

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 84-03

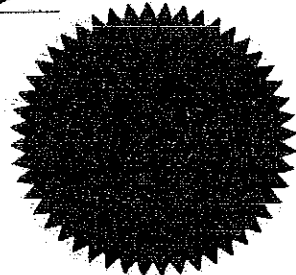
CERTIFICATE UNDER SECTION 34 (22)
OF THE PLANNING ACT, R.S.O. 1990, c. P.13

I, Robert C. Prowse, Clerk of The Corporation of the Town of Richmond Hill, do hereby certify that the notice for By-law No. 84-03 of The Corporation of the Town of Richmond Hill, passed by the Council of the Corporation of the Town of Richmond Hill on the 20th day of May, 2003 was given as required by Section 34 (18) of the Planning Act, R.S.O. 1990, c. P.13.

I also certify that the appeal period expired on the 16th day of June, 2003 and to this date no notice of appeal to the provisions of the By-law has been filed, by any person, in the Office of the Clerk.

DATED at the Town of Richmond)
Hill, in the Regional Municipality)
of York, this 17th day of)
June, 2003)


Robert C. Prowse
Clerk



THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 84-03

A By-law to Regulate Front Yard Parking
and Landscaping in the Town of Richmond Hill

WHEREAS the lands affected by this By-law are situate within the Town of Richmond Hill;

AND WHEREAS the Council of The Corporation of the Town of Richmond Hill at its Public Meeting of April 9, 2003, directed that this By-law be brought forward to Council for its consideration;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RICHMOND HILL ENACTS AS FOLLOWS:

I. Notwithstanding any other provision of any Zoning By-law as listed on Schedule "B" to By-law 84-03 of the Town of Richmond Hill, the following special provisions shall apply in any Residential or Rural Residential zone, including, but not limited to, those zones shown in Schedule "B":

a) For purposes of this by-law, the following definitions shall apply:

- i) **DRIVEWAY:** means a defined area providing access for motor vehicles from a public street or private street or a lane to facilities such as a parking area, parking lot, loading area, private garage, building or structure.
- ii) **LANDSCAPING:** means any combination of trees, shrubs, flowers, grass or other horticultural elements, or any area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements, all of which is designed to enhance the visual amenity of a property and shall not include open storage or display areas, areas devoted to vehicular use such as parking or loading areas, driveways or ramps.
- iii) **YARD, FLANKAGE** 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 and the closest point of any building or structure.
- iv) **YARD, FRONT:** 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.

b) No motor vehicle parking shall be permitted in a required front yard or a required flankage side yard except on a driveway.

c) Driveways in either front or flankage yards shall be constructed in accordance with the maximum driveway width set out in the table below:

Lot Frontage

Maximum Driveway Width

Less than 9.0 metres

3.0 metres

Greater than and equal to 9.0 metres
but less than 18 metres

6.0 metres

Greater than and equal to 18.0 metres

9.0 metres

- d) A driveway to any parking area or parking lot in a Residential Zone shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.
- e) A minimum of 45% of the area of a front yard or a flankage yard shall be used for no other purpose than landscaping. Notwithstanding the foregoing, where a by-law permits accessory structures or porches to project into a front or flankage yard, the area of the lot covered by the accessory structures or porches shall be included in the calculation of the minimum landscaped area.
- f) The parking of motor vehicles in a landscaped area is prohibited.
2. Where the provisions of this By-law conflict with the provisions of any other Zoning By-law with respect to parking and landscaping in a front yard or flankage yard, the provisions of this By-law shall prevail.
3. Schedules "A", and "B" attached to this By-law are declared to form part of this By-law.

READ A FIRST AND SECOND TIME THIS 20TH DAY OF MAY, 2003.

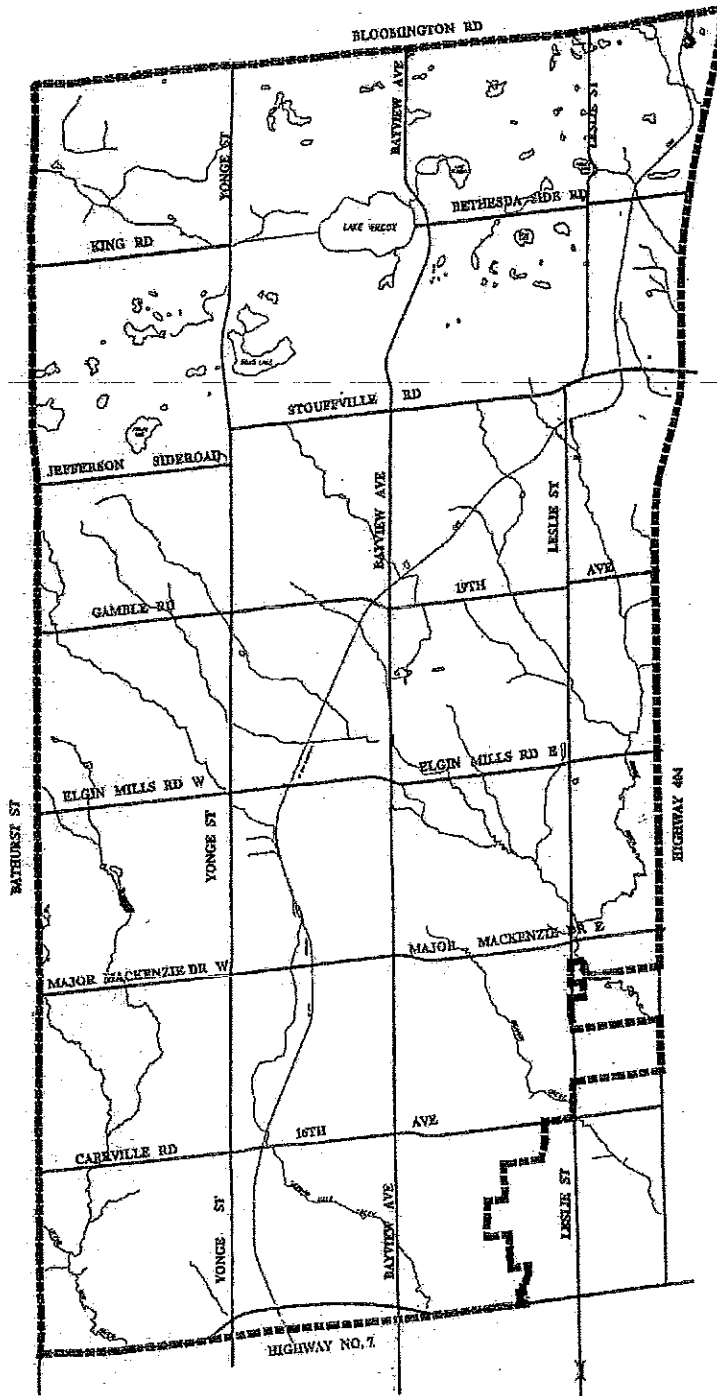
READ A THIRD TIME AND PASSED THIS 20TH DAY OF MAY, 2003.



Mayor



Clerk
DEPUTY




SCHEDULE "A"
TO BY-LAW NO. 84-03

 **SUBJECT LANDS**

NOT TO SCALE

This is Schedule "A" to By-Law
 No. 84-03 passed by the Council
 of The Corporation of the
 Town of Richmond Hill on the
 20th Day of May 2003.


 Mayor


 DEPUTY Clerk

SCHEDULE "B"

TO BY-LAW NO. 84-03

List of parent Zoning By-laws and their respective Residential and Rural Residential categories for purposes of Section 1 of By-law No. 84-03.

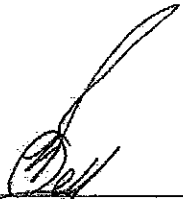
<u>APPLICABLE PARENT ZONING BY-LAWS</u>	<u>RESIDENTIAL AND RURAL RESIDENTIAL ZONES</u>
By-law No. 986, as amended:	R4, R5, R6, R7, R8, RU, RLT2
By-law No. 1275, as amended:	R3, R4, R5, R6, R7, R8, RU, RS, RRA, RRB
By-law No. 1703, as amended:	R1, R2, R3, R4, R6, R7, R9, RM1
By-law No. 2523, as amended:	R1, R2, R3, R1(S), R3(S1), R3(S2), R3(A), R3 (S), R3-S, R4, R5, R6, RR, RS1, RS2, RM1, RS
By-law No. 2325-68, as amended:	RR1, RR2, RR4, RS2, RM10, R6, R7
By-law No. 39-71, as amended:	R2, RS3, RM1, RM2, RM6
By-law No. 66-71, as amended:	R1, R2, R3, R4, R5, R6, SP1, RS2, R1-S, RM1, RM1-S, RM2, RM3, RM4, RM5, RM5-S, RM6, RM7-S, RM10
By-law No. 3-74, as amended:	R2, RS2, RS3, RM1, RM1-S, RM2, RM2-S, RM6
By-law No. 70-74	R2
By-law No. 109-81, as amended:	RS1, RS2, RS3
By-law No. 181-81, as amended:	RS1, RS2, RM1, RM2, RH1, RH2
By-law No. 183-82, as amended:	R12, RS1, RS2, RS3, R7, R4, R12
By-law No. 242-82, as amended:	RR1
By-law No. 251-82, as amended:	RS2, RS3, RM1
By-law No. 273-82, as amended:	RS1, RM1
By-law No. 19-84, as amended:	RM6
By-law No. 135-85, as amended:	RS2
By-law No. 232-85, as amended:	RM10
By-law No. 88-86, as amended:	R6, R8, R9, R12
By-law No. 107-86, as amended:	R2, R3, R4, R5, R6, RD2, RM1, RM2, RM10
By-law No. 355-86, as amended:	RM1, RM10
By-law No. 356-86, as amended:	RM1, RM6, RM7

APPLICABLE PARENT
ZONING BY-LAWS

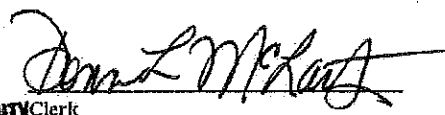
RESIDENTIAL AND RURAL RESIDENTIAL
ZONES

By-law No. 184-87, as amended:	R2, R3, R4, R5, R6, R7, R8, R9, R10, R12, RD2, RM1, RM2, RM5
By-law No. 190-87, as amended:	R2, R2-S, R3, R4, R4-S, R5, R6, R7, R8, R9, R10, R14, RD2, RM1, RM2, RM2-S, RM4, RM6, RD2-S
By-law No. 57-88, as amended:	RM4
By-law No. 189-89, as amended:	RR1, R
By-law No. 329-89, as amended:	R2, R4, R6, RM1
By-law No. 38-95, as amended:	R2, R3, R4, R5, RD1, RD2, RM1, RM4, RM6, RWS1, RWS3, RLT2
By-law No. 24-96, as amended:	RM6
By-law No. 255-96, as amended:	R6, R7, R8, SR-1
By-law No. 278-96, as amended:	R2, R4, R5, RD1, RM1, RM2, RM4, RM10, RWS1, RWS2, RWS3, RLT1, RLT2
By-law No. 313-96, as amended:	R2, R3, R4, R5, R6, R7, R8, R11, RD1, RD2, RM1, RSP2, RWS1
By-law No. 235-97, as amended:	R2, R3, R4, R5, R6, R7, R8, R11, RD1, RD2, RM1, RSP2, RWS1

This is Schedule "B" to By-law No. 84-03 passed by
the Council of The Corporation of the Town of Richmond Hill
on the 20th day of May, 2003



Mayor



DEPUTY Clerk

THE CORPORATION OF THE TOWN OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. 84-03

By-law No. 84-03 affects all lands within the Town of Richmond Hill that are residentially zoned. This includes all Rural Residential Zones.

The purpose of By-law No. 84-03 is to regulate front yard parking and landscaping. The intent of the by-law is that the parking of motor vehicles in a front yard or a flankage yard shall be in a driveway of suitable construction and not in a landscaped area. The by-law establishes maximum driveway widths based upon lot frontage and establishes a minimum front yard landscaping requirement with exceptions for permitted intrusions into a front yard, such as porches. The by-law contains the following provisions:

- a) No motor vehicle parking shall be permitted in a required front yard or a required flankage side yard except on a driveway.
- b) Driveways widths shall be regulated in either front or flankage yards as set out in the table below:

Lot Frontage	Maximum Driveway Width
Less than 9.0 metres	3.0 metres
Greater than and equal to 9.0 metres but less than 18 metres	6.0 metres
Greater than and equal to 18.0 metres	9.0 metres

- c) A driveway to any parking area or parking lot shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.
- d) A minimum of 45% of the area of a front yard or a flankage yard shall be used for no other purpose than landscaping. Notwithstanding the foregoing, where a by-law permits accessory structures or porches to project into a front or flankage yard, the area of the lot covered by the accessory structures or porches shall be included in the calculation of the minimum landscaped area.
- e) The parking of motor vehicles in a landscaped area is prohibited.