The Corporation of the City of Richmond Hill

By-Law 82-26

A By-Law to amend By-law 93-25, as amended, of The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of September 16th, 2026, directed that this by-law be brought forward to Council for its consideration;

Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That By-law 93-25, as amended, of The Corporation of the City of Richmond Hill ("By-law 93-25"), be hereby further amended as follows:

   a) by deleting Schedules "A", "A1", "B" and "C" and Overlays "E", "F", "G" and "H" of By-law 93-25, as amended, and replacing them with Schedules "A", "A1", "B" and "C" and Overlays "E", "F", "G" and "H" of this By-law 82-26;

   b) by deleting all references to the following zone labels and replacing them as follows:

      i. by deleting "RMU-COR1" as the zone label for "Regional Mixed-Use Corridor One" zone and replacing it as "RMUC1";

      ii. by deleting "RMU-COR2" as the zone label for "Regional Mixed-Use Corridor Two" zone and replacing it as "RMUC2"; and,

      iii. by deleting "LMU-COR" as the zone label for "Local Mixed-Use Corridor" zone and replacing it as "LMUC";

   c) by deleting all references of these terms and replacing them as follows:

      i. by deleting all references to "**agricultural-related use**" and replacing them with "**agriculture-related use**";

      ii. by deleting all references to "**automotive service station**" and replacing them with "**automobile service station**";

      iii. by deleting all references to "**block residential dwelling**" and replacing them with "**block residential development**";

      iv. by deleting all references to "home child care" and replacing them with "**private home child care**";

      v. by deleting all references to "**Neighbourhood zone**" and "**Neighbourhood zones**" and replacing them with "Neighbourhood **zone**" and "Neighbourhood zones" respectively;

      vi. by deleting all references to "TRCA Regulation Area" and replacing them with "TRCA Regulated Area"; and,

      vii. by deleting all references to "**warehouse**" and replacing them with "**warehousing**";

   d) by deleting Section 1.5 and replacing it as follows:

      "1.5 Calculating Required Minimum Yards and Setbacks

      (1) In calculating minimum required **yards**, the minimum required **setback** from the respective **lot lines** shall be used.

(2) For a **detached dwelling**, **semi-detached dwelling**, **street townhouse dwelling**, **rear lane townhouse dwelling**, **back-to-back dwelling**, and **quadruplex dwelling** located on a parcel of land, the minimum required **setbacks** shall apply below grade.

(3) Notwithstanding (2):

for **detached dwellings** linked below grade**,** no **setback** shall be required for that portion of the **dwelling unit** connected below grade to a **dwelling unit** on an abutting parcel of land; and,

for **block residential development**, no **setback** shall be required for any portion of a shared **parking structure** located below grade.

(4) For all other **buildings** and **structures** not identified in (2), the minimum required **setbacks** shall not apply to any portion of the **building** or **structure** below grade unless otherwise specified in this By-law.

(5) Except as may be established elsewhere in this By-law, the minimum required **setback** from the hypotenuse of the **daylighting triangle** shall be the lesser of the minimum required **setbacks** along **lot lines** abutting a **street**."

e) by amending Section 1.7(3) as follows:

i. by deleting the abbreviation "S" and replacing it with "D" in (m); and,

ii. by deleting the abbreviation "BTH" and replacing it with "BRD" in (q);

f) by deleting and replacing (3) and adding (4) in Section 2.1 as follows and renumbering subsequent lists:

"(3) Employment Area **zones**

Zone Name	**Zone** Label
Employment Area	EA

(4) Business Commercial **zones**:

Zone Name	**Zone** Label
Business Commercial One	BC1
Business Commercial Two	BC2"

g) by deleting Section 2.3 (g) and replacing it as follows:

"If a **lot** is identified as being wholly or partially within an area potentially identified as a highly vulnerable aquifer and/or Wellhead Protection Area WHPA-D, uses and development may be limited in accordance with the provisions in this By-law."

h) by amending Section 2.5 as follows:

i. by deleting the words "Natural Areas and Hazardous Lands" in (5) and replacing it with "**hazardous lands** and natural features":

ii. by deleting (6) and replacing it as follows:

"The Highly Vulnerable Aquifers and Wellhead Protection Areas Overlay "G" shows groundwater protected areas applicable for all lands regulated by this By-law."

iii. by adding (7) as follows:

"The Street Classification Overlay "H" shows the existing and proposed public streets by their categories."

i) by amending Section 3.1.2(3) as follows:

   i. by deleting the word "**zones**" and replacing it with ", Business Commercial or the NMU **zones**"; and,

   ii. by adding the words "and **outdoor display and sales**" after the words "**outdoor storage**";

j) by adding Section 3.1.8(2) as follows:

"Notwithstanding the registration of a plan of condominium and creation of **parcels of tied land**, the **zone** provisions and development standards in this By-law shall apply to the lands as a whole, provided that all permitted encroachments, including **accessory buildings** or **structures** are contained within individual **parcels of tied land**."

k) by amending Section 3.1.11 as follows:

   i. by deleting all words after "infrastructure" and replacing them with "in any **zones**, unless otherwise specified in this By-law" in (1).

   ii. by deleting (2) and replacing it as follows:

"(2) A **public authority use** may include but is not limited to the following uses:

i. public highways;
ii. transit lines, railways and related facilities;
iii. gas and oil pipelines;
iv. sewage and water service systems and lines and stormwater management facilities;
v. power generation facilities and/or transmission lines;
vi. telecommunications lines and facilities, including broadcasting towers;
vii. bridges, interchanges, stations, parking areas and/or structures, rights-of-way and other structures and/or infrastructure that are required for the construction, operation or use of the facilities in (i) to (vi);
viii. community centres and recreational facilities;
ix. emergency service facilities;
x. libraries;
xi. public schools;
xii. **post-secondary schools**;
xiii. administrative facilities;
xiv. works yards;
xv. parks; and,
xvi. open spaces."

   iii. by adding (7), (8), (9) (10) and (11) as follows and renumbering the subsequent articles:

"(7) Notwithstanding Section 3.1.11 (1), waste disposal sites and facilities and organic soil conditioning sites are not permitted on lands **zoned** ORMNL and ORMNC.

(8) Notwithstanding Section 3.1.11 (1), only those public uses listed in Section 3.1.11 (2) (i) to (vii), (xv) and (xvi) are permitted on lands **zoned** GNL, GNC and PC.

(9) Notwithstanding Section 3.1.11 (1), only those public uses listed in Section 3.1.11 (2) (xv) and (xvi) are permitted on lands **zoned** MUOS.

(10) Notwithstanding Section 3.1.11 (1), **public authority uses** shall only include utilities and infrastructure on lands **zoned** EA.

(11) Railways and related facilities operated by a regulated entity other than a **public authority** are permitted in any **zone** where a **public authority** is permitted, and any **lot, building**, or **structure** may be used or developed for the purpose of railways and related facilities, unless otherwise specified in this By-law."

iv. by adding the words ", Business Commercial" after "Institutional Area" in (12);

l) by deleting Section 3.2 and replacing it as follows:

"3.2 Height Exemptions

(1) Any **building** or **structure height** provisions of this By-law shall not apply to the **building** and **structure** components in accordance with Table 3.2A.

(2) The maximum **height** of any **structure** or **building** component in Table 3.2 shall not exceed the permitted **height** exemption set out in accordance with Table 3.2.

(3) Rooftop mechanical equipment shall be fully enclosed within a **mechanical penthouse** or fully screened by an architectural component of equivalent height.

Table 3.2 Permitted Height Exemptions

Building or Structure Components	Permitted Height Exemptions
Belfry, spire, minaret or similar structures associated with a **place of worship**	No maximum
Chimney (above roof line) associated with a **dwelling unit**	2 m
Chimney (above roof line) or smokestack associated with a **non-residential** use	No maximum
Flag poles, telecommunication equipment, vents and ventilators, and window cleaning equipment	No maximum
Mechanical penthouse	**Townhouse dwelling**, **stacked townhouse dwelling**, **back-to-back dwelling** and **LRB**: 4 m **MRB** and **HRB**: 6 m
Parapet or other decorative roof structures	**MRB** and **HRB** of **non-residential** and **residential use**: 6 m Other **residential use** and **LRB** of **non-residential** use: 1.5 m
Other architectural/decorative equipment, rooftop access, railing, fencing, trellises, and screening that is not part of a **mechanical penthouse**	**Townhouse dwelling**, **stacked townhouse dwelling**, **back-to-back dwelling** and **LRB**: 3.5 m **MRB** and **HRB**: 6m
Skylight, and landscaping and green roof components and associated structures	1 m

"

m) by deleting Section 3.4 and replacing it as follows:

"3.4 Permitted Encroachments

(1) **Structure** and **building** components are permitted to encroach into the minimum required **yards** in accordance with Table 3.4A.

(2) **Structure** and **building** components are permitted to encroach into the minimum provided **separation distance** for a **block residential development** set out in Section 3.5.3 and in accordance with Table 3.4B.

Table 3.4A Permitted Encroachments into a Minimum Required Yard

Structure or Building Component	Yards in which Encroachments are Permitted	Maximum Encroachments into a Minimum Required Yard
Awnings and canopies (**dwellings** that are not **LRB**, **MRB**, **HRB**)	any **yard**	1 m
Awnings and canopies (**LRB**, **MRB**, **HRB**)	any **yard**	No closer than 50% of the required **yard**.
Balconies (2)	a. **front yard**, **flankage yard** and **rear yard** (**BTB**, **D**, **DU**, **MA**, **Q**, **RLT**, **SD**, **ST**, **STH**); b. any **yard** for other **building** types.	2 m (4)
Belt courses, cornices, gutters or sills	any **yard**	0.7 m
Barrier-free access ramps and elevating devices	any **yard**	a. 0 m to a **front lot line**; b. no closer than 0.45 m from a **side lot line** and **rear lot line**; and, c. 0 m to a **flankage lot line**.
Bay, bow or box windows not exceeding 3 m in length	**front yard**, **rear yard**, and **flankage yard**	1 m
Chimneys or pilasters	any **yard**	0.5 m (4)
Decks (3)	**rear yard** (**BTB**, **D**, **DU**, **MA**, **Q**, **RLT**, **SD**, **ST**, **STH**)	a. no closer than 2 m from a **rear lot line** for a **deck** less than 0.6 m in height above grade; b. no closer than 3.5 m from a **rear lot line** for a **deck** 0.6 m or greater in height above grade; c. no closer than 2.4 m from a **flankage lot line**; d. no closer than 0.3 m from a **side lot line** where the **dwelling units** are not **attached**; and, e. to a **side lot line** where the **dwelling units** are **attached**.
Exterior stairs and associated landings and stairwells, including those to access a **parking structure** located below **grade**, a **deck** or a **porch**	any **yard**	No closer than 0.3 m to a **lot line**
Roof overhangs	any **yard**	0.9 m
Porches with or without basements, and where a	**front yard**, **rear yard**, and **flankage yard** (**BTB**, **D**,	a. **front yard**: 2 m; b. **rear yard**: 2.5 m;

Structure or Building Component	Yards in which Encroachments are Permitted	Maximum Encroachments into a Minimum Required Yard
porch has a roof it shall not exceed 4.5 m in height, measured from **grade** to the underside of the rafters or ceiling of the **porch** (3)	**DU**, **MA**, **Q**, **RLT**, **SD**, **ST**, **STH**)	c. **flankage yard**: 1.5 m; and, d. in no case shall the **porch** be located closer to the **side lot line** than the required **side yard setback** for the main **building**.
Window wells not exceeding 3 m in length	any **yard**	0.9 m

Table 3.4B Permitted Encroachments into a Separation Distance

Structure or Building Component	Main Wall from which Encroachments are Permitted	Maximum Encroachments into the Provided Separation Distance (1)(5)
Awnings and canopies	any	1 m
Balconies (2)	front and rear	2 m
	flankage	0.9 m
Belt courses, cornices, gutters or sills	any	0.7 m
Barrier-free access ramps and elevating devices	front	No maximum
	side	0.75 m
	flankage	No maximum
	rear	5.5 m
Bay, bow or box windows not exceeding 3 m in length	Front, flankage and rear	1 m
Chimneys or pilasters	any	0.5 m
Decks (3)	rear	a. 4 m for a **deck** less than 0.6 m in **height** above grade; b. 2.5 m for a **deck** 0.6 m or greater in **height** above grade; and, c. In no case shall a **deck** extend beyond a side or flankage **main wall**.
Exterior stairs/steps and associated landings and stairwells, including those to access a **parking structure** located below **grade**, a **deck** or a **porch**	front	2.7 m
	side	0.9 m
	flankage	1.2 m
	rear	5.7 m
Roof overhangs	any	0.9 m
Porches with or without basements. Where a **porch** has a roof it shall not exceed 4.5 m in height, measured from **grade** to the underside of the rafters or ceiling of the **porch** (3)	front	2 m and may not extend beyond a side **main wall** and more than 0.9 m beyond a flankage **main wall**.
	flankage	0.9 m
	rear	2.5 m, and may not extend beyond a side **main wall** and more than 0.9 m beyond a flankage **main wall**.
Window wells not exceeding 3 m in length	any	0.9 m

Table 3.4C Permitted Encroachment Special Provisions

Special Provision Number	Description of Special Provision
1	Encroachments into the provided **separation distance** may be permitted from more than one **main wall** or **building** on a **lot**.
2	No **balcony** encroachment into a minimum required **yard** or provided **separation distance** shall be enclosed to more than 50% of the vertical plane of the wall above floor level exclusive of roof supports.
3	No **deck** or **porch** shall be enclosed to more than 50% of the vertical plane from the floor to ceiling of the **storey** that it serves.
4	Notwithstanding Section 3.4(1), no **balcony**, pillar or structural support encroachments greater than 0.6 metres shall be permitted within the first 10.5 metres of **building height** of a **mid-rise building** or **high-rise building** abutting a **front yard**, **flankage yard**, or a **rear yard** or **side yard** abutting a **street**, **lane** or public park.
5	Notwithstanding any permitted encroachment into the provided **separation distance**, no portion of a **building**, **structure** or part thereof is permitted closer than 1.5 metres to the curved portion of **lanes** or **drive aisles**, or any sidewalk.

”

n) by amending Section 3.5 as follows:

i. by adding the words “**Setback and Building**” before “**Separation**” in the section heading for 3.5;

ii. by deleting Section 3.5 and replacing it with Section 3.5.1 as follows:

“**3.5.1 Utility and Transportation Infrastructure**

(1) Notwithstanding other provisions of this By-law, any **building**, **structure**, **amenity space**, **swimming pool**, **parking area**, **loading space**, **parking space**, stacking lane space, bicycle parking space, **drive aisle**, or **private driveway** located at, above or below grade on lands within any **zone** shall have a minimum **setback** or **separation distance** of 7 metres to the TransCanada Pipeline right-of-way. This provision shall not apply to facilities related to gas and oil pipeline operations in accordance with Section 3.1.11.

(2) Notwithstanding other provisions of this By-law, any **building** or **structure** located at, above or below grade on lands within any **zone** shall have a minimum **setback** of 30 metres to a Canadian National Railway or public transit railway right-of-way. This provision shall not apply to railways and related facilities in accordance with Section 3.1.11 (10).

(3) Notwithstanding Section 3.4, no encroachments shall be permitted within the minimum **setbacks** or **separation distances** required in accordance with Section 3.5.1 (1) and (2).”

iii. by adding Section 3.5.3 as follows:

“**3.5.3 Block Residential Development**

(1) The following provisions shall apply to any **buildings** permitted under **block residential development**:

a) A minimum **separation distance** shall be provided from a front **main wall** of a **building** of:

i. 3 metres to a **street**, **lane**, **drive aisle**, or sidewalk;

ii. 6 metres to an abutting **lot**;

iii. 7.2 metres to a side **main wall** of another **building**; and,

iv. 12 metres to a front **main wall** of another **building**.

b) A minimum **separation distance** shall be provided from a side **main wall** of a **building** of:

i. 1.2 metres to an abutting **lot**;

ii. 2.4 metres to a side **main wall** of another **building**; and,

iii. 7.2 metres to a rear **main wall** of another **building**;

c) A minimum **separation distance** shall be provided from a flankage **main wall** of a **building** of:

i. 1.5 metres to a **lane**, **drive aisle**, or sidewalk; and,

ii. 3 metres to a **street**.

d) A minimum **separation distance** shall be provided from a rear **main wall** of a **building** of:

i. 6 metres to a **street**, **lane**, **drive aisle**, sidewalk, or an abutting **lot**;

ii. 7.2 metres to a side **main wall** of another **building**;

iii. 12 metres to a rear **main wall** of another **building**; and,

iv. notwithstanding (i), (ii) and (iii), where a rear **main wall** contains an **attached garage** and there are no windows or other openings on the **first storey**, the minimum **separation distance** to a **lane** or **drive aisle** shall be 1.5 metres for the portion of the rear **main wall** of the **first storey** and 3 metres to any portion of the rear **main wall** above the **first storey**.

e) Notwithstanding any other minimum **separation distance** requirement:

i. the minimum **separation distance** from any portion of a **building** to the curved portion of **lanes** or **drive aisles**, or any sidewalk shall be 1.5 metres;

ii. the minimum **separation distance** from any portion of a **building** to a **parking area** shall be 3 metres;

iii. the minimum **separation distance** from any portion of a **main wall** of a **building** that

serves as a **parking structure** entrance to a **drive aisle** shall be 0 metres; and,

iv. the minimum **separation distance** from a front or side **main wall** of a **building** to an abutting **lot** within a Greenway System **zone** or an abutting **lot** with a **public authority use** as the principal use within any **zone** shall be 3 metres, except in accordance with Section 3.5.1 of this By-law."

o) by adding Section 3.5.2 as follows:

"**3.5.2 Mid-Rise Buildings and High-Rise Buildings**

(1) Where two or more **mid-rise buildings** or **high-rise buildings** are located on the same **lot**, the following minimum horizontal **separation distance** of such **buildings** shall apply:

a) a minimum of 15 metres between the nearest **main walls** of **mid-rise buildings** and/or **podiums** of **high-rise buildings**, where the **main walls** of each **building** facing each other contains windows; and,

b) a minimum of 7.5 metres between the nearest **main walls** of **mid-rise buildings** and/or the **podiums** of **high-rise buildings**, where a **main wall** of one **building** not containing windows faces a **main wall** of another **building** containing windows."

p) by amending Section 3.6 as follows:

i. by deleting the words starting with "Notwithstanding the foregoing" in (2)(a);

ii. by deleting (2)(b) and replacing it as follows:

"Notwithstanding Section 3.6 (2)(a):

i. for a **corner lot**, the area of the abutting **daylighting triangle** shall be included in the calculation of the minimum required **front yard soft landscaping**;

ii. where this By-law permits **porches** to encroach into a **front yard** or **flankage yard**, the area of the **lot** covered by the **porch** shall be included in the calculation of the minimum required **soft landscaping**; and,

iii. portions of a walkway, exterior stairs and associated landings from a **street** or a **lane** to a **dwelling unit** up to and including 1 metre in width shall be included in the calculation of minimum required **soft landscaping**."

iii. by renumbering (2)(c) as (3) and deleting the words "Section 3.6 (2)(a)" and replacing them with "Section 3.6"; and,

iv. by renumbering (2)(d) as (4), deleting the words "or a" and replacing them with "and", and deleting the words "Section 3.6 (2)(d) applies to the **lot**." and replacing them with "Section 3.6 (2) applies to the lands as a whole."

q) by amending Sections 3.8 and 3.9 as follows:

i. by deleting the words "for materials or finished products" in Sections 3.8.1 (1)(c) and 3.9 (c);

ii. by deleting Section 3.8.1 (1)(e) and replacing it as follows:

"shall not, from its nature of operation, creates a nuisance or be liable to become a nuisance by the creation of noise, vibration, or by reason of the emission of gas, fumes, dust, glare or odour which is evident outside of the **dwelling unit**;"

iii. by deleting the words "uses are" and replacing them with "is" in Section 3.8.1 (2);

r) by amending Section 3.12 as follows:

i. by deleting (i) and (j);

ii. by deleting (e), (f) and (g) in (1), replacing (e) as follows, and renumbering the subsequent sub-articles:

"the maximum **height** of an **accessory building** or **structure** shall be:

i. one **storey** and 2.75 metres for an **accessory building** or **structure** with a flat roof or mansard roof or an **accessory building** or **structure** without a roof; and,

ii. one **storey** and 3 metres for an **accessory building** or **structure** with a gable, hip, gambrel or other type of pitched roof;"

iii. by adding the word "and" at the end in (f);

iv. by adding (2) as follows:

"An **accessory building** or **structure** for a **block residential development** may encroach 5.7 metres into the provided **separation distance** from the rear **main wall** of a **building**, provided that it does not extend beyond a side or flankage **main wall** of the **building**."

s) by amending Section 3.13 as follows:

i. by deleting the words "Provisions for" in the section title and replacing them with "**Attached**", and renumbering Section 3.13 as Section 3.13.1;

ii. by adding "Private Garages" in the section heading for Section 3.13;

iii. by adding (1) as follows:

"A maximum of 1 **attached garage** to the principal dwelling, which may or may not contain **additional residential units**, and 1 additional private **garage**, which may only be either a **detached garage**, or a private **garage** that is **attached** to an **accessory residential building**, is permitted per **lot**."

t) by amending Section 3.14 as follows:

i. by deleting the words "Provisions for" in the section title and renumbering Section 3.14 as Section 3.13.2;

ii. by deleting all words after "4.2 metres" in (f); and,

iii. by renumbering (2) as Section 3.13 (2);

u) by deleting Section 3.15;

v) by adding the words "**drive aisle**" after the words "driveway," in Section 3.16.1(6);

w) by amending Section 3.18 as follows:

i. by adding the words “as shown” before “on “Schedules ‘A’ and ‘A1’” in (3)(a);

ii. by deleting (4) and replacing it as follows:

“An access path shall be required to the exterior entrance of an **additional residential unit** or an **accessory residential building** from a **street** or **lane** in accordance with the following:

a) an access path shall have a minimum width of 1 metre;

b) a minimum vertical clearance of 2.1 metres shall be provided for the entire length of the access path;

c) an access path may only be obstructed in accordance with the following:

i. utility equipment such as utility metres, electric vehicle supply equipment and HVAC equipment up to 0.25 metres into the required access path; and,

ii. a through gate across the access path with a minimum 0.9m opening;

d) no window well shall be located within the access path;

e) an access path shall have **hard landscaping** along its entirety; and,

f) an access path may comprise of a **private driveway** or part thereof.”

iii. by deleting (i), (j) and (k) in (6), replacing (i) as follows and renumbering the subsequent sub-articles:

“the maximum **height** of an **accessory residential building**, which may contain an attached private **garage**, shall be:

i. 2 **storeys** and 6 metres for an **accessory residential building** with a flat roof or mansard roof; or,

ii. 2 **storeys** and 6.75 metres for an **accessory residential building** with a gable, hip, gambrel or other type of pitched roof;”

iv. by deleting all provisions and words after “shall be” and replacing them with “the existing **height** for that lawfully existing **additional residential unit** located above a detached **garage**.” in (8);

x) by amending Section 3.19 as follows:

i. by renumbering the provision “**Swimming pools**, erected **accessory** to a **dwelling unit**, are permitted as follows:” as (1);

ii. by deleting the words starting with “Section 3.15”; and,

iii. by deleting (e);

y) by deleting Section 3.20;

z) by adding Section 3.22 as follows:

“3.22 Automobile Service Station

(1) Notwithstanding any provisions to the contrary and where permitted in this By-law, an **automobile service station** shall be in accordance with Table 3.22.

(2) Where an **automobile service station** is permitted in this By-law, a **landscaped strip** shall be provided in a **yard** in accordance with the following:

a) a minimum width of 6 metres abutting a **front lot line**;

b) a minimum width of 3 metres abutting a **flankage lot line**; and,

c) a minimum width of 1.5 metres abutting a **side lot line** or **rear lot line**.

(3) No storage tank for fuel or related **structures** located below or above grade shall be permitted within any required **yard**.

Table 3.22 Automobile Service Station Standards

Lot Area and Setback Requirements	Minimum Required Standards
Minimum **Lot Area**	0.4 ha
Minimum **Front Yard** and **Flankage Yard Setback**	9 m
Minimum **Side Yard** and **Rear Yard Setback**	7.5 m
Minimum **Daylighting Triangle Setback**	9 m
Minimum **setback** of an **automobile service station** canopy **structure** from a **street line** when abutting an arterial **street** as shown on Overlay "H"	15 m
Minimum **setback** of an **automobile service station** canopy **structure** from a **lot line** abutting a Centres and Corridors, Neighbourhoods, Institutional or Greenway System **zone**	15 m

aa) by adding Section 3.23 as follows:

"3.23 Outdoor Display and Sales

(1) Where permitted in this By-law, the area permitted for **outdoor display and sales** shall be in accordance with the following:

a) **Outdoor display and sales accessory** to **major retail** shall have a maximum area of 2,200 square metres.

b) **Outdoor display and sales accessory** to other **commercial** uses not identified in (a) shall have a maximum area of 5% of the **gross leasable floor area** of the **premises**.

c) **Outdoor display and sales accessory** to a **motor vehicle** sales establishment shall not be subject to (a) or (b) and shall not be located:

i. on lands **zoned** NMU and NLC; and,

ii. on any portion of a **lot** provided for **soft landscaping**."

bb) by adding Section 3.24 as follows:

"3.24 Geothermal Systems

(1) Geothermal systems shall be prohibited on lands within the Wellhead Protection Area WHPA-D as shown on Overlay 'G'."

cc) by deleting Section 4.2 and replacing it as follows:

"4.2 Interim Development

(1) Notwithstanding the minimum density and **podium** and **building height** requirements in Table 4.2A and maximum number of parking space requirements in Tables 11.7A and 11.7C, the expansion of an existing **non-**

residential use on a **lot** within a Centres and Corridors **zone**, which may include a new standalone **building** or **structure** or an expansion to an existing **building** or **structure**, shall be permitted subject to the following:

a) the new standalone **building** or **structure** or expansion of existing **building** or **structure** is for non-residential uses permitted in accordance with Table 4.1A;

b) the new standalone **building** or **structure** or expansion of existing **building** or **structure** shall not exceed 50% of the total **gross floor area** of all **buildings** or **structures** on the **lot** as of April 5, 2012; and,

c) the new standalone **building** or **structure** or expansion of existing **building** or **structure** shall have a maximum **building height** of 2 **storeys** and shall not include a **structure** below grade."

dd)by adding Section 4.3 as follows:

"4.3 Angular Plane Requirements in Centres and Corridors Zones

(1) A **building** or **structure** on a **lot** within a Centres and Corridors **zone** shall be subject to the following **angular plane** requirements:

a) Where a **lot** within a Centres and Corridors **zone** is separated by a **street** from a **lot** within a Neighbourhood **zone**, a 45-degree **angular plane** shall be applied from grade along the **street line** abutting the opposite side of the **street** within the Neighbourhood **zone**.

b) Where a **lot** within a Centres and Corridors **zone** abuts a **lot** within a Neighbourhood **zone**, a 45-degree **angular plane** shall be applied 15 metres above grade along the **lot line** abutting the Neighbourhood **zone**.

c) Where a **lot** within the LC-V **zone** abuts Yonge Street, a 45-degree **angular plane** shall be applied from grade along the **street line** abutting the opposite side of Yonge Street.

d) Notwithstanding (a), where a **lot** within the LC-V **zone** abuts Church Street, a 30-degree **angular plane** shall be applied from grade along the **street line** abutting the opposite side of Church Street within the Neighbourhood **zone**.

(2) Notwithstanding Section 4.3 (1), **building** components are permitted to project into a required **angular plane** in accordance with the following:

a) specified components of a **building** in accordance with Table 3.2;

b) a maximum of 2 metres for a **balcony**; and,

c) a maximum of 0.7 metres for belt courses, cornices, gutters or sills.

(3) Notwithstanding Section 4.3 (1), an **angular plane** is not required to be applied from the **street line** or **lot line** of a **lot** within the Neighbourhood **zone** where that **lot** within the Neighbourhood **zone** contains:

a) a standalone commercial or community use; or,

b) a mid-rise building or high-rise building."

ee)by amending Tables 4.1A for "Residential Uses" as follows:

i. by deleting permissions for "**Home Occupation**", "**Live-Work Unit**" and "**Short-Term Accommodation**";

ii. by deleting all applications of Special Provision 3 in this Table and reapplying it to "**KDA-YB**" and "**KDA-YC**"; and,

iii. by deleting all applications of Special Provision 6 in this Table and reapplying it to "**LC-N1**";

ff) by amending Tables 4.1A for "Non-Residential Uses" as follows:

i. by adding permissions for "**Adult Care Centre**" for all zones in this table;

ii. by deleting permissions for "**Automotive Service Station**";

iii. by deleting all words after "**Hospital**"; and,

iv. by adding the word "**Uses**" after "**Public Authority**" and "**Social Services**";

v. by applying Special Provision 6 to "**LC-N1**";

vi. by applying Special Provision 12 to "**Commercial**" permissions for LC-V zone;

vii. by applying Special Provision 3 to "**KDA-YB**" and "**KDA-YC**";

viii. by applying Special Provision 18 to "**Commercial**" permissions;

ix. by applying Special Provision 26 to "**Commercial**" permissions;

x. by applying Special Provision 25 to "**Public Authority Uses**" permissions;

xi. by applying Special Provision 26 to "**Automobile Service Station**" permissions; and,

xii. by applying Special Provision 27 to "**Major Retail**" permissions;

gg) by adding a "Specified Accessory Uses" permitted uses table as part of Tables 4.1A as shown on Appendix "1" of this By-law 89-26;

hh) by amending Table 4.1B as follows:

i. by deleting Special Provision 1 and replacing it as follows:

"a. Shall not be permitted to abut Yonge Street, Carrville Road, 16th Avenue, Bernard Avenue, Highway 7, Major Mackenzie Drive or Newkirk Road, or the Market Promenade and the Planned Local/Collector Streets as shown on Schedule "A".

b. Notwithstanding (a), **apartment dwellings** (**LRB**), **back-to-back dwellings**, **block residential developments**, **quadruplex dwellings**, **rear lane townhouse dwellings**, **stacked townhouse dwellings** and **street townhouse dwellings** on lands **zoned** RMUC1 and RMUC2 lawfully in existence on April 5, 2012 shall be permitted."

ii. by deleting Special Provision 3 and replacing it as follows:

"a. For the KDA-YB **zone**, **commercial** or **community uses** shall be provided within the at-grade portion of a **building** abutting a **street** and for the Planned Local/Collector Streets as shown on Schedule "A". **Dwelling units** shall be prohibited at-grade abutting a **street** or a park.

b. For the KDA-YC **zone**, **commercial** or **community uses** shall be provided within the at-grade portion of a **building** abutting Yonge Street, Carrville Road and 16th Avenue. **Commercial** uses shall be provided within the at-grade portion of a **building** abutting the Market Promenade as shown on

Schedule "A". **Dwelling units** shall be prohibited abutting Yonge Street, Carrville Road, 16th Avenue, and the Market Promenade as shown on Schedule "A" or a park.

c. **Live-work units** may be permitted to locate within the at-grade portion of a **building** fronting onto a local **street**.

d. For lands fronting Yonge Street, Carrville Road, 16th Avenue, Bernard Avenue and any **street** south of Bernard Avenue which connects Yonge Street to Bernard Avenue, 60% of the length of the **main wall** of the **first storey** of a **low-rise building**, **mid-rise building** or **high-rise building** shall contain **commercial** or **community uses** and have direct access onto a **street**."

iii. by deleting Special Provision 6 and replacing it as follows:

"a. A minimum of 0.5 **FSI** shall comprise of **commercial** uses.

b. **Commercial** uses shall be provided within the **first storey** and at least 1 **storey** above the **first storey** of a **low-rise building**, **mid-rise buidling** or **high-rise building** containing **apartment dwellings**."

iv. by deleting the words "**established grade**" and replacing it with "grade", adding the words "in accordance with Section 11.6.3" after the words "within a **parking structure**" and deleting all words subsequently in Special Provision 7;

v. by deleting Special Provision 11 and replacing it with the following:

"a. **Major retail** shall be permitted only within an integrated mixed-use **building**".

b. **Parking spaces** for **major retail** on lands **zoned** KDA-YB and KDA-YC shall be located below grade or within an integrated above grade **parking structure** in accordance with Section 11.6.3."

vi. by deleting Special Provision 12 and replacing it as follows:

"**Automobile service station** shall not be permitted on lands **zoned** LC-V".

vii. by deleting Special Provision 13 and replacing it as follows:

"**Outdoor storage** shall be prohibited, except in accordance with Section 3.1.2".

viii. by adding the words ", Carrville Road, 16th Avenue" after the words "Yonge Street" and "and any frontage where a **dwelling unit** is prohibited in accordance with Table 4.1B" after the words "**active at-grade frontages**" in Special Provision 16 (a);

ix. by adding the words "**and sales**" after the word "**outdoor display**" in Special Provision 16 (d);

x. by adding Special Provision 25 as follows:

"**Public authority uses** shall comply with the specific use provisions in Section 3.1.11."

xi. by adding Special Provision 26 as follows:

"**Automobile service station** shall comply with the specific use provisions in Section 3.22."

xii. by adding Special Provision 27 as follows:

"**Outdoor display and sales** shall be permitted and must comply with the specific use provisions in Section 3.23."

xiii. by deleting Special Provisions 9, 19 and 22 and all references thereto in Tables 4.1A; and,

xiv. by deleting Special Provision 17 and all references thereto in Tables 4.1A;

ii) by amending Table 4.2A as follows:

i. by applying Special Provision 6 to "**MRB**" permissions except for LC-V zone;

jj) by amending Table 4.2B as follows:

i. by deleting Special Provision 3 and replacing it as follows:

"Notwithstanding the minimum required **side yard** and **rear yard setbacks** in Table 4.2A:

a) where a **side yard** or **rear yard** abuts a **street**, **lane**, or park, the minimum **side yard** or **rear yard setback** shall be a minimum of 3 metres for the first 10.5 metres of **building height**;

b) where a **side yard** or **rear yard** abuts a Neighbourhood **zone** not separated by a **street**, the minimum **side yard** or **rear yard setback** shall be a minimum of 6 metres;

c) where a **side yard** or **rear yard** abuts a Greenway System **zone**, the minimum **side yard** or **rear yard setback** shall be a minimum of 3 metres; and,

d) Special Provision (3) does not apply to a **tower**."

ii. by replacing the words "shall be **stepped back** a minimum" with "shall have a minimum **stepback**" in Special Provision 5;

iii. by deleting Special Provision 6 and replacing it as follows:

"Notwithstanding Special Provision (5), a **podium** shall not be required for:

a) lands located within the RMUC2**,** LDA1, or LDA2 **Zones**; or,

b) a **mid-rise building** that is 8 **storeys** in **height** or less on lands within the KDA-YB, KDA-YC and RMUC1 **Zones**."

iv. by deleting Special Provision 7 and replacing it as follows:

"For lands within KDA-YC **Zone** fronting onto the Market Promenade as identified on Schedule "A", where a **podium height** is greater than 4 **storeys**, all **storeys** of the **podium** located above the fourth **storey** shall have a minimum **stepback** of 1.5 metres from the **main wall** of the **first storey** of the **podium**, above which an additional **stepback** of 1.5 metres to the **tower** is required."

v. by deleting Special Provision 8 and replacing it as follows:

"For lands within LC-V **Zone** fronting onto a public **street** and located north of Wright Street and Dunlop Street, where a **podium height** is greater than 3 **storeys**, all **storeys** of the **podium** located above the third **storey** shall have a minimum **stepback** of 1.5 metres from the **main wall** of the **first storey** of the **podium**, above

which an additional **stepback** of 1.5 metres to the **tower** is required."

vi. by deleting Special Provision 1 and all references thereto in Tables 4.2A; and,

vii. by deleting Special Provision 11 and all references thereto in Tables 4.2A;

kk) by amending Tables 5.1A for "Residential Uses" as follows:

i. by deleting "**Home Occupation**" and "**Short-Term Accommodation**" permissions; and,

ii. by applying Special Provision 21 to "**Apartment Dwelling**", "**Group Home**" and "**Long-Term Care Home**" permissions;

ll) by amending Tables 5.1A for "Non-Residential Uses" as follows:

i. by deleting permissions for "**Automotive Service Station**";

ii. by deleting permissions for "**Live-Work Unit**" and "**Private Home Daycare**";

iii. by adding permissions for "**Adult Care Centre**" and "Other **Social Service Uses**" for NMU zone;

iv. by adding permissions for "**Private Utility**" for all Neighbourhood zones;

v. by adding the word "**Uses**" after "**Public Authority**";

vi. by adding permissions for "**Public Authority uses**" for N zone;

vii. by applying Special Provision 19 to "**Public Authority Uses**";

viii. by applying Special Provisions 20 and 21 to "**Non-Residential Uses**";

ix. by applying Special Provision 22 to "**Child Care Centre**" permissions;

x. by applying Special Provision 23 to "**Adult Care Centre**", "**Arts and Cultural Facility**", "**Commercial**", "Other **Social Services Uses**", "**Place of Worship**" and "**Private School**" permissions;

xi. by applying Special Provision 24 to "**Commercial**" permissions; and,

xii. by applying Special Provision 25 to "**Commercial**" permissions;

mm) by adding a "Specified Accessory Uses" permitted uses table as part of Tables 5.1A as shown on Appendix "2" of this By-law 82-26;

nn) by amending Table 5.1B as follows:

i. by adding the words "North Leslie Community and" before "West Gormely Community" in Special Provision 4;

ii. by deleting Special Provision 7 and replacing it as follows:

"**Outdoor storage** shall be prohibited, except in accordance with Section 3.1.2."

iii. by deleting Special Provision 8 and replacing it as follows:

"**Automobile service station** and **drive-through facility** shall be prohibited in NLC **Zone**."

iv. by deleting Special Provision 13 and replacing it as follows:

"A **home occupation** must comply with the specific use provisions in Section 3.8."

v. by adding the words "**and sales**" after the word "**outdoor display**" in Special Provision 14 (c);

vi. by adding Special Provision 19 as follows:

"**Public authority uses** must comply with the specific use provisions in Section 3.1.11."

vii. by adding Special Provision 20 as follows:

"a. Notwithstanding any other requirements of this By-law to the contrary, **commercial** and **community uses** lawfully in existence on April 5, 2012 shall be permitted.

b. Special Provision (20) does not apply to the North Leslie Community and the West Gormley Community as shown on Schedule 'A'."

viii. by adding Special Provision 21 as follows:

"Notwithstanding any other requirements of this By-law to the contrary, a **mid-rise building** or **high-rise building** lawfully in existence on April 5, 2012 shall be permitted."

ix. by adding Special Provision 22 as follows:

"Shall only be located on a **lot** fronting onto an arterial or a collector **street** as shown on Overlay 'H'."

x. by adding Special Provision 23 as follows:

"Shall only be located on a **lot** fronting onto an arterial **street** as shown on Overlay 'H'."

xi. by adding Special Provision 24 as follows:

"**Outdoor display and sales** shall be permitted and must comply with the specific use provisions in Section 3.23."

xii. by deleting Special Provisions 5 and 11 and all references thereto in Tables 5.1A;

oo) by amending Table 5.2A as follows:

i. by deleting the words "Required" before "**Flankage Yard Setback**" and "**Rear Yard Setback**";

ii. by deleting the numbers "40%" and replacing them with "45%" in the "**Max. Lot Coverage**" column;

iii. by adding a new "**Min. and/or Max. FSI**" column in the table before the "**Max. Height (m)**" column, and applying "Schedule 'B'" to all Neighbourhood zones; and,

iv. by deleting all applications of Special Provision 21 in this Table and reapplying it to "**Min. and/or Max. FSI**";

pp) by amending Table 5.2B as follows:

i. by deleting Special Provision 1 and replacing it with “Subject to Section 3.13.”;

ii. by deleting Special Provision 18 and replacing it as follows:

> “Notwithstanding the required **setbacks** in Table 5.2A, **block residential development** shall be subject to Section 3.5.3.”

iii. by deleting Special Provision 21 and replacing it as follows:

> “Refer to Schedule “B”. The required minimum and maximum densities are the numerical value as shown on Schedule “B”. Where a minimum or maximum **FSI** is not identified on Schedule “B”, no respective minimum or maximum density applies.”

iv. by deleting Special Provision 17 and all references thereto in Table 5.2A;

qq) by amending Tables 6.1A for “Non-Residential Uses” as follows:

i. by adding the word “**Uses**” after “**Public Authority**” and “**Social Services**”;

ii. by adding permissions for “**Adult Care Centre**” for I1 zone;

iii. by applying Special Provision 2 to “**Commercial**” permissions for I1 zone;

iv. by applying Special Provision 3 “**Commercial**” permissions for I1 zone;

v. by applying Special Provision 4 to “**Public Authority Uses**”; and,

vi. by applying Special Provision 5 to “**Non-Residential Uses**”;

rr) by amending Table 6.1B as follows:

i. by adding Special Provision 2 as follows:

> “**Outdoor patios** must comply with the specific use provisions in Section 3.16.”

ii. by adding Special Provision 3 as follows:

> “**Automobile service station** shall comply with the specific use provisions in Section 3.22.”

iii. by adding Special Provision 4 as follows:

> “**Public authority uses** must comply with the specific use provisions in Section 3.1.11.”

iv. by adding Special Provision 5 as follows:

> “**Outdoor storage** shall be prohibited.”

ss) by deleting the number “11” from the “**Max. Building Height (m)**” requirement for I1 zone in Table 6.2A;

tt) by deleting Special Provision 1 in Table 6.2B and replacing it with “Refer to Schedule C.”;

uu) by deleting Section 7 and replacing it as shown on Appendix “3” of this By-law 82-26;

vv) by adding Section 8 as shown on Appendix “4” of this By-law 82-26 and renumbering the subsequent sections;

ww) by amending Section 9.1.1 as follows:

i. by deleting the words **“Area of High Aquifer Vulnerability Zone** –” and replacing them with “**Highly Vulnerable Aquifer within the**” in the section title;

ii. by numbering the article starting the words “Notwithstanding any other provision of this By-law” as (1);

iii. by deleting the words “within an area of High Aquifer Vulnerability” in (1) and replacing them with “on lands containing Highly Vulnerable Aquifers”; and,

iv. by adding (2) as follows:

> “Section 9.1.1 (1) shall not apply to **agricultural uses** and **agriculture-related uses** regulated and in compliance under the *Nutrients Management Act*, 2022, S.O. 2002, c.4.”

xx) by amending Table 9.1A as follows:

i. by deleting the word “**Agriculture**” and replacing it with “**Agricultural Uses”**;

ii. by adding permissions for “**On-Farm Diversified Uses**” to ORMCO, ORMNC and ORMNL zones;

iii. by adding the word “**Uses**” after “**Public Authority**”; and,

iv. by applying Special Provision 13 to “**Agriculture-related uses**” and **“On-Farm Diversified Uses**” permissions for ORMNC and ORMNL zones; and,

v. by applying Special Provision 14 to “**Public Authority uses**”;

yy) by amending Table 9.1B as follows:

i. by deleting the words “**gross floor area**” and replacing them with “ground floor area” in Special Provision 3;

ii. by adding Special Provision 13 as follows:

> “**Agriculture-related uses** and **on-farm diversified uses**, and **buildings** and **structures** of these uses are only permitted on **lots** located east of Leslie Street, west of Highway 404, north of Bethesda Sideroad and south of Bloomington Road as shown on Overlay ‘H’.”

iii. by adding Special Provision 14 as follows:

> “**Public authority uses** must comply with the specific use provisions in Section 3.1.11.”

zz) by amending Table 9.2A as follows:

i. by applying Special Provision 3 to “Max. Height (m)”;

aaa) by amending Table 9.2B as follows:

i. by adding Special Provision 3 as follows:

"Shall not apply to **buildings** or **structures** associated with **agricultural uses**, **agriculture-related uses** and **on-farm diversified** uses provided that the **accessory building** or **structure** is not used for human habitation."

bbb) by amending Table 9.3A as follows:

i. by deleting "**Elementary School**" and "**Secondary School**" permissions;

ii. by adding the word "**uses**" after "**Public Authority**"; and,

iii. by applying Special Provision 5 to "**Public Authority uses**";

ccc) by amending Table 9.3B as follows:

i. by adding Special Provision 5 as follows:

"**Public authority uses** must comply with the specific use provisions in Section 3.1.11."

ddd) by amending Table 10.1A as follows:

i. by adding permissions for "**Private Utility**" to UC zone;

ii. by deleting permissions for "**Automotive service station**, **Motor vehicle washing establishment** and retail associated with an **automotive service station**", "Agriculture, Horticultural nursery", "Auto Campus for the sale, leasing, rental, service, storage and repair of automobiles and trucks", "**Commercial** uses limited to: Fast food restaurant, Take-out restaurants, Restaurants, Garden centre and nursery sales, and Places of entertainment", "Private Park", and "Recreational uses";

iii. by adding the word "**Uses**" after "**Public Authority**"; and,

iv. by applying Special Provision 1 to "**Public Authority uses**";

eee) by deleting Special Provision 1 in Table 10.1B and replacing it with "**Public authority uses** must comply with the specific use provisions in Section 3.1.11.";

fff) by deleting Table 10.2B and all Special Provisions references thereto in Table 10.2A;

ggg) by deleting the words "aisle" and replacing them with "**drive aisle**" in Section 11.3;

hhh) by renumbering Tables 10.1A, 10.1B and 10.2A as "11.6.1A", "11.6.1B" and "11.6.1C" respectively and updating all related references;

iii) by amending Section 11.6.1 as follows:

i. by deleting the words "an aisle" and "aisles", and replacing them with "a **drive aisle**" and "**drive aisles**" respectively in (4); and,

ii. by deleting (5) and (6) and renumbering the subsequent articles;

jjj) by deleting Section 11.6.3 and replacing it as follows:

"11.6.3 Automobile Parking Structure

(1) An above-grade **parking structure** abutting an arterial or collector **street** as shown on Overlay "H" shall contain residential, **commercial** and/or **community uses** within the **structure** along its **main wall** fronting onto the **street**.

(2) An above-grade **parking structure** abutting a local **street** as shown on Overlay "H", a **lot** within a Neighbourhood **zone**, or a **lot** containing a **community use** shall be enclosed and screened from the **street** or the abutting Neighbourhood **zone lot line** by architectural screening and/or contain residential, **commercial** and/or **community uses** within the **structure** along the **main wall**.

(3) Parking shall be required to be located below grade or in a **parking structure** for **buildings** or **structures** greater than 4 storeys in **height** within the North Leslie Community and West Gormley Community as shown on Schedule "A".

(4) For lands **zoned** KDA-YB, an above-grade **parking structure** shall be integrated into the **podium** of a **mid-rise** or **high-rise building**.

(5) Parking shall be required to be located below grade on a **lot** zoned RHC.

kkk) by renumbering Tables 10.3A, 10.3B and 10.3C as "11.7A", "11.7B" and "11.7C" respectively and updating all related references;

lll) by deleting the words "Table 10.3A" and replacing them with "Tables 11.7A and 11.7C" in Section 11.7 (1) and (2);

mmm) by amending Table 11.7A as follows:

i. by deleting all words after "Hospital"; and,

ii. by deleting the automobile parking space provisions for "assembly of manufacturing goods and materials";

nnn) by deleting the word "aisle" and replacing it with "**drive aisle**" in Table 11.7B Special Provision 1;

ooo) by renumbering Tables 10.4A, 10.4B and 10.4C as "11.9.1A", "11.9.1B" and "11.9.1C" respectively and updating all related references;

ppp) by deleting the word "**Aisles**" and replacing it with "**Drive Aisles**" in Section 11.10.1 (6);

qqq) by renumbering Table 10.5A as "11.10.2" and updating all related references;

rrr) by amending Section 12 as follows:

i. by replacing the defined term "**adult day care**" with "**adult care centre**", and amending its definition by deleting all words starting with "Such use";

ii. by deleting the definition for "**agricultural uses**" and replacing it as follows:

"Means:

(a) growing crops, including nursery, biomass and horticultural crops;

(b) raising livestock and other animals, including poultry and fish, for food, fur or fibre;

(c) aquaculture;

(d) apiculture;

(e) agro-forestry and maple syrup production; and,

(f) uses associated with on-farm **buildings** and **structures**, including:

i. livestock facilities;

ii. manure storage **structures**;

iii. value-retaining facilities; and,

iv. accommodations for full-time farm labour."

iii. by deleting the definition for "**agriculture-related uses**" and replacing it as follows:

"Means farm-related **commercial** and industrial uses that:

(a) are directly related to, and compatible with, farm operations in the surrounding area and do not hinder those farm operations;

(b) support agriculture;

(c) benefit from being in close proximity to the farm operations; and,

(d) provide products or services, or both, directly to farm operations as a primary activity"

iv. by adding "**ancillary facility**" as a defined term and defining it as follows:

"Means a facility, **building** or **structure** that is secondary to, solely accessible by and in support of the operation of the main use of land or **building** and is located on the same **lot**."

v. by adding "**angular plane**" as a defined term and defining it as follows:

"Means an imaginary inclined plane rising over a **lot**, along a **lot line** or **street line** measured at an angle from grade or above grade in accordance with this By-law, into which no portion of a **building** or **structure** shall be permitted to project except as specifically permitted in this By-law."

vi. by deleting the defined term "**area of natural and scientific interest (earth science)**" and its definition;

vii. by deleting "**aquifer vulnerability**" as a defined term and its definition;

viii. by amending the definition of the defined term "**automobile service station**" by deleting the words "or **public garage**" and replacing them with ", a public garage, a standalone **motor vehicle lubrication establishment**", and adding the words "An **automobile service station** shall be considered a **commercial** use." after "is not an **automobile service station**."

ix. by amending the definition of the defined term "**block residential development**" by adding the words "or group of **buildings**" after "building", and adding the words "or **drive aisle**" after "or **lane**";

x. by replacing the defined term "**building height**" with "**height**" and deleting its definition and replacing it as follows:

"Means:

(a) with reference to a metered height of a **building** or **structure,** the vertical distance measured from the **established grade** of such **building** or **structure** to;

i. the highest point of the roof surface of a flat roof (having a slope of less than 1:6 ratio);

ii. the deckline of a mansard roof;

iii. the mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of pitched roof (having a slope equal to or greater than 1:6 ratio). Where a gabled, hip or gambrel roof or other type of pitched roof (having a slope equal to or greater than 1:6 ratio), not containing habitable space, terminates in a flat roof such roof shall be deemed a sloped roof; or,

iv. in case or a **structure** with no roof, the highest point of the said **structure**.

(b) with reference to a storied height of a **building** or **structure**, the total number of **storeys** of a **building** or **structure** measured from the **first storey**."

xi. by amending the definition of the defined term "**commercial**" by deleting (b), (c) and (d), renumbering the subsequent list, deleting the word "and," from (b) and adding the word "and," at the end of (e), and deleting (g);

xii. by amending the definition of the defined term "**community use**" by adding the words "**private utility**," after "**public authority**," and deleting the words "or healthcare centre," and "**private home child care**";

xiii. by amending the definition of the defined term "**detached dwelling**" by replacing the word "detached" with "**building** containing one principal";

xiv. by amending the definition of the defined term "**development (ORMCP)**" by deleting the words starting "the *Environmental Assessment Act*," and replacing them with "but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards, or work subject to the *Drainage Act*, R.S.O. 1990, c.D.17, as amended or a predecessor thereof or a successor thereto."

xv. by amending the definition of the defined term "**development envelope (ORMCP)"** by deleting the words "hydrologic feature" and replacing them with "**key hydrologic feature**";

xvi. by adding "**drive aisle**" as a defined term and defining it as follows:

"Means a private means of vehicular access through a **lot** to individual **buildings**, units, **parking areas**, **parking spaces**, **parking structures**, pick-up/drop-off areas, **loading spaces** or **private driveways**."

xvii. by deleting the defined term "**farm vacation home (ORMCP)**" and its definition;

xviii. by amending the definition of the defined term "**flankage yard**" by deleting the word "side" after the words "Means the", deleting the words "**side yard**" before "extends", and replacing all words after

"**flankage lot line** and the" with "side **main walls** of the **main building** or **structure** on the **lot**."

xix. by amending the definition of the defined term "**front yard**" by replacing all words after "**front lot line** and the" with "front **main walls** of any **main building** or **structure** on the **lot**."

xx. by replacing the defined term "**home business (ORMCP)"** with "**home business**", and deleting its definition and replacing it as follows:

"Means a business that is not located on a farm and that:

(a) involves providing personal or professional services or producing custom artisanal products;

(b) is carried on as a small-scale **accessory** use within a **detached dwelling**, or a **building** that is **accessory** to the dwelling, by one or more of its residents; and,

(c) does not include uses such as an auto repair or paint shop or furniture stripping."

xxi. by replacing the defined term "**home industry (ORMCP)**" with "**home industries**", and deleting its definition and replacing it as follows:

"Means an industry that:

(a) is carried out in the home or in a **building** that is **accessory** to the home or, if the home is located on a farm, to the agricultural operation;

(b) if the home is not located on a farm:

i. is carried on as a small-scale use that is secondary to the principal use of the home as a **detached dwelling**;

ii. provides a service such as carpentry, metalworking, welding, electrical work or blacksmithing, primarily to the farming community, and,

iii. does not include uses such as auto repair or paint shop or furniture stripping, and,

(c) if the home is located on a farm:

i. is carried on as a small-scale use that is secondary to the principal use of the farm as an agricultural operation; and,

ii. may include, but is not limited to, a sawmill, welding or woodworking shop, manufacturing or fabrication shop, equipment repair and seasonal storage of boats or trailers."

xxii. by amending the definition of the defined term "**hotel**" by deleting the word "ancillary" and replacing it with "**accessory**";

xxiii. by replacing the defined term "**hydrologic features (ORMCP)**" with "**key hydrologic feature (ORMCP)**" and deleting its definition and replacing it as follows:

"Means:

(a) permanent and intermittent streams;

(b) wetlands;

(c) kettle lakes; and,

(d) seepage areas and springs."

xxiv. by amending the definition of the defined term "**key natural heritage feature (ORMCP)**" as follows:

"Means:

(a) wetlands;

(b) habitat of endangered, rare and threatened species;

(c) fish habitat;

(d) **areas of natural and scientific interest (life science)**;

(e) significant valleylands;

(f) significant woodlands;

(g) significant wildlife habitat (including habitat of special concern species); and,

(h) sand barrens, savannahs and tallgrass prairies."

xxv. by adding the defined term "**landscaped strip**" and its definition as follows:

"Means a strip of land at the periphery of a **lot** used for **soft landscaping**, fences, noise attenuation walls, retaining walls or other similar **structures** and features. **Drive aisles**, driveways and walkways that access a **lot** from a **street**, a **lane** or an abutting **lot** shall be permitted to cross the **landscaped strip**."

xxvi. by amending the definition of the defined term "**main wall**" by adding the words ", flankage" after "front, side";

xxvii. by adding the defined term "**manufacturing**" and its definition as follows:

"Means a **building** or **structure** used for the assembly, fabrication, processing, producing, packaging, alteration or treatment of raw materials or previously produced materials into new products or materials.

Manufacturing includes indoor vertical farming involving hydroponic growth of produce and artificial meat but does not include other **agricultural uses** or a slaughterhouse.";

xxviii. by amending the definition of the defined term "**mid-rise building**" by adding deleting the words "8 **storeys**" and replacing them with "10 **storeys**";

xxix. by deleting the defined term "**neighbourhood zone**" and its definition;

xxx. by amending the definition of the defined term "**net developable area (ORMCP)**" by adding the word "**key**" before "**hydrologic feature**";

xxxi. by adding the defined term "**on-farm diversified uses**" and its definition as follows:

"Means, with respect to a farming operation, uses that are secondary to the principal **agricultural use** of the **lot**, that are compatible with and do not hinder the surrounding agricultural operations and that occupy a limited area of the **lot** including:

a. home occupations that are carried out on a farm that:

i. involves providing personal or professional services such as those offered at or by a professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, veterinary clinic, kennel classes or workshops; and,

ii. is carried on as a small-scale secondary use within a single dwelling on the farm;

b. **home industries**;

c. agri-tourism uses; and,

d. uses that produce value-added products."

xxxii. by adding the defined term "**outdoor display and sales**" and its definition as follows:

"Means an area outside of a principal or **main building** or **structure** used for the display or sales of merchandise **accessory** to a **commercial** use on the same **lot**."

xxxiii. by amending the definition of the defined term "**outdoor storage**" by adding the words "of goods, materials, machinery or equipment" after "**accessory** storage";

xxxiv. by amending the definition of the defined term "**porch**" by deleting the word "having" and replacing it with "which may or may not have";

xxxv. by deleting the defined term "**portable asphalt plant (ORMCP)**" and its definition;

xxxvi. by adding the defined term "**private driveway**" and its definition as follows:

"Means a surface area on a **lot** providing direct access for **motor vehicles** from a **street**, **lane** or **drive aisle** to a parking space devoted to a **dwelling unit**, including **parking spaces** within a private **garage**, carport or within the **private driveway**."

xxxvii. by adding the defined term "**private home child care**" and its definition as follows:

"Means a home daycare facility under the *Child Care and Early Years Act*, 2014, S.O. 2014, c. 11, Sched. 1, as amended or a predecessor thereof or a successor thereto."

xxxviii. by deleting the definition of the defined term "**private utility**" and replacing it as follows:

"Means **buildings** or **structures** or part thereof used for essential public services related to telecommunications and the distribution of gas, steam, electricity or other forms of energy that are provided by a regulated company under private ownership."

xxxix. by adding the defined term "**public authority use**" and its definition as follows:

"Means any **public authority**'s use of lands, **buildings**, **structures** or part thereof owned or operated by a **public authority**, but shall exclude easements and rights-of-access over privately-owned lands which may be in favour of a **public authority** and/or grant rights of public access."

xl. by deleting the defined term "**public garage**" and its definition;

xli. by amending the definition of the defined term "**rear yard**" by replacing all words after "**rear lot line** and the" with "rear **main walls** of any **main building** or **structure** on the **lot**."

xlii. by adding the defined term "**research and development**" and its definition as follows:

"Means premises in connection with a manufacturing use where scientific research, technical study, prototype development or product testing is conducted."

xliii. by adding the defined term "**separation distance**" and its definition as follows:

"Means the horizontal distance from a **main wall** of a **building** to the nearest part of any item for which a separation distance is required by this By-law."

xliv. by amending the definition of the defined term "**side yard** by replacing all words after "**side lot line** and the" with "side **main walls** of the **main building** or **structure** on the **lot**."

xlv. by adding the defined term "**social services use**" and its definition as follows:

"Means any use of lands, **buildings**, **structures** or part thereof owned or operated by a **social services** organization."

xlvi. by replacing the defined term "**stepped back**" with "**stepback**" and deleing its definition and replacing it as follows:

"Means a portion of a **building** that is horizontally recessed from the **main wall** of the **storey** directly below or as specified in this By-law."

xlvii. by deleting the defined term "**utility corridor**" and its definition;

xlviii. by deleting the definition of the defined term "warehousing" and replacing it as follows:

"Means a **building** or **structure** where wares, goods or digital data are stored, and may include goods movement."

sss) by amending Section 13 as follows:

i. by deleting the words "**High Aquifer Vulnerability**" and replacing them with "**Highly Vulnerable Aquifers**" in Section 13.7; and,

ii. by deleting the words "**(Arterial & Collector Streets)**" in Section 13.8;

ttt) by deleting Exception 14.4 (1) in Section 14;

uuu) by deleting Exception 14.11 (2) in Section 14 and replacing it as follows:

"(2) The following provisions shall apply to lands zoned NT2:

a) Notwithstanding Table 5.2A, the following **setbacks** shall apply to the **lot** as a whole:

i. The minimum **front yard setback** shall be 3 metres;

ii. The minimum **side yard setback** shall be 1.2 metres;

iii. The minimum **flankage yard setback** shall be 3 metres;

iv. The minimum **rear yard setback** shall be 6 metres.

v. where a **building** fronts onto a **street** or a **lane** and **garage** access from a **lane** at the rear of the building, a minimum of 0.6 metres shall be provided from the **main wall** of the **garage** to the **lane**.

b) Notwithstanding Table 5.2B Special Provision 18, Section 3.5.3 shall not be applicable, and the following shall be required:

i. A **dwelling unit** that fronts onto a **street** shall have a minimum **setback** of 3.5 metres from that **street**.

ii. Notwithstanding the special provision (3)(a)(iv), where a **dwelling unit** fronts onto a **street**, and the **setback** shall be a minimum of 3.5 metres.

c) The maximum visitor automobile parking rates requirement in Table 11.3C for **block residential development** shall not apply to these lands; and,

d) Notwithstanding Table 3.4A, a **porch** shall be permitted to encroach into a required **side yard** or **flankage yard** to within 0.5 metres of the **side lot line** or **flankage lot line**.

vvv) by deleting Exception 14.15 in Section 14;

www) by amending Exception 14.34 in Section 14 as follows:

i. by deleting the words “Section 3.15(e)” and replacing them with “Table 3.4C Special Provision 3” in (2);

ii. by deleting the words “Section 3.15(f)” and replacing them with “Table 3.4A” in (3);

iii. by deleting the word “lane” and replacing it with “**drive aisle**” in (3)(a);

iv. by deleting (6) and (7) and replacing them as follows:

“(6) Notwithstanding Table 5.2A, the following **setbacks** shall apply to the lot as a whole:

a) The minimum **front yard setback** shall be 3 metres.

b) The minimum **side yard setback** shall be 1.2 metres for an end unit.

c) The minimum **rear yard setback** shall be 6 metres.

(7) Notwithstanding Table 5.2B Special Provision 18, Section 3.5.3 shall not be applicable, and the following **setbacks** shall be required:

a) Where a **building** fronts onto a **drive aisle**, the following **setbacks** shall be provided to the **drive aisle**:

i. 2.6 metres for a **building** that abuts the west **side lot line**;

ii. 2.25 metres for a **building** that abuts the east **side lot line**; and,

iii. 2.85 metres for a **building** that abuts the **rear lot line**.

b) Where a **building** flanks onto a **drive aisle**, the required **setback** to the **drive aisle** shall be 1.5 metres.

c) Where a **building** fronts onto a **street** or a **drive aisle**, a minimum of 5 metres shall be provided at the rear of the **building**."

v. by deleting the words "10.4C Note (2)" and replacing them with "11.9.1C Special Provision 2" in (9);

xxx) by amending Exception 14.37 in Section 14 as follows:

i. by deleting the words "Table 5.2B Special Provision 18 of this By-law" and replacing them with "this exception" in (2);

ii. by deleting (6) to (10), replacing them with (6) to (8) as follows and renumbering the subsequent sections:

"(6) Notwithstanding Table 5.2A, the following **setbacks** shall apply:

a) the minimum required **front yard setback** shall be 3 metres;

b) the minimum required **flankage yard setback** shall be 2.5 metres;

c) the minimum required **side yard setback** shall be 1.2 metres for an end unit; and,

d) the minimum required **rear yard setback** shall be 1.5 metres;

(7) Notwithstanding Table 5.2A, the maximum **building height** of a **block residential development** shall be 12.5 metres

(8) Notwithstanding Table 5.2B Special Provision 18, Section 3.5.3 shall not be applicable, and the following shall be required:

a) where a **building** fronts onto Dickson Street, a minimum distance of 2.5 metres shall be provided from the front **main wall** of the **building** to the fronted **street**;

b) a minimum distance of 1.5 metres shall be provided from the intersection of the exterior side wall and the exterior front or rear wall of a **main building** to the curved portion of a **lane**; and,

c) where a **building** fronts onto a **street** or a **lane** of a **lane:**

i. a minimum distance of 5 metres shall be provided from the rear **main wall** of the **building** to the interior **lot line** where the rear **main wall** faces the interior **lot line**;

ii. where the **building** fronts onto Elgin Mills Road West also backs onto a **lane**; a minimum of 2.5 metres shall be provided from the rear **main wall** of the **building** to the **lane**; and,

iii. where the **building** fronts onto Dickson Street also backs onto a **lane**; a minimum of

1 metre shall be provided from the rear **main wall** of the **building** to the **lane**."

iii. by deleting the words "and 10.12" in (10);

yyy) by amending Exception 14.38 in Section 14 as follows:

i. by deleting the words "Table 5.2B Special Provision 18 of this By-law" and replacing them with "this exception" in (2);

ii. by deleting (3) to (6), replacing them with (3) and (4) as follows and renumbering the subsequent sections:

"(3) Notwithstanding Table 5.2A, the following **setbacks** shall apply:

a) the minimum required **front yard setback** shall be 3 metres;

b) the minimum required **side yard setback** shall be 1.2 metres for an end unit; and,

c) the minimum required **rear yard setback** shall be 3 metres;

(4) Notwithstanding Table 5.2B Special Provision 18, Section 3.5.3 shall not be applicable, and the following shall be required:

a) where a **building** fronts onto a **street** or a **lane** and backs onto a **lane**, a minimum of 3 metres shall be provided from the **main wall** of the **building** to the **lane**;

b) a minimum distance of 2.5 metres shall be provided from the intersection of the exterior side wall and the exterior front or rear wall of a **main building** to the curved portion of a **lane**; and,

c) the end units shall have a minimum combined separation of 2.4 metres."

iii. by deleting the words "10.12 and" in (6);

zzz) by amending Exception 14.40 in Section 14 as follows:

i. by deleting (2) to (4), replacing them with (2) and (3) as follows and renumbering the subsequent sections:

"(2) Notwithstanding Table 5.2A, the maximum **building height** of a **block residential development** shall be 12.5 metres.

(3) Notwithstanding Table 5.2A, the following **setbacks** shall apply:

a) the minimum **front yard setback** shall be 3 metres;

b) the minimum required **rear yard setback** shall be 3.5 metres; and,

c) notwithstanding Table 5.2B Special Provision 18, Section 3.5.3 shall not be applicable, and the following shall be required.

i. where a **building** fronts onto a **lane**, a minimum **setback** of 3 metres shall be provided to the **lane**;

ii. where a **building** flanks onto a **lane**, a minimum **setback** of 1.5 metres shall be provided to the **lane**;

iii. where a **building** fronts onto a **street** or a **lane**, a minimum of 6 metres shall be provided at the rear of the **building**; and,

iv. a minimum distance from an exterior wall of a **building** is permitted to be reduced to 1.2 metres to the curved portion of a **lane**."

ii. by deleting the words ", 11.9 and 11.12" and replacing them with "and 11.9" in (5);

aaaa) by amending Exception 14.42 in Section 14 as follows:

i. by deleting the words "Regional Mixed Use Corridor Two (RMU-COR2)" and replacing them with "RMUC1";

bbbb) by amending Exception 14.43 in Section 14 as follows:

i. by deleting (2) to (5), replacing them with (2) and (3) as follows and renumbering the subsequent sections:

"(2) Notwithstanding Table 3.4A, **decks** which are 0.6 metres in height or greater above **established grade** are permitted to encroach into the minimum required **rear yard** to a distance of 2.7 metres.

(3) Notwithstanding Table 5.2A, the following **setbacks** shall apply:

a) the minimum **front yard setback** shall be 3 metres;

b) the minimum **side yard setback** shall be 1.2 metres for an end unit;

c) the minimum **rear yard setback** shall be 6 metres;

d) notwithstanding Table 5.2B Special Provision 18, Section 3.5.3 shall not be applicable, and the following shall be required:

i. where a **building** fronts onto a **lane**, a minimum of 1.5 metres shall be provided from the front **main wall** of the **building** to the **lane**;

ii. where a **building** flanks onto a **lane**, the required **setback** to the **lane** shall be 1.5 metres;

iii. where a **building** fronts onto Elgin Mills Road West and flanks onto the west **side lot line**, a minimum distance of 0.5 metres shall be provided from the intersection of the exterior side wall and the exterior rear wall of a **main building** to the curved portion of a **lane**; and,

iv. where a **building** fronts onto Elgin Mills Road West and backs onto a **lane**, a minimum of 0.5 metres shall be provided at the rear of the **building**."

cccc) by adding Exception 14.61 in Section 14 as follows:

"14.61 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands identified as Parts 3 to 9, 11 to 18, and 26 to 28 of Plan 65R-41006, Parts of Lot 7 to 10, registered **Plan of Subdivision** 484, Concession 1, W.Y.S. zoned NT2 as denoted on Schedule "A":

(2) Only **semi-detached dwellings** are permitted under a **block residential development**."

dddd) by adding Exception 14.62 in Section 14 as follows:

"14.62 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands identified as Parts 1, 2, 174 and 175 of Plan 65R-39514, Parts of Block 1, registered **Plan of Subdivision** 65M-4628, Concession 1, E.Y.S. (municipally known as 1 Credit Lane and 5 Glen Meadow Lane) and **zoned** NT2 as denoted on Schedule "A":

(1) Only **detached dwellings** are permitted under a **block residential development**."

eeee) by adding Exception 14.63 in Section 14 as follows:

"14.63 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands identified as Parts 1 to 12 of Plan 65R-35588, Parts of Lot 13, Concession 2, E.Y.S. (municipally known as 22, 24, 26 and 28 Briggs Avenue) and **zoned** NT2 as denoted on Schedule "A":

(1) Only **detached dwellings** are permitted under a **block residential development**."

ffff) by adding Exception 14.64 in Section 14 as follows:

"14.64 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands identified as Blocks 1 to 3 of registered **Plan of Subdivision** 65M-4372, Concession 1, E.Y.S. and **zoned** NT2 as denoted on Schedule "A":

(1) Only **detached dwellings** are permitted under a **block residential development**."

gggg) by adding Exception 14.65 in Section 14 as follows:

"14.65 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands identified as Parts 28, 38 and 39, and Parts 40, 41 and 51 of Plan 65R-26621, Parts of Lots 36 and 37, Concession 1, E.Y.S. (municipally known as 5 Red Maple Road) and **zoned** UC as denoted on Schedule "A":

(1) Notwithstanding Table 10.1A:

a) **commercial** uses shall be permitted; and,

b) **outdoor storage** shall be prohibited."

hhhh) by adding Exception 14.66 in Section 14 as follows:

"14.66 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands identified as Block 285 of registered **Plan of Subdivision** 65M-4571 (municipally known as 0 John Birchall Road) and **zoned** NLC as denoted on Schedule "A":

(1) Notwithstanding Table 5.1A, **apartment dwelling** shall be permitted subject to Table 5.1B Special Provision 16.

iiii) by adding (2) to Exception 14.66 in Section 14 as follows:

"(2) Notwithstanding Table 5.1B Special Provision 8, **automobile service station** shall be permitted."

jjjj) by adding Exception 14.67 in Section 14 as follows:

"14.67 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands identified as Block 68 of registered **Plan of Subdivision** 65M-4696 (municipally known as 0 Longworth Avenue) and **zoned** NLC as denoted on Schedule "A":

(1) Notwithstanding Table 5.1A, only **non-residential** uses as permitted in Table 5.1A are permitted.

(2) Notwithstanding Table 5.2A, the maximum **building height** shall be 2 **storeys** and 7.5 metres.

kkkk) by adding Exception 14.68 in Section 14 as follows:

"14.68 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands generally north of Lake Wilcox **zoned** N2 and N3 as denoted on Schedule "A":

(1) Lake Wilcox Special Policy Area shall be deemed to be an area that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development, with the criteria and procedures for approval established by the Government of Ontario.

(2) Notwithstanding Section 3.18, no **additional residential units** are permitted.

(3) Notwithstanding Table 5.1A, only **detached dwelling** is permitted.

(4) Notwithstanding Table 5.2A, the **lot area** and **lot frontage** required is as existing on the day before the day By-law 82-26 is passed by Council.

(5) The minimum elevation of any window, door or other exterior openings to a new, or expansion to an existing building or structure located within the Lake Wilcox Special Policy Area shall be the Regulatory Storm Flood elevation; however, in no case shall the minimum elevation be less than the 1:350 storm elevation, as approved by the Toronto and Region Conservation Authority.

llll) by adding Exception 14.69 in Section 14 as follows:

"14.69 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands generally north of Lake Wilcox **zoned** GNC as denoted on Schedule "A":

(1) Lake Wilcox Special Policy Area shall be deemed to be an area that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to

provincial policies concerning development, with the criteria and procedures for approval established by the Government of Ontario.

(2) The minimum elevation of any window, door or other exterior openings to a new, or expansion to an existing building or structure located within the Lake Wilcox Special Policy Area shall be the Regulatory Storm Flood elevation; however, in no case shall the minimum elevation be less than the 1:350 storm elevation, as approved by the Toronto and Region Conservation Authority.

mmmm) by adding Exception 14.70 in Section 14 as follows:

"14.70 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to lands identified as Parts 11 to 14 and 17 to 18 of Plan 65R-28878, Parts of Lot 4, Concession 1, E.Y.S. (municipally known as 0 Enford Road) and **zoned** EA(H) as denoted on Schedule "A":

(1) No development shall occur on the lands until such time as the Holding (H) symbol is removed.

(2) The Holding (H) symbol shall be lifted in whole or in part as applicable by Council or its designate when all of the following conditions and requirements have been satisfied:

a) the location, design and capacity of a stormwater management facility to be located on these lands to the satisfaction of Council or its designate; and,

i. the **City** receives written confirmation that the impacted soils of the site (which meet the criteria of Table 5 of the Soil, Ground Water and Sediment Standards for Use Under Part XV. I of the *Environmental Protection Act*, March 9, 2004) have been appropriately located within the applicant's landholdings in a manner as prescribed by Section 39 of Ontario Regulation 13.04 under the *Environmental Protection Act* and/or environmental requirements imposed by subsequent legislations."

nnnn) by adding Exception 14.71 in Section 14 as follows:

"14.71 Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands identified as identified as Part of Lots 54 and 55, Concession 1 E.Y.S and Part of Lots 54 and 55, Concession 1. E.Y.S, designated as Part 23 on Plan 65R-19621 (municipally known as 355 Yorkland Boulevard) and **zoned** N1 as denoted on Schedule "A":

(1) Notwithstanding Table 5.1A, **social services uses** are also permitted."

oooo) by updating all references to sections, tables and provisions in accordance with all provisions of By-law 82-26;

2. That all other provisions of By-law 93-25, as amended, not inconsistent with the foregoing shall continue to apply to the lands shown on Schedule "A" and "A1" of this By-law 82-26;

3. That Schedules "A", "A1", "B" and "C" and Overlays "E", "F", "G" and "H" attached to this By-law 82-26 are declared to form a part of this By-law; and,

4. That the following sections of this By-law 82-26 shall be subject to Section 34(21) of the *Planning Act*, R.S.O. 1990, c. P. 13 in respect of Official Plan Amendment 18.9 (By-law 81-26) coming into effect: 1a), 1c) (iv) and (vi), 1f), 1g), 1h), 1i), 1k), 1o), 1q) (i) and (iii), 1r) (i), 1s) (iii), 1x) (iii), 1z), 1aa), 1bb), 1cc), 1dd), 1ee) (ii) and (iii), 1ff) (i) to (vii), (ix) to (xii), 1hh) (i) to (iv), (vi) to (viii), (x) to (xiii), 1ii), 1jj) (iii) and (vi), 1kk) (ii), 1ll) (i), (iii) to (v) and (vii) to (xii), 1nn) (ii), (vi) to (xii), 1oo) (iii) and (iv), 1pp) (iii), 1qq) (i) , (ii), (iv) and (v), 1rr), 1uu), 1vv), 1ww), 1xx), 1yy) (ii) and (iii), 1zz), 1(aaa), 1bbb), 1ccc) (i), 1ddd), 1eee), 1fff), 1iii (ii), 1jjj), 1mmm), 1rrr) (i) to (viii), (xi) to (xv), (xvii), (xx) to (xxv), (xxvii), (xxviii), (xxx), (xxxi), (xxxv), (xxxvii) to (xxxix), (xlii), (xlv) and (xlvii), 1sss), 1ttt), 1vvv), 1aaaa), 1gggg), 1iiii), 1mmmm) and 1nnnn).

Passed this 16th day of September, 2026.

_____
David West
Mayor

_____
Stephen M.A. Huycke
City Clerk

File: MZBA-26-0001 (EL)

The Corporation of The City of Richmond Hill

Explanatory Note to By-law 82-26

By-law 82-26 affects all lands in the City of Richmond Hill subject to CZBL 93-25, as amended.

By-law 82-26 will have the effect of implementing Official Plan Amendment 18.9 (By-law 81-26) and various housekeeping amendments. Sections of By-law 82-26 that implements Official Plan Amendment 18.9 shall be subject to Section 34(21) of the *Planning Act*, R.S.O. 1990, c. P. 13 in respect of Official Plan Amendment 18.9 (By-law 81-26) coming into effect.

Specified Accessory Uses	RHC	KDA-YB (5)	KDA-YC (5)	RMUC1	RMUC2	LC-V (4)(5)	LC-OR (4)(5)	LC-N1 (4)(7)	LC-N2 (4)(7)	LDA1 (4)	LDA2 (4)	LMUC
Additional Residential Unit (20)	X	X	X	X	X	X	X	X	X	X	X	X
Home Occupation (15)	X (10)	X	X	X	X	X	X	X (8)	X	X	X	X
Live-Work Unit (16)	X	X	X	X	X	X	X	X (8)	X	X	X	X
Short-Term Accommodation (14)	X	X	X	X	X	X	X	X (8)	X	X	X	X

Specified Accessory Uses	**N**	**N1**	**N2**	**N3**	**N4**	**NS1**	**NS2**	**NT1**	**NT2**	**NA**	**NMU** (10)	**NLC** (16)(17)(18)
Additional Residential Unit (1)	X	X	X	X	X	X	X	X	X		X	X
Home Occupation (4)(13)	X	X	X	X	X	X	X	X	X		X	X
Live-Work Unit (14)											X	
Short-Term Accommodation (2)	X	X	X	X	X	X	X	X	X		X	

Section 7.0 Employment Area

7.1 Zones

a) Uses which are permitted in the **zones** are identified in following Tables:

	Zone	Table
Employment Area **Zone** Permitted Uses	EA	Table 7.1A
Employment Area **Zone** Permitted Uses Special Provisions		Table 7.1B
Employment Area **Zone** Standards		Table 7.2A
Employment Area **Zone** Standards Special Provisions		Table 7.2B

b) Permitted uses in a **zone** are noted by the symbol 'X' in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the **zone** heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or **zone** and subject to the following:

i. the special provisions shall specifically apply where referred to in the Permitted Uses Tables; and,

ii. the special provisions shall specifically apply where referred to in the Standards Tables.

c) One or more uses prescribed in Table 7.1A may be permitted on one **lot**.

7.2 General Provisions for Employment Area Zone

7.2.1 Accessory Uses, Buildings and Structures in Employment Area Zone

(1) Section 3.11 does not apply.

7.2.2 Landscaped Strip Requirement

(1) A **landscaped strip** having a width equal to the minimum required **yards** shall be provided for a **lot** in the Employment Area **zone**.

Table 7.1A Employment Area Zone Permitted Uses

Uses (6)(7)	**EA**
Manufacturing (5)	X
Warehousing (5)	X
Research and Development (5)	X
Public Authority Uses (1)	X
Private Utility	X

Associated Uses and Ancillary Facilities	**EA**
Office associated with **Manufacturing**, **Warehousing** and **Research and Development** (2)	X
Retail associated with **Manufacturing**, **Warehousing** and **Research and Development** (3)	X
Ancillary facilities (4)	X

Table 7.1B Employment Area Zone Permitted Uses Special Provisions

Special Provision Number	Description of Special Provision
1	**Public authority uses** must comply with the specific use provisions in Section 3.1.11.
2	Associated office use shall be located on the same **lot** as the primary use.
3	Associated retail use shall not be located as a standalone **building** and shall not exceed 15% of the **gross floor area** of the **first storey** of the **building**. In a multi-unit **building**, the associated retail use shall not exceed 15% of the **gross floor area** of the **first storey** of the **premises** containing the primary use.
4	**Ancillary facilities** shall be solely in support of and accessible to a **manufacturing**, **warehousing**, **research and development**, associated **office** and associated retail uses located on the same **lot**.
5	Shall be carried out within a wholly enclosed **building** or **structure** unless otherwise permitted by this By-law.
6	**Outdoor storage** shall only be permitted in accordance with the following: a. on a **lot** in an EA **zone** located south of Elgin Mills Road East, north of Crosby Avenue, east of Yonge Street and west of Newkirk Road and does not have frontage onto Elgin Mills Road East; b. shall not be located within a **rear yard** or **side yard** abutting a Centres and Corridors or Neighbourhood **zone**; c. shall have a maximum height the lesser of 17 metres or the **building height** of the **main building**; and, d. shall be screened from view from a **front lot line**, a **flankage lot line**, a **rear lot line** and a **side lot line** abutting a Centres and Corridors or Neighbourhood **zone** with a minimum screening height of 1.8 metres.
7	a. Notwithstanding any provision to the contrary, existing uses that were lawfully established prior to October 20, 2024 are permitted. b. Expansion of a use, **building** or **structure** lawfully established before October 20, 2024 that is otherwise not permitted under Table 7.1A shall be prohibited.

Table 7.2A Employment Area Zone Standards

Zone	Min. Lot Frontage	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Side Yard Setback	Min. Flankage Yard Setback	Min. Daylighting Triangle Setback	Min. FSI (5)	Building Height
EA	20 m	3 m	2 m (1)	3 m (1)	3 m		See Schedule “B”	5 **storeys** and 17 m (2)(3)

Table 7.2B Employment Area Zone Standards Special Provisions

Special Provision Number	Description of Special Provision
1	Notwithstanding the required **yard setback** in Table 7.2A, where a **yard** abuts a **lot** in a Centres and Corridors, Neighbourhood, Institutional or Greenway System **zone**, the minimum required **setback** shall be 6 metres.
2	Notwithstanding Table 7.2A, for a use lawfully established before October 20, 2024 that would otherwise not be permitted under Table 7.1A, the maximum **building height** shall be the height of the **building** lawfully established before October 20, 2024.
3	Notwithstanding Table 7.2A, the maximum **building height** shall be 10 **storeys** and 35 metres where one of the following uses is provided in a standalone **building**: i) **research and development**; and, ii) office associated with **manufacturing**, **warehousing**, and **research and development**.
4	Associated uses and **ancillary facilities** shall be in accordance with the **zone** standards set out in Table 7.2A.
5	Refer to Schedule “B”. The required minimum densities are the numerical value as shown on Schedule “B”. Where a minimum density is not identified on Schedule “B”, no minimum density applies.

Section 8.0 Business Commercial

8.1 Zones

a) Uses which are permitted in the **zones** are identified in following Tables:

	Zone	Table
Business Commercial **Zones** Permitted Uses	BC1 BC2	Table 8.1A
Business Commercial **Zones** Permitted Uses Special Provisions		Table 8.1B
Business Commercial **Zones** Standards		Table 8.2A
Business Commercial **Zones** Standards Special Provisions		Table 8.2B

b) Permitted uses in a **zone** are noted by the symbol 'X' in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the **zone** heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or **zone** and subject to the following:

i. the special provisions shall specifically apply where referred to in the Permitted Uses Tables; and,

ii. the special provisions shall specifically apply where referred to in the Standards Tables.

c) One or more uses prescribed in Table 8.1A may be permitted on one **lot**.

8.2 General Provisions for Business Commercial Zones

(1) A **landscaped strip** having a width equal to the minimum required **yards** shall be provided for a **lot** in a Business Commercial **zone**.

Table 8.1A Business Commercial Zones Permitted Uses

Uses [1]	BC1	BC2
Child Care Centre	X	X
Adult Care Centre	X	X
Commercial [2][3][4]	X	X
Major Office	X	X
Major Retail [2]		X
Manufacturing [5]		X
Place of Worship	X	X
Private School	X	X
Public Authority Uses [5]	X	X
Social Services Uses	X	X
Warehousing [6]		X

Table 8.1B Business Commercial Zones Permitted Uses Special Provisions

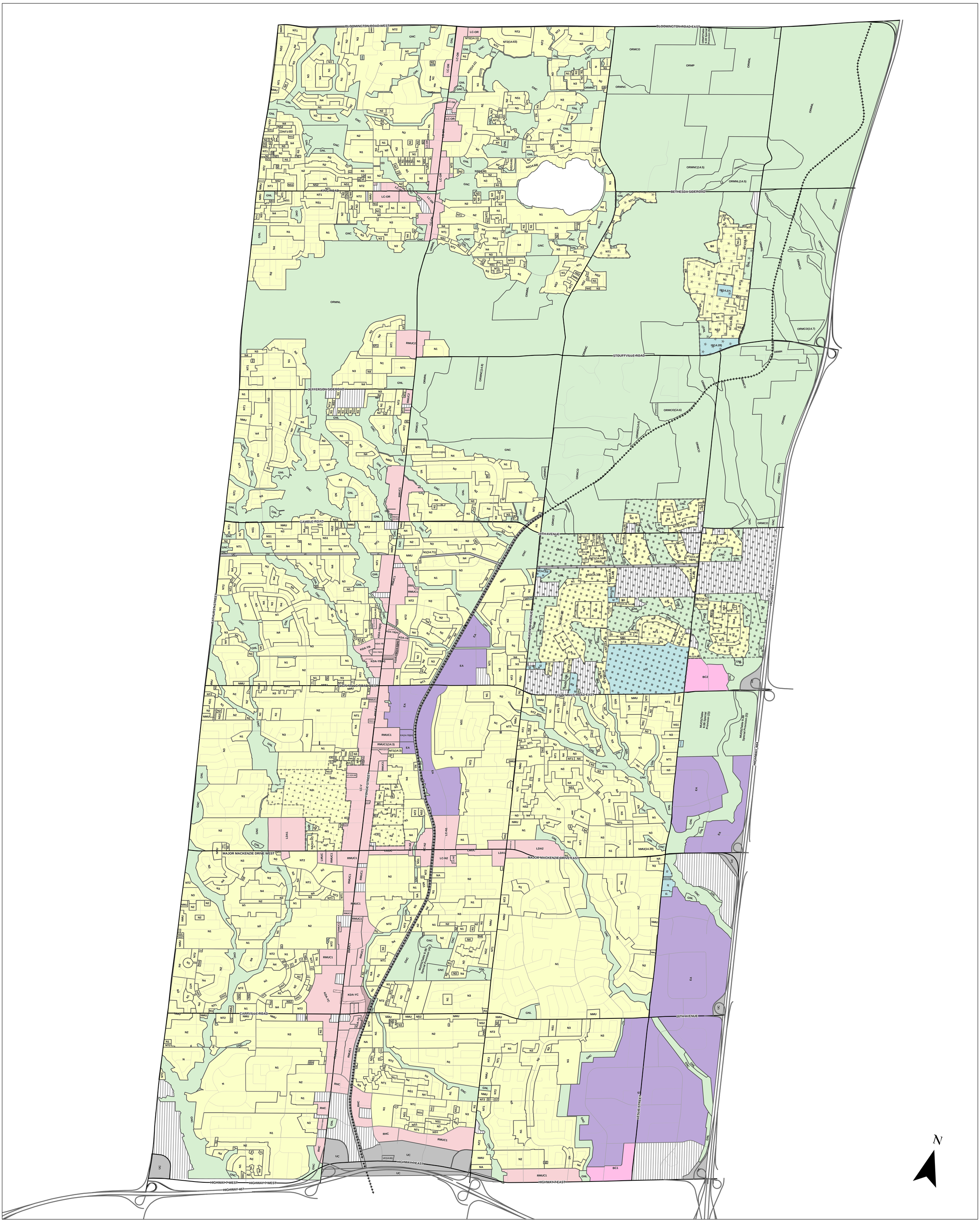
Special Provision Number	Description of Special Provision
1	**Outdoor storage** shall be prohibited, except in accordance with Section 3.1.2.
2	**Outdoor display and sales** shall be permitted and must comply with the specific use provisions in Section 3.23.
3	**Outdoor patios** must comply with the specific use provisions in Section 3.16.
4	**Automobile service station** shall comply with the specific use provisions in Section 3.22.
5	**Public authority uses** must comply with the specific use provisions in Section 3.1.11.
6	Shall be carried out within a wholly enclosed **building** or **structure**.

Table 8.2A Business Commercial Zones Standards

Zone	Applicable Building Typology	Min. Lot Frontage	Max. Lot Coverage	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Side Yard Setback	Min. Flankage Setback	Min. Daylighting Triangle Setback	Min. Front Yard Setback – Tower	Min. Rear Yard Setback – Tower	Min. Side Yard Setback – Tower	Min. Flankage Yard Setback – Tower	Min. Daylighting Triangle Setback – Tower (m)	Max. First Storey Height	Min. FSI	Building Height
BC1	**HRB**	30 m		3 m	3 m (1)	3 m (1)	3 m		6 m	12.5 m	12.5 m	6 m	3m	6.5 m	Schedule "B"	Max. 20 storeys
	MRB															Max. 10 storeys
	LRB															Max. 4 storeys
BC2	**MRB**	30 m	60%	3 m	3 m (1)	3 m (1)	3 m							6.5 m	Schedule "B"	Max. 10 storeys
	LRB															Max. 4 storeys

Table 8.2B Business Commercial Zones Standards Special Provisions

Special Provision Number	Description of Special Provision
1	Notwithstanding the required yard setback in Table 8.2A, where a **yard** abuts a **lot** in a Centres and Corridors, Neighbourhood, Institutional or Greenway System **zone**, the minimum required **setback** shall be 6 metres.
2	Refer to Schedule "B". The required minimum densities are the numerical value as shown on Schedule "B". Where a minimum density is not identified on Schedule "B", no minimum density applies.



Schedule "A"

TO BY-LAW NO. 82-26

Zones

This is Schedule "A" to By-Law 82-26 passed by the Council of the Corporation of the City of Richmond Hill on the 16th of September, 2026

David West
Mayor

Stephen M.A. Huycke
City Clerk

Legend

Centres and Corridors Zones

- RHC — Richmond Hill Centre
- KDA-YB — Yonge & Bernard KDA
- KDA-YC — Yonge & Carrville/16th KDA
- RMUC1 — Regional Mixed Use Corridor One
- RMUC2 — Regional Mixed Use Corridor Two
- LC-V — Local Centre Village
- LC-OR — Local Centre Oak Ridges
- LC-N1 — Local Centre Newkirk One
- LC-N2 — Local Centre Newkirk Two
- LDA1 — Local Development Area One
- LDA2 — Local Development Area Two
- LMUC — Local Mixed Use Corridor

Neighbourhoods Zones

- N — Neighbourhood
- N1 — Neighbourhood One
- N2 — Neighbourhood Two
- N3 — Neighbourhood Three
- N4 — Neighbourhood Four
- NS1 — Neighbourhood Semi-Detached One
- NS2 — Neighbourhood Semi-Detached Two
- NT1 — Neighbourhood Townhouse One
- NT2 — Neighbourhood Townhouse Two
- NA — Neighbourhood Apartment
- NMU — Neighbourhood Mixed Use
- NLC — Neighbourhood Local Commercial

Greenway System Zones

- ORMCO — Oak Ridges Moraine Rural
- ORMH — Oak Ridges Moraine Rural Settlement Area
- ORMP — Oak Ridges Moraine Pit
- ORMNC — Oak Ridges Moraine Natural Core
- ORMNL — Oak Ridges Moraine Natural Linkage
- GNC — Greenway Natural Core
- GNL — Greenway Natural Linkage
- MUOS — Major Urban Open Space
- PC — Protected Countryside

Exclusions

- Lands not subject to this By-law

Institutional Zones

- I1 — Institutional One
- I2 — Institutional Two
- I3 — Institutional Three

Utility Corridor Zone

- UC — Utility Corridor

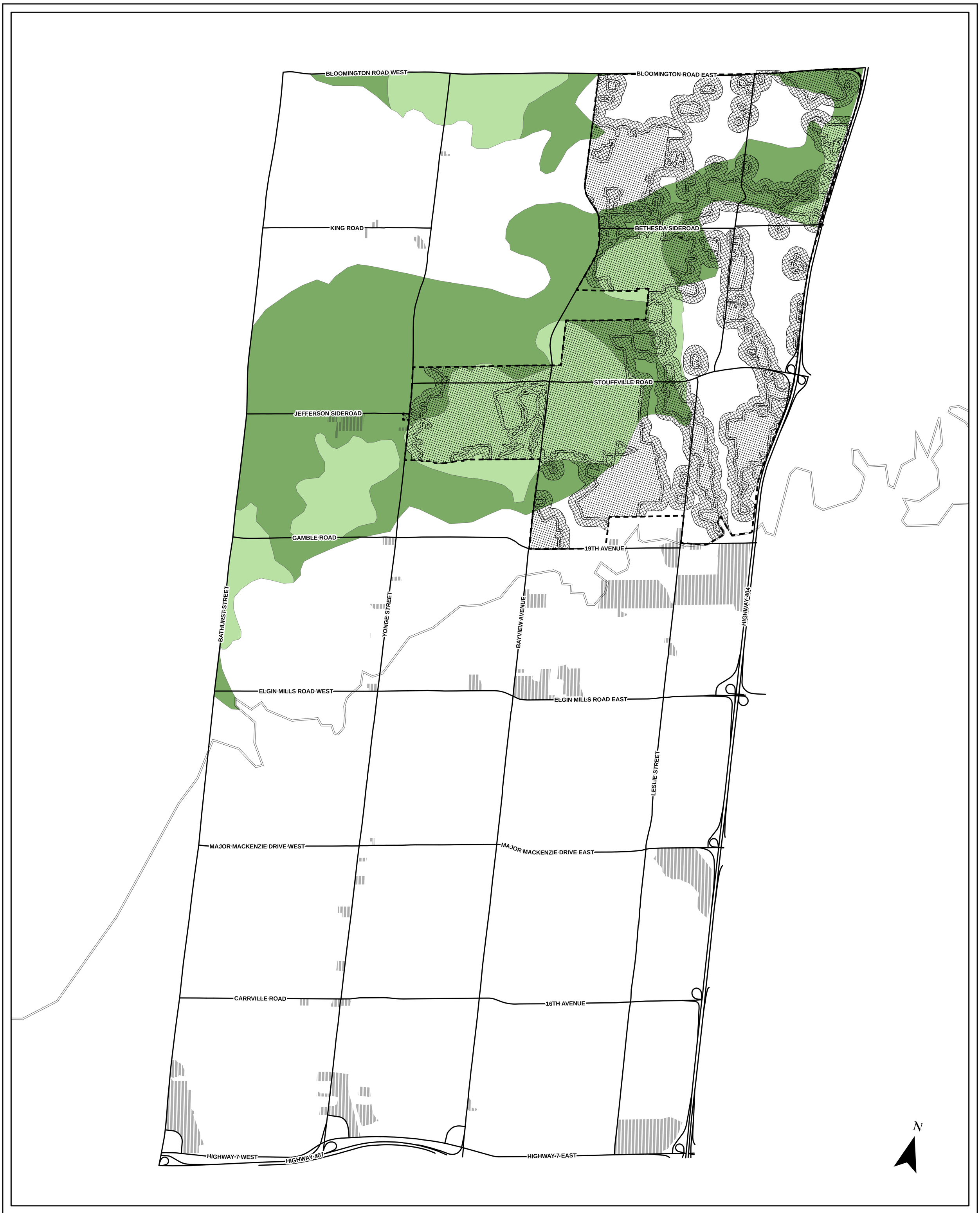
Employment Area Zone

- EA — Employment Area

Business Commercial Zones

- BC1 — Business Commercial One
- BC2 — Business Commercial Two

- North Leslie Community
- Village Core Community
- West Gormley Community
- Provincial Highways
- Arterial Streets
- Collector Streets (Existing)
- Local Streets (Existing)
- Canadian National Railway
- Transit Area
- Market Promenade
- Planned Local/Collector Streets



Schedule "A1"

TO BY-LAW NO. 82-26

ORM Zones

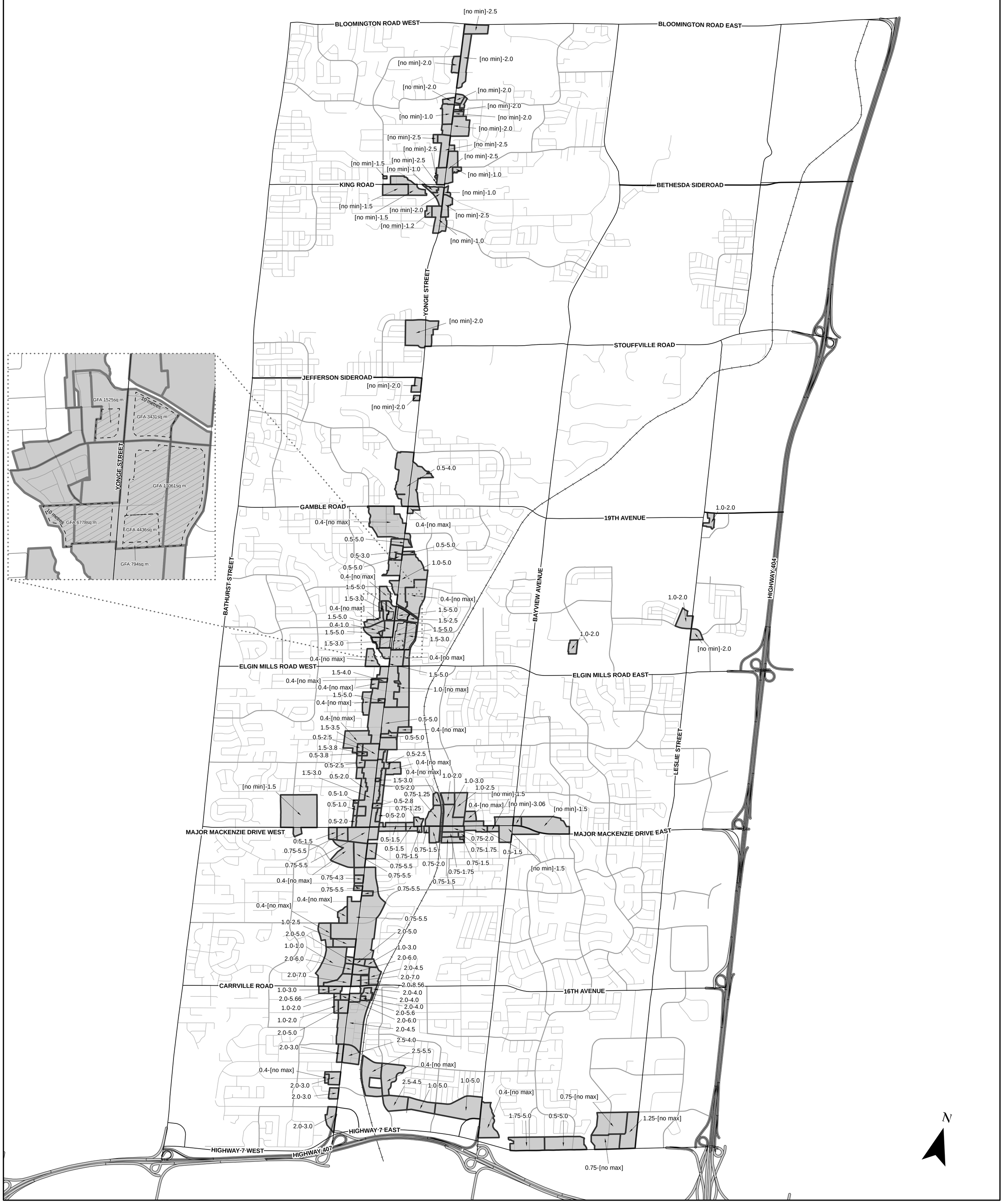
Legend

- ORMKNF Zone
- ORMOS Zone (30m buffer from ORMKNF Zone)
- ORMOS1 Zone (90m buffer from ORMOS Zone)
- ORM Landform Conservation Area - Category 1
- ORM Landform Conservation Area - Category 2
- Oak Ridges Moraine Conservation Plan Area
- Lands not subject to this By-law

This is Schedule "A1" to By-Law 82-26 passed by the Council of the Corporation of the City of Richmond Hill on the 16th of September, 2026

David West
Mayor

Stephen M.A. Huycke
City Clerk



Schedule "B"

TO BY-LAW NO. 82-26

Density

This is Schedule "B" to By-Law 82-26 passed by the Council of the Corporation of the City of Richmond Hill on the 16th of September, 2026

Legend

- Minimum-Maximum Density (FSI)
- Lot with Existing Non-Residential GFA Requirement
- Minimum Non-Residential GFA Requirement

David West
Mayor

Stephen M.A. Huycke
City Clerk

Note: This Schedule and the associated regulations apply only to those lands that are the subject of this By-law as shown on Schedule A.

Schedule "C"

TO BY-LAW NO. 82-26

Height

This is Schedule "C" to By-Law 82-26 passed by the Council of the Corporation of the City of Richmond Hill on the 16th of September, 2026

Legend

T: Total Building Height in Storeys(s)(Minimum-Maximum) & Metres(m)
P: Podium Height in Storeys(s)(Minimum-Maximum) & Metres(m)

1: Development abutting a Neighbourhood Zone shall have a building height of a minimum of 3 storeys and a maximum of 4 storeys.
2: Development abutting a Neighbourhood Zone shall have a maximum building height of 4 storeys.
3: Maximum building height shall be 8 storeys for development abutting Yonge Street.
4: Podium height shall be a maximum of 4 storeys abutting Yonge Street.
5: Development abutting a Neighbourhood Zone shall have a minimum-maximum podium height range of 3-4 storeys, P:3-4(s).
6: Maximum building heights are regulated in accordance with Section 4.3 Angular Plane Requirements.
7. No building stepback shall be required for a mid-rise building with a building height of up to 8 storeys.

Note: This Schedule and the associated regulations apply only to those lands that are the subject of this By-law as shown on Schedule A.

David West
Mayor

Stephen M.A. Huycke
City Clerk