

**Amendment 24
to the Richmond Hill
Official Plan**

DRAFT

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(i)

Richmond Hill Official Plan

Official Plan Amendment 24

The attached schedule and explanatory text constitute Amendment 24 to the Richmond Hill Official Plan.

This amendment was prepared and recommended by the Richmond Hill Council and was adopted by the Council of the Corporation of the Town of Richmond Hill by By-law ___-___ in accordance with Sections 17 and 21 of the *Planning Act* on the ____ day of _____, 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

(ii)

The Corporation of The Town Of Richmond Hill

By-Law 33-19

A By-law to Adopt Amendment 24 to the
Richmond Hill Official Plan

The Council of the Corporation of the Town of Richmond Hill, in accordance with provisions of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. That Amendment 24 to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. This by-law shall come into force and take effect on the day of the final passing thereof.

Passed this ____ day of _____, 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

Part One – The Preamble is not a part of the Amendment.

Part Two – The Amendment, consisting of text and maps, constitutes Amendment 24 to the Richmond Hill Official Plan.

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PART ONE – THE PREAMBLE

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to delete the subject lands from Appendix 7, Existing Neighbourhood Commercial Site, in the Plan. The Amendment will facilitate the development of a twenty-three unit common element townhouse development on the subject lands.

1.2 Location

The lands affected by this Amendment are located at the south west corner of Elgin Mills Road East and Redstone Road, and are described as Block 43, Registered Plan 65M-3756, municipally known as 1335 Elgin Mills Road East. The subject lands have a total site area of approximately 0.48311 hectares (1.19 acres), and are shown on Schedule 1 attached to Amendment 24 to The Richmond Hill Official Plan.

1.3 Basis

The proposed amendment is considered by Council to be appropriate for the following reasons:

- the development proposal is consistent with the *Provincial Policy Statement*, which designates the subject lands “Settlement Area”, which requires that municipalities plan for and accommodate intensification and redevelopment to create more sustainable communities and to use land and infrastructure more efficiently;
- the development proposal conforms to the *Growth Plan for the Greater Golden Horseshoe 2017*;
- the development proposal conforms to the York Region Official Plan (2010), which designates the subject lands Urban Area, and encourages intensification and redevelopment within the Urban Area boundary;
- a peer review of the Commercial Market Study was submitted and reviewed in support of the development proposal, which identified that the existing commercial use on the subject lands is not required to serve the existing and likely future commercial needs of the neighbourhood; and,
- the proposed medium density residential development is in accordance with the Neighbourhood designation of the Town of Richmond Hill Official Plan.

Part Two – The Amendment

2.1 Introduction

All of this part of the document entitled **Part Two –The Amendment**, consisting of the following text and the attached schedule designated as Schedule “1”, constitute Amendment 24 to The Richmond Hill Official Plan.

2.2 Details of Amendment

The Richmond Hill Official Plan is amended as follows:

That Appendix 7 (Existing Neighbourhood Commercial Sites) to the Richmond Hill Official Plan be amended to delete the lands identified on Schedule 1, attached to Amendment 24 to The Richmond Hill Official Plan.

2.3 Implementation and Interpretation

The implementation of this Amendment shall be in accordance with the provisions of the *Planning Act*, R.S.O. 1990, and the respective policies of the Town of Richmond Hill Official Plan.

The provisions of the Official Plan as amended from time to time, regarding the interpretation of the Official Plan of the Town of Richmond Hill, apply in regard to this Official Plan Amendment. In the event of conflict with the Official Plan or any amendment thereto, the provisions of Amendment 24 shall prevail unless otherwise specified.