

Amendment 21 To The Richmond Hill Official Plan

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(i)

Richmond Hill Official Plan

Official Plan Amendment 21

The attached schedule and explanatory text constitute Amendment No. 21 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 City of Richmond Hill by By-law No. ____-____ in accordance with Sections 17 and 21 of the Planning Act on the ____ day of _____, 2020.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

(ii)

The Corporation of The City of Richmond Hill

By-law xxx-xx

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

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

1. That Amendment 21 to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to The Regional Municipality of York for approval of the aforementioned Amendment ____ to the Richmond Hill Official Plan.
3. This by-law shall come into force and take effect on the day of the final passing thereof.

Passed this ____ day of _____, 2020.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

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.

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Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to amend the provisions of the Official Plan of the Richmond Hill Planning Area respecting Chapter 9 - the North Leslie Secondary Plan, to permit a 15 metre buffer rather than a minimum 30 metre buffer to a non-Provincially Significant wetland and to permit a 10 metre buffer rather than a minimum 30 metre buffer to the Regional floodline along the minor tributary.

1.2 Location

The lands affected by this Amendment are located north of Elgin Mills Road, west of Leslie Street and south of 19th Avenue, legally described as Part of Lot 28, Concession 2, City of Richmond Hill, Regional Municipality of York, municipally known as 11190 Leslie Street (the "subject lands"). The subject lands have a total area of approximately 19.10 hectares (47.19 acres) and are shown on Schedule 1 attached hereto.

1.3 Basis

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

1. The Provincial Policy Statement (PPS) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS requires that Natural features shall be protected for the long term and the diversity and connectivity of natural features should be maintained, restored or where possible improved recognizing linkages between and among natural heritage features and areas.

The proposed development meets the intent of the PPS with respect to the efficient use of land and infrastructure, preservation of natural heritage features and providing a range of housing types. The proposed development conforms to the applicable policies of the PPS.

2. The Greenbelt Plan was updated in 2017 to provide clarity about urban structure and how future growth should be accommodated and what must be protected for future generations. The Protected Countryside lands identified in the Greenbelt Plan are intended to enhance the spatial extent of agriculturally and environmentally protected lands while at the same time improving linkages between these areas and the surrounding major lake systems and watersheds. The Greenbelt Plan also identifies Key Natural

Heritage Features and requires that development provide no negative impact of these features.

3. The Province updated the "Places to Grow Plan" in 2020, which is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The "Places to Grow Plan" promotes increased intensification of existing built-up areas, with a focus on urban growth centres, corridors and major transit stations and providing a minimum density target for Greenfield areas. The Growth Plan also provides for the identification and protection of a Natural Heritage System for the Growth Plan outside of the Greenbelt Area and settlement areas, and applies protections similar to those in the Greenbelt Plan to provide consistent and long-term protection throughout the Greater Golden Horseshoe
4. The Region of York Official Plan (YROP) Map 1 - Regional Structure, designates the subject land Urban Area and Greenbelt Plan Area. The new community area of North Leslie has been planned in a comprehensive and coordinated manner consistent with the policies of York Region through the City of Richmond Hill's Secondary Plan for the area. The proposed development demonstrates many of the community building and environmental objectives of the York Region Official Plan, representing a compact development which will support a complete community as planned for in the North Leslie Secondary Plan. The proposed development is consistent with the Regional Greenlands, Natural Features and area specific policies to the North Leslie Secondary Plan contained within the York Region Official Plan.
5. The Subject Lands are located within Chapter 9 - the North Leslie Secondary Plan. The purpose of this Secondary Plan is to establish principles, objectives, policies and a land use plan for the development of the North Leslie Secondary Plan. Schedule A - Land Use Plan, of the North Leslie Secondary Plan designates the subject lands Low Density Residential, Medium Density Residential, Storm Water Management Pond, Park, Protected Countryside and Natural Heritage System. The protection of the environmental features, surface and groundwater resources and environmental functions and processes form the basis from which all other land use policies derive. The proposed development achieves these objectives, as outlined in the EIS completed by Dillon Consulting. The proposed development provides for compensation to address the wetland buffer reduction, as it provides for an average 30 metre buffer to non-Provincially Significant wetland located on the east side of the minor tributary. The compensation area is 1,505m², which equivalent to the difference in area of a 30 metre buffer compared to a 15 metre buffer. The proposed plan provides the greatest residential density possible in order to meet the minimum requirements of the Secondary Plan, while still ensuring

the protection of the environmental features, surface and groundwater resources and environmental functions and processes on the subject lands.

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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 21 to the Richmond Hill Official Plan.

2.2 Details of the Amendment

The Richmond Hill Official Plan is amended as follows:

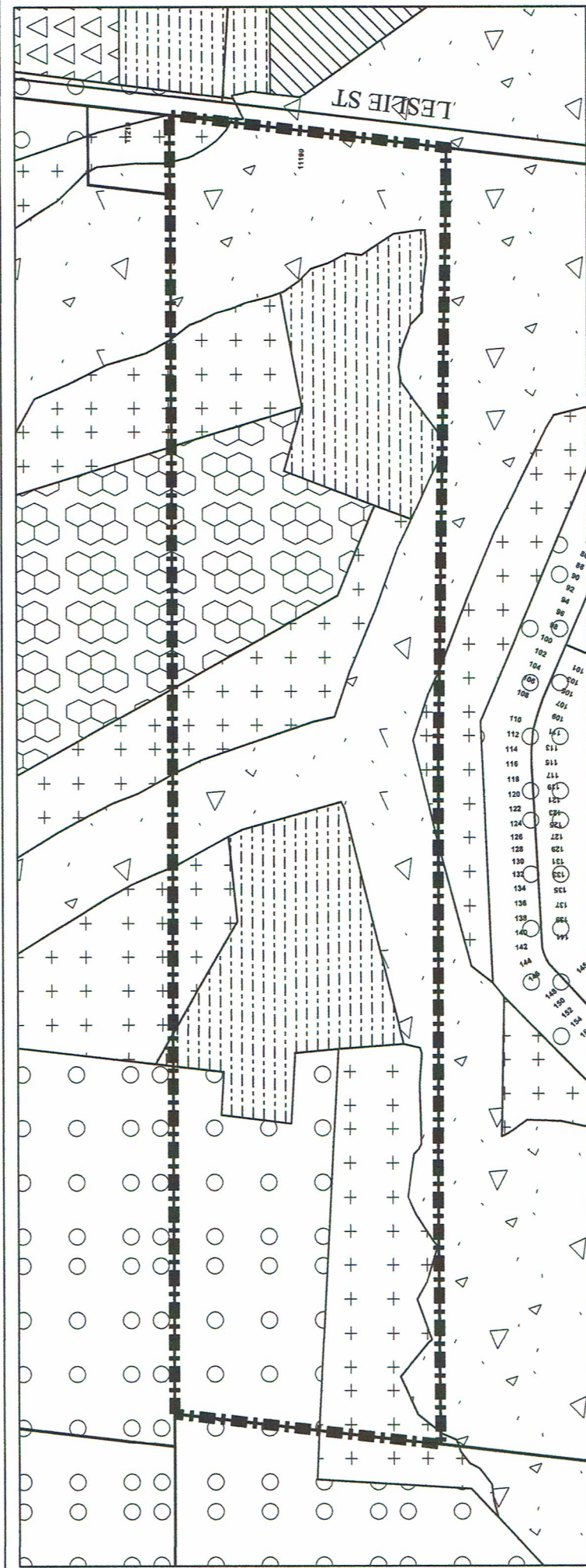
2.1.1 That Policy 9.5.2.2 Natural Heritage Systems of the North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by adding the following:

- “p. Notwithstanding the provisions of 9.5.2.2 b) i) b. c. and f. of this Secondary Plan, for the lands municipally known as 11190 Leslie Street (Sandmill Development Inc.), the limits of the Natural Heritage System will be defined as follows:
 - i. the edge of the non-Provincially Significant wetland located on the east side of the minor tributary plus a minimum buffer of 15 metres; and,
 - ii. the regional floodline along the minor tributary plus a minimum buffer of 10 metres.”

2.3 Interpretation and Implementation









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 City of Richmond Hill Official Plan.

The provision of the Official Plan as amended from time to time, regarding the interpretation of the Official Plan of the City 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 21 shall prevail unless otherwise specified.



AMENDMENT No. XX TO THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA SCHEDULE 1 LAND USE PLAN

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. XX TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

	AREA AFFECTED BY THIS AMENDMENT		LOW DENSITY RESIDENTIAL		MIXED USE COMMERCIAL / RESIDENTIAL		PROTECTED COUNTRYSIDE		STORM WATER POND		MEDIUM DENSITY RESIDENTIAL		INSTITUTIONAL
	NATURAL HERITAGE SYSTEM												

