

# **The Corporation of the City of Richmond Hill**

## **By-Law 64-21**

A By-law to Amend By-law 256-88 of  
The Corporation of the City of Richmond Hill, as amended.

Whereas the Council of The Corporation of the City of Richmond Hill ("The Corporation") at its meeting of October 10, 2017, approved in principle the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) respecting the Lake Wilcox Special Policy Area as presented in SRPRS.17.103, and directed that Town staff submit a request for approval of the OPA from the Minister of Municipal Affairs and Housing and the Minister of Natural Resources and Forestry;

And whereas the Ministry of Natural Resources and Forestry and the Ministry of Municipal Affairs and Housing considered both the OPA and the ZBLA and determined that the proposed changes indicated by the OPA and ZBLA meet provincial requirements outlined in the Provincial Policy Statement, 2020;

And whereas the Ministry of Natural Resources and Forestry and the Ministry of Municipal Affairs and Housing on April 6, 2021, approved the proposed changes indicated by the OPA and ZBLA, to the City of Richmond Hill's Special Policy Area policies and mapping, subject to modifications;

And whereas the Council of The Corporation at its meeting on June 9, 2021 adopted Official Plan Amendment 22 ("OPA 22") with respect to the Lake Wilcox Special Policy Area as shown in Appendix A to SRPI.21.051; and,

And whereas the Council of The Corporation at its meeting on June 9, 2021 also directed that Zoning By-law 64-21 be passed to amend Zoning By-law 256-88 in order to implement OPA 22.

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

1. That By-law 256-88, as amended, of the City of Richmond Hill, be hereby further amended by:
  - a. removing the "FLOOD DAMAGE CENTRE," as indicated in a cross hatch overlay on Schedule "A" of By-law 256-88 and replacing it with Schedule "A" attached hereto;
  - b. adding the "SPECIAL POLICY AREA," as indicated in a cross hatch overlay on Schedule "B" to this By-law 64-21 and attached hereto; and

- c. removing Section 6.2 (6) and Section 10.1 and adding the following to Section 10 – Exceptions / Additional Provisions:

**10.1**

Notwithstanding any other inconsistent or conflicting provisions of By-law 256-88, as amended, of the Corporation the following special provisions shall apply to the lands within the “SPECIAL POLICY AREA” as indicated in a cross hatch overlay on Schedule “B” to this By-law 64-21 and attached hereto:

- (a) Only SINGLE DETACHED DWELLINGS shall be permitted within the SPECIAL POLICY AREA.
  - (b) SECONDARY SUITES shall not be permitted within the SPECIAL POLICY AREA.
  - (c) The minimum elevation of any window, door or other exterior opening(s) to a new, or expansion to an existing DWELLING, 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.
- d. Adding the following definitions to Section 4 – Definitions:
- “ACCESSORY” means a use subordinate and naturally, customarily and normally incidental to and exclusively devoted to a main use of land or BUILDING, and allocated on the same LOT.
- “SECONDARY SUITE” means a self contained DWELLING UNIT ACCESSORY to the main dwelling unit.
- “SPECIAL POLICY AREA” means 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. The criteria and procedures for approval are established by the Province.
- e. Removing the following definitions from Section 4 – Definitions:

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“FLOOD DAMAGE CENTRE”

- f. Removing the term “FLOOD DAMAGE CENTRE” from Section 5.20 Site Plan Control (a) of By-law 256-88 and replacing it with the term “SPECIAL POLICY AREA” as set out in this By-law 64-21.
2. Schedules “A” and “B” to this By-law 64-21 and attached hereto are declared to form a part of this By-law.

Passed this 9<sup>th</sup> day of June, 2021.

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Joe DiPaola  
Acting Mayor

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Stephen M.A. Huycke  
City Clerk

**The Corporation of the City of Richmond Hill**

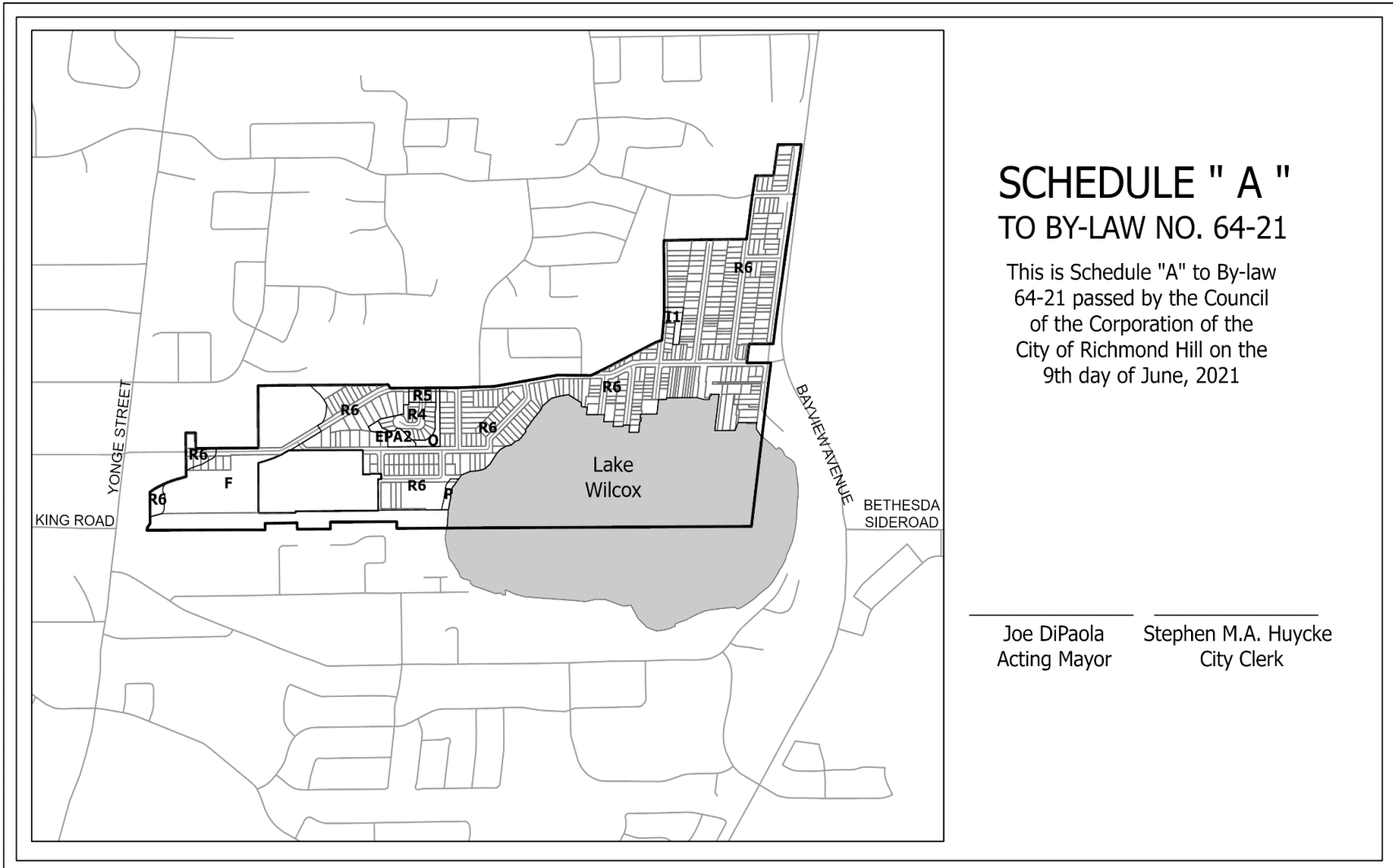
**Explanatory note to By-law-64-21**

The purpose of By-law 64-21 is to implement the Provincially-approved SPECIAL POLICY AREA policies set out in Official Plan Amendment 22 by amending By-law 256-88, as amended.

By-law 64-21 replaces the FLOOD DAMAGE CENTRE overlay set out in By-law 256-88, as amended, with a SPECIAL POLICY AREA overlay within the north shore area of Lake Wilcox and as more precisely indicated on Schedule “B” to this By-law.

By-law 64-21 restricts permitted uses for those lands subject to the SPECIAL POLICY AREA to SINGLE DETACHED DWELLINGS and it prohibits SECONDARY SUITES.

## SCHEDULE "A"



## SCHEDULE " A "

### TO BY-LAW NO. 64-21

This is Schedule "A" to By-law  
64-21 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
9th day of June, 2021

Joe DiPaola  
Acting Mayor

Stephen M.A. Huycke  
City Clerk

## SCHEDULE "B"

