zone (ORMH) Zone"; and,
- v. With respect to the lands affected by By-law 55-15 of the Corporation of the City of Richmond Hill, as amended, no more than one (1) Additional Residential Unit shall be permitted in an existing single detached dwelling, or in an existing Accessory Residential Building located on the same lot as the single detached dwelling, in the "Agricultural One (A1) Zone".
- vi. With respect to lands located within the Natural Core designation under the Greenbelt Plan 2017, shown on Schedules "A - Area 1", "A - Area 2", "A - Area 3", "A - Area 4" to this amending by-law, no Additional Residential Units shall be permitted.
- o. No Additional Residential Unit shall be permitted unless it adheres to the following development standards:
- i. For a lot where access to an Additional Residential Unit is from a side yard, flankage yard, or rear yard, the following shall apply:
    1. a minimum 1.0-metre-wide (3.28 feet) clear access path must be provided from a street or lane to the Additional Residential Unit entrance;

2. the clear access path must have hard landscaping along its entirety;
  3. a minimum vertical clearance of 2.1 metres (6.89 feet) must be provided for the entire length of the clear access path;
  4. no encroachments are permitted into the clear access path; and,
  5. where an Additional Residential Unit has more than one access, at least one access must not contravene subsections 3.o.i(1) through 3.o.i(4) of this amending by-law.
- ii. For an Additional Residential Unit located in the principal dwelling, the following shall apply:
1. a maximum of two (2) entrances to dwelling units, including the primary dwelling unit, are permitted to be located above grade on the front building elevation of the principal dwelling and oriented parallel to the street.
  2. notwithstanding subsection 3.o.ii(1), entrances to dwelling units in excess of two (2) are permitted to be located on the front building elevation of the principal dwelling if they are located below grade and/or oriented perpendicular to the street.
  3. notwithstanding any provisions to the contrary, entrances to dwelling units shall be permitted on the side building elevation of the principal dwelling if the setback from that side lot line to the dwelling unit entrance is no less than 1.0 metre (3.28 feet) and the clear access path described in subsection 3.o(i) of this amending by-law is provided.
- p. No Accessory Residential Building shall be permitted unless it adheres to the following development standards:
- i. only one (1) Accessory Residential Building is permitted per lot;
  - ii. an Accessory Residential Building shall only be located in the rear yard of a dwelling type listed in subsection 3(l) of this amending by-law;
  - iii. an Accessory Residential Building shall not be permitted to be located in a side yard, flankage yard or front yard;
  - iv. an Accessory Residential Building may contain an integral garage provided it adheres to the development standards for the zone for both Accessory Residential Buildings and detached garages;
  - v. the minimum side yard setback of an Accessory Residential Building shall be 1.2 metres (3.94 feet);
  - vi. the minimum rear yard setback of an Accessory Residential Building shall be 1.2 metres (3.94 feet);
  - vii. the minimum flankage yard setback of an Accessory Residential Building shall be the setback of the principal dwelling;
  - viii. a main wall of an Accessory Residential Building shall be no less than 4.0 metres (13.12 feet) from a main wall of the principal dwelling on the same lot;

- ix. an Accessory Residential Building may not exceed two (2) storeys;
  - x. The height of the main walls of an Accessory Residential Building shall not exceed an elevation equal to 6.0 metres (19.68 feet) above average grade;
  - xi. the height of an Accessory Residential Building shall not exceed 7.5 metres (24.61 feet) measured from average grade to the highest point of the roof;
  - xii. the building coverage of an Accessory Residential Building shall not exceed 80.0 square metres (861.11 square feet), inclusive of any area covered by an integral garage;
  - xiii. no rooftop outdoor amenity areas shall be permitted on an Accessory Residential Building;
  - xiv. no balconies or platforms higher than 1.0 metre (3.28 feet) above grade shall be permitted on the side building elevation or rear building elevation of an Accessory Residential Building if that side lot line or rear lot line, respectively, directly abuts a lot in a residential zone;
  - xv. a minimum of 50% of the rear yard area shall be soft landscaping.
- q. For a lot containing, on the day of the adoption of this amending by-law, a lawfully existing detached garage or a lawfully existing detached accessory structure with setbacks and/or separation less than required by subsections 3.p(v), 3.p(vi), 3.p(vii), and 3.p(viii) of this amending by-law, the minimum setbacks and/or separation for an Accessory Residential Building shall be:
- i. the minimum side yard setback for that lawfully existing detached garage or lawfully existing detached accessory structure; and,
  - ii. the minimum rear yard setback for that lawfully existing detached garage or lawfully existing detached accessory structure; and
  - iii. the minimum separation from the principal dwelling for that lawfully existing detached garage or lawfully existing detached accessory structure.
- r. For a lot containing, on the day of the adoption of this amending by-law, a lawfully existing Additional Residential Unit located above a detached garage with heights in excess of the maximums permitted by subsections 3.p(x) and 3.p(xi) of this amending by-law, the maximum heights for an Accessory Residential Building shall be:
- i. the maximum main wall height for that lawfully existing Additional Residential Unit located above a detached garage; and,
  - ii. the maximum height measured from average grade to the highest point of the roof for that lawfully existing Additional Residential Unit located above a detached garage.
- s. An Additional Residential Unit shall not be solely accessed from within a garage, whether attached to or detached from a principal dwelling.
- t. Accessory Residential Buildings shall not be included in the calculation of lot coverage for detached accessory structures, nor the calculation of lot coverage for the principal dwelling, as may be required by the Zoning By-laws;

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- u. On a lot containing an Accessory Residential Building, no other detached accessory structures shall be permitted except bicycle parking.
- v. Provisions related to rear yard amenity space, or any similar provisions, of the Zoning By-laws shall not apply to a lot containing an Accessory Residential Building;
- w. Home occupations uses shall not be permitted within Additional Residential Units.
- x. Notwithstanding any minimum parking provisions for the primary dwelling unit within the Zoning By-laws, for a lot containing one (1) or more Additional Residential Units, the following parking standards apply:
  - i. The minimum total number of parking spaces required for a lot containing one (1) or more Additional Residential Units is shown in Table 1 with respect to lands shown on Schedules "B – Area 1", "B – Area 2", "B – Area 3" and "B – Area 4" to this amending by-law. For greater clarity, the number of parking spaces required for a lot shown in Table 1 includes any parking spaces required for the primary dwelling unit.

*Table 1 – Minimum total number of required parking spaces*

	Area 1	Area 2	Area 3	Area 4
Lot containing one (1) or two (2) Additional Residential Unit(s)	0	1 <sup>(1)</sup>	1 <sup>(1)</sup>	2 <sup>(1)(3)</sup>
Lot containing three (3) Additional Residential Units	0	1 <sup>(1)</sup>	2 <sup>(1)(3)</sup>	3 <sup>(1)(2)(3)</sup>

<sup>(1)</sup> See subsection 3.x(ii) for exceptions.

<sup>(2)</sup> See subsection 3.x(iii) for exceptions.

<sup>(3)</sup> See subsection 3.x(iv) for exceptions.

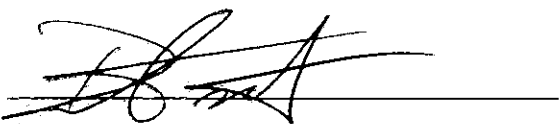
- ii. Notwithstanding subsections 3.x(i) of this amending by-law, where the Zoning By-laws do not require parking spaces for the primary dwelling unit, then no parking spaces shall be required for a lot containing one (1) or more Additional Residential Units.
- iii. Notwithstanding subsection 3.x(i) of this amending by-law, where a lot has a frontage of less than 9.0 metres (29.53 feet), no more than two (2) parking spaces shall be required.
- iv. Notwithstanding subsections 3.x(i) and 3.x(iii) of this amending by-law, where the Zoning By-laws require a minimum of one (1) parking space for the primary dwelling unit, then a minimum of one (1) parking space shall be required for a lot containing one (1) or more Additional Residential Units.
- v. On a lot or parcel referred to in subsections 3.n.i(1) and 3.n.i(2) of this amending by-law, all parking spaces required for the primary dwelling unit and each Additional Residential Unit shall be located on a dedicated driveway and/or within a garage, whether attached or detached, on the same lot or parcel of tied land on which the primary dwelling unit is located.
- vi. On a parcel referred to in subsection 3.n.i(3), the required parking spaces shall serve exclusively the primary dwelling unit.

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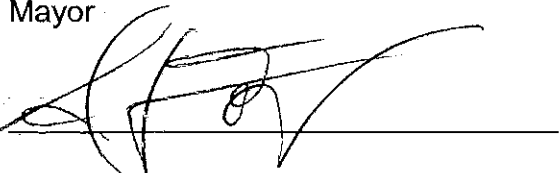
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- vii. Parking spaces provided by way of a shared parking area within a common element condominium, other than as described in subsections 3.x(v) and 3.x(vi) of this amending by-law, shall not count towards the minimum parking spaces required for lots containing Additional Residential Units.
- viii. Parking spaces may be arranged in tandem.
- ix. With respect to lands shown on Schedules "B – Area 1", "B – Area 2", and "B – Area 3" to this amending by-law, a minimum of one (1) long-term, weather-protected bicycle parking space shall be provided for each Additional Residential Unit on a lot.
- y. By-law 91-13 of the City of Richmond Hill, as amended, shall be further amended by deleting subsections 5.19 (a) to (i) inclusive.
- z. By-law 54-15 of the City of Richmond Hill, as amended, shall be further amended by deleting subsections 5.22 (a) to (h), inclusive.
- aa. By-law 55-15 of the City of Richmond Hill, as amended, shall be further amended by deleting subsections 5.25 (a) to (h), inclusive.
- bb. By-law 111-17 of the City of Richmond Hill shall be further amended by deleting subsections 5.21 (a) to (h), inclusive.
- cc. All other provisions of the Zoning By-laws not inconsistent with the provisions set out in this amending By-law 143-24 shall continue to apply to the "Lands." Where a conflict or inconsistency exists, the provisions set out in this By-law 143-24 shall prevail.
- dd. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.
- ee. Schedules "A", "A - Area 1", "A - Area 2", "A - Area 3", "A - Area 4", "B – Area 1", "B – Area 2", "B – Area 3", and "B – Area 4" attached to this amending By-law 143-24 are all declared to form a part of this by-law.

Passed this 11<sup>th</sup> day of December, 2024



David West  
Mayor



Stephen M.A. Huycke  
City Clerk

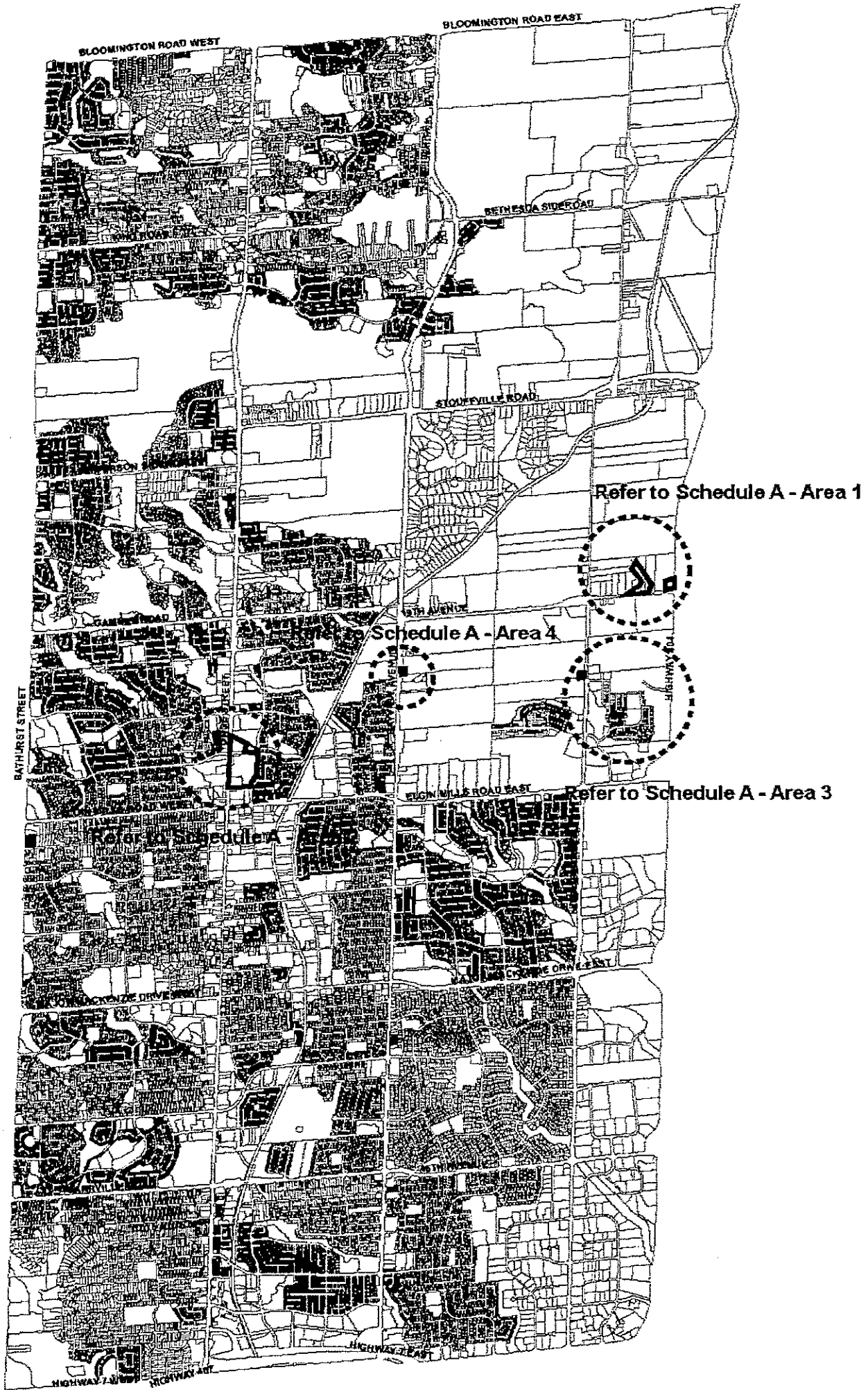
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## **The Corporation of The City of Richmond Hill**

### **Explanatory Note to By-Law 143-24**

By-law 143-24 affects the Lands as shown on Schedule "A".

The purpose and effect of this amending Zoning By-law 143-24 is to permit Additional Residential Units within any zone that permits single detached dwellings, semi-detached dwellings and certain forms of townhouse dwellings with certain restrictions. A maximum of three (3) Additional Residential Units shall be permitted on a lot in addition to the primary dwelling unit, with a maximum of two (2) Additional Residential Units in a detached Accessory Residential Building with appropriate development standards.



This is Schedule "A" to  
 By-Law 143-24 passed by the Council  
 of The Corporation of the  
 City of Richmond Hill on the  
 11th Day of December, 2024

SCHEDULE "A"  
 TO BY-LAW 143-24



Area Subject To This By-law


  
 David West  
 Mayor

  
 Stephen M.A. Huycke  
 City Clerk


# SCHEDULE "A - Area 1"

TO BY-LAW 143-24

This is Schedule "A" to By-Law  
143-24 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
11th Day of December, 2024



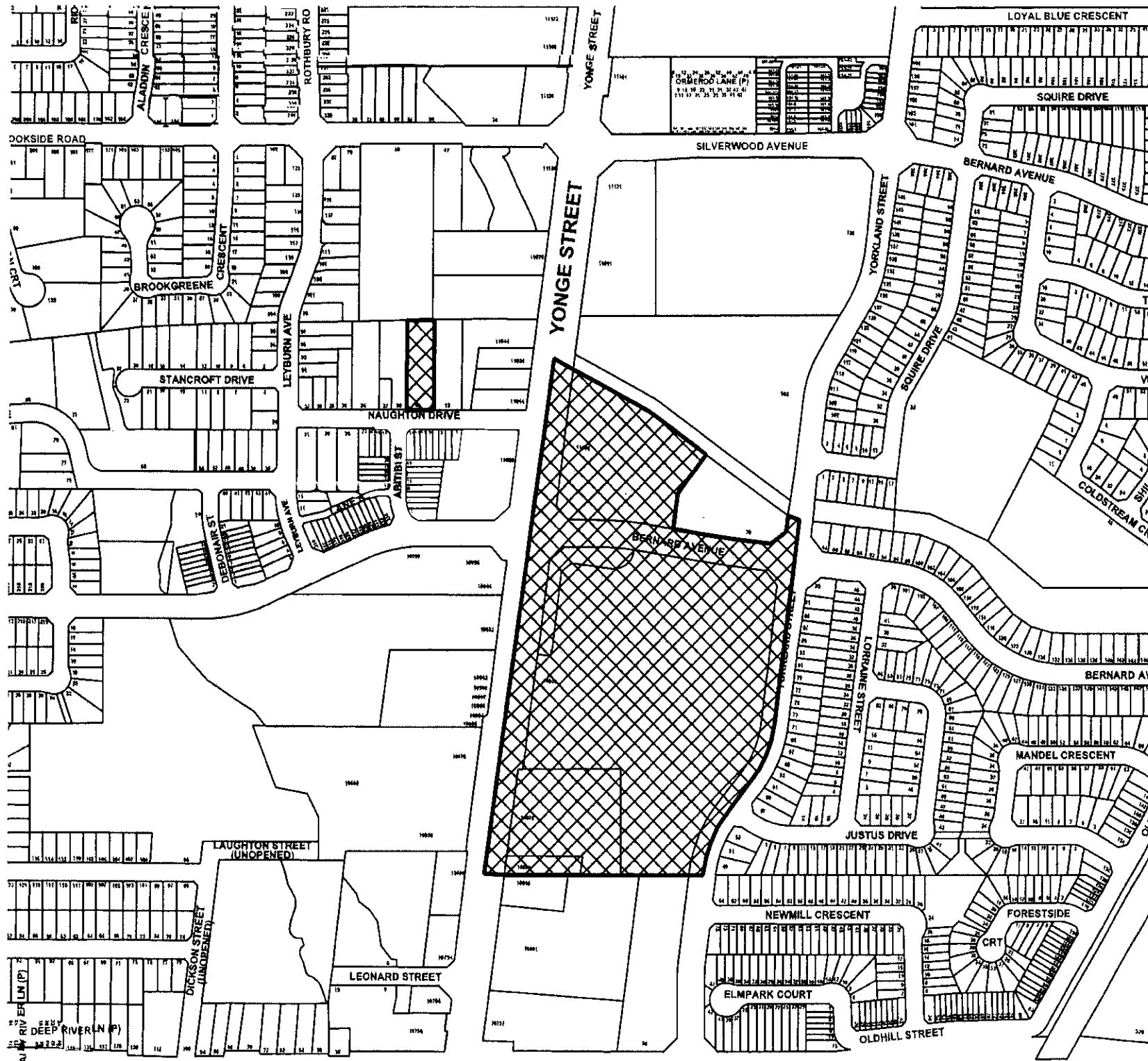
David West  
Mayor



Stephen M.A. Huycke  
City Clerk



Area Subject To This By-law

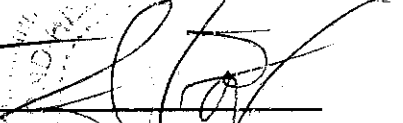



# SCHEDULE "A - AREA 2"

TO BY-LAW 143-24

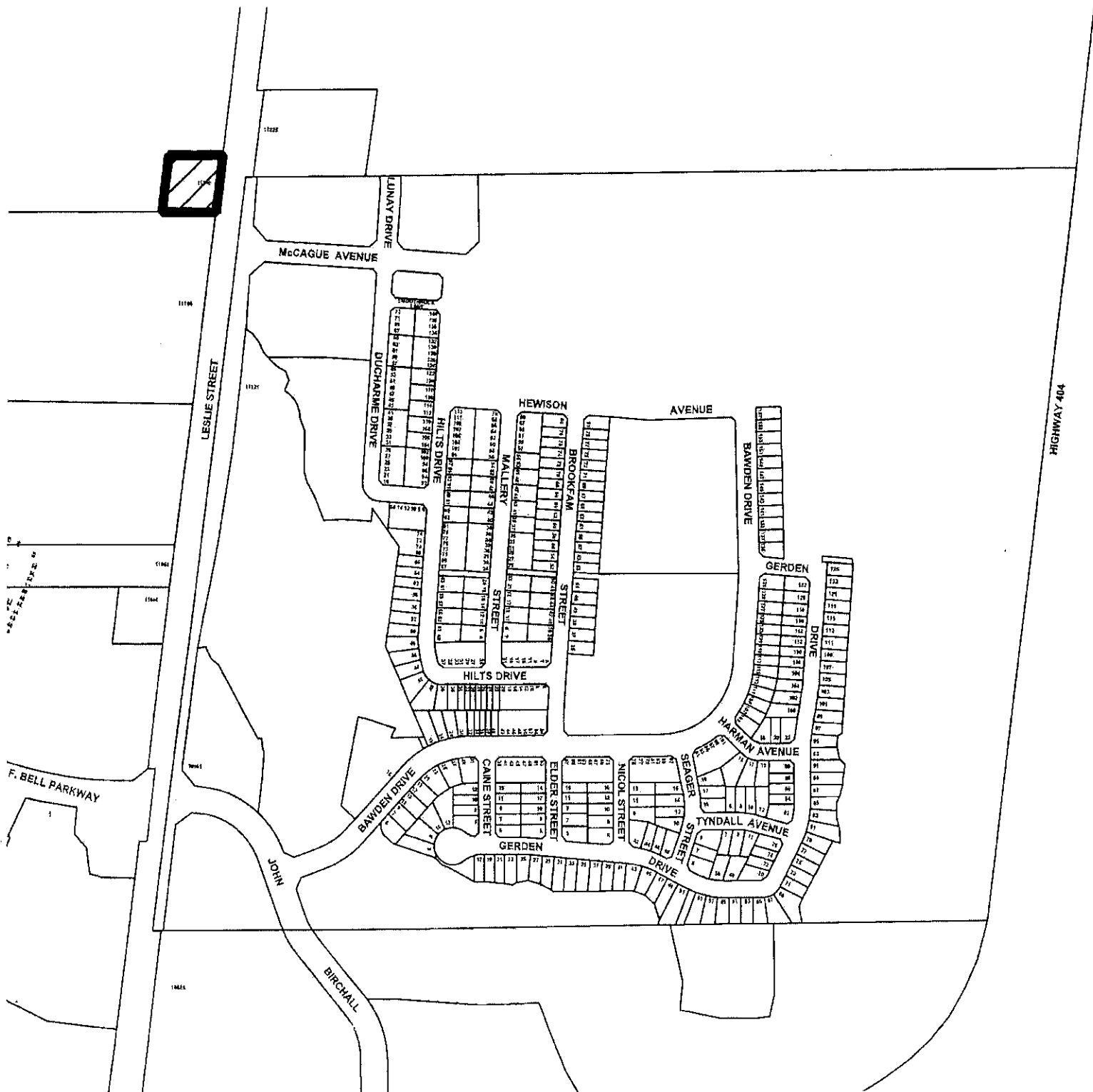
This is Schedule "A" to By-Law 143-24 passed by the Council of the Corporation of the City of Richmond Hill on the 11th Day of December, 2024

  
 David West  
 Mayor

  
 Stephen M.A. Huycke  
 City Clerk

 Area Subject To This By-law

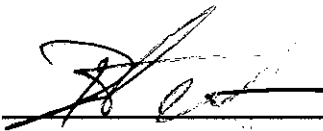


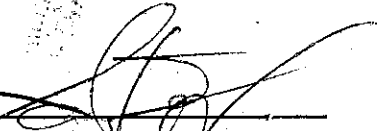



# SCHEDULE "A - Area 3"

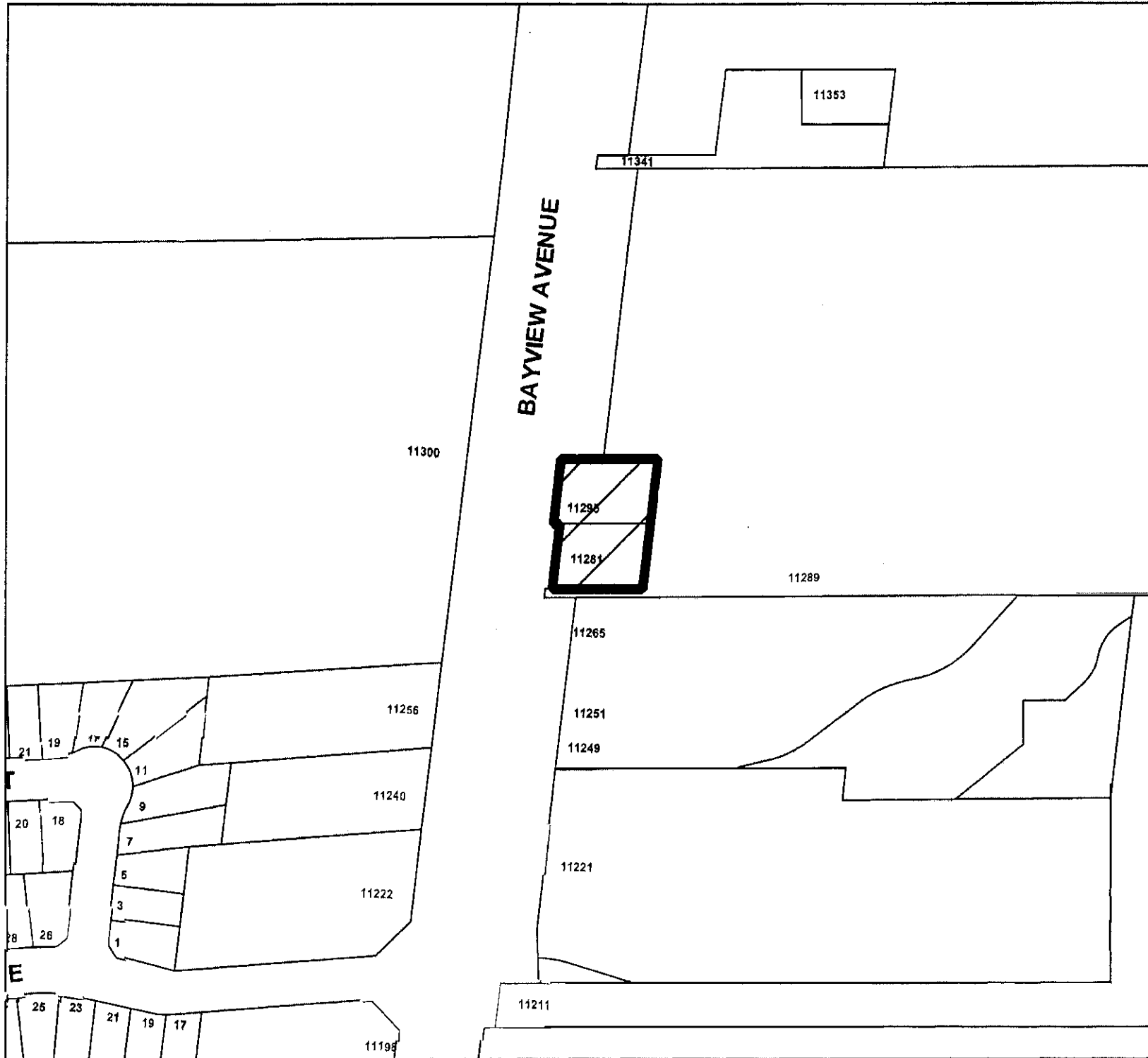
TO BY-LAW 143-24

This is Schedule "A" to By-Law 143-24 passed by the Council of the Corporation of the City of Richmond Hill on the 11th Day of December, 2024

  
 David West  
 Mayor

  
 Stephen M.A. Huycke  
 City Clerk

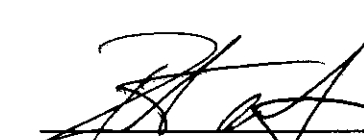
 Area Subject To This By-law

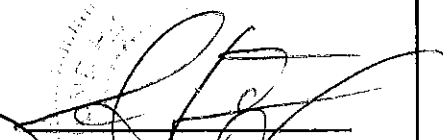


# SCHEDULE "A - Area 4"

## TO BY-LAW 143-24

This is Schedule "A" to By-Law  
 143-24 passed by the Council  
 of the Corporation of the  
 City of Richmond Hill on the  
 11th Day of December, 2024

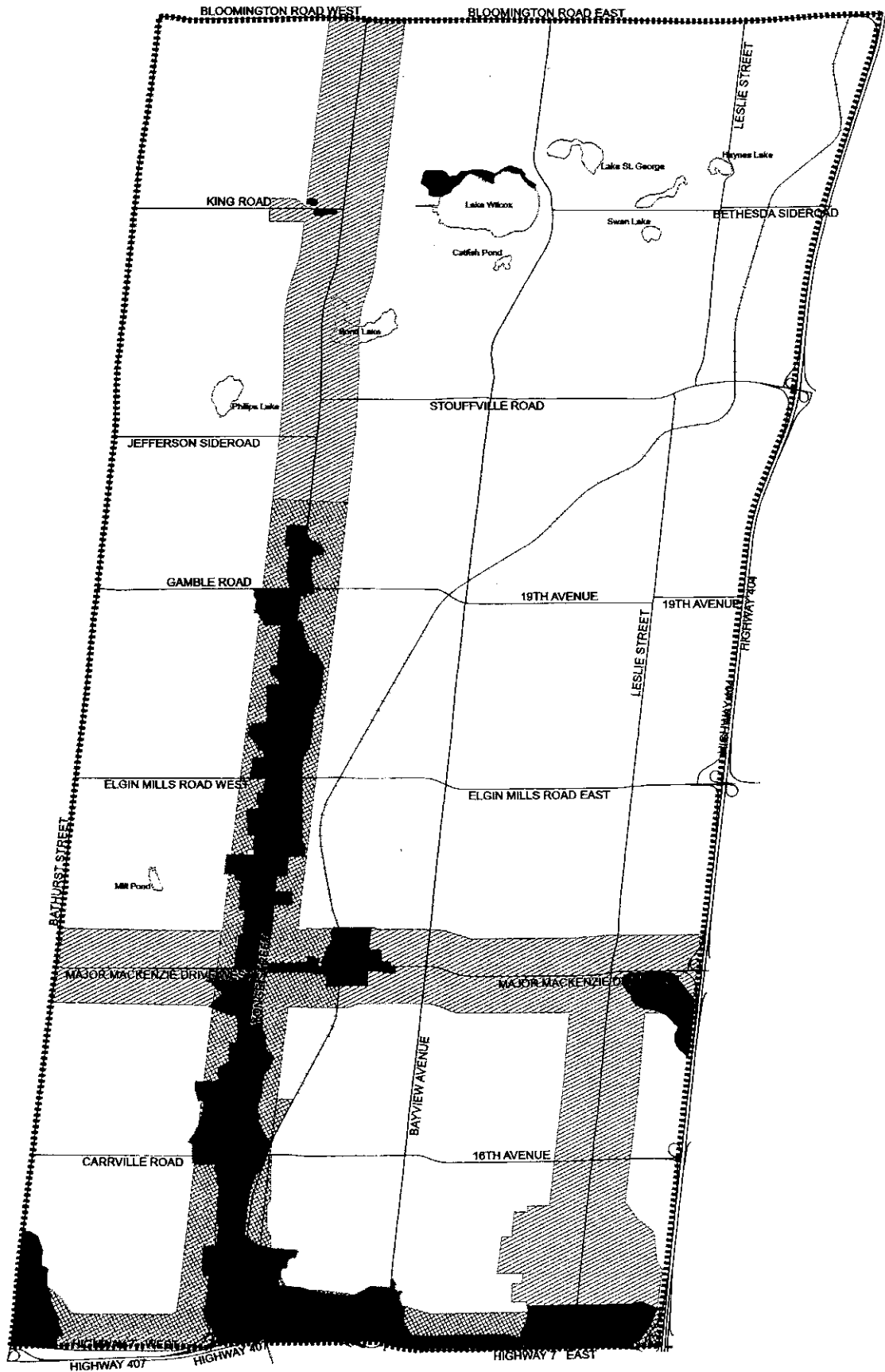
  
 David West  
 Mayor

  
 Stephen M.A. Huycke  
 City Clerk



Area Subject To This By-law





# Schedule " B "

## TO BY-LAW NO. 143-24

This is Schedule "B" to By-Law 143-24 passed by the Council of the Corporation of the City of Richmond Hill on the 11th of December, 2024

- Area 1
- ▨ Area 2
- ▩ Area 3
- ⋯ Area 4
- Areas Excluded from This By-law

*[Signature]*  
 David West  
 Mayor

*[Signature]*  
 Stephen M.A. Huycke  
 City Clerk