

**Amendment _____
To The Richmond Hill
Official Plan**

Richmond Hill Official Plan
Official Plan Amendment ____

The attached schedule and explanatory text constitute Amendment No. ____ to the Town of Richmond Hill Official Plan.

This amendment was approved by the Local Planning Appeal Tribunal in accordance with Sections 17 and 21 of the *Planning Act* on the ____th day of _____, 2019.

DRAFT

Appendix C to SRPRS.19.043

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

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

DRAFT

Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to permit a medium density residential development consisting of 11 townhouse dwelling units provided that a vertical freeboard buffer is provided to the outer limits of the German Mills Creek flood line.

1.2 Location

The lands affected by this Amendment are legally described as Part of Lot 12, Plan 3806 (Municipal Address: 243 16th Avenue). The lands are located on the south side of 16th Avenue, east of Yonge Street and are shown on Schedule “1” attached hereto.

1.3 Basis

The proposed amendment is considered appropriate in accordance with the reasons provided by the Local Planning Appeal Tribunal in its Decision dated _____ (Case No. PL171444).

Part Two - The Amendment

2.1 Details of the Amendment

2.1 The Richmond Hill Official Plan is amended as follows:

2.1.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number ____, as shown on Schedule "1" attached.

2.1.2 By adding the following to Chapter 6 (Exceptions):

6.____

Notwithstanding Section 3.2.2.3.7 of this Plan, in accordance with Local Planning Appeal Tribunal Decision dated _____ (Case No. PL171444) for the lands known as Part of Lot 12, Plan 3806 (Municipal Address: 243 16th Avenue) and shown as Exception Area Number ____ on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- a) a vertical freeboard buffer shall be permitted to the outer limits of the German Mills Creek flood line as defined through a Natural Heritage Evaluation to the satisfaction of the Town and the TRCA.