

# **Amendment \_\_\_\_\_ to the Richmond Hill Official Plan**

## **Table of Contents**

<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
Certification Page	(i)
Adopting By-law	(ii)
<b><u>PART ONE – THE PREAMBLE</u></b>	
1.1 Purpose	2
1.2 Location	2
1.3 Basis	2
<b><u>PART TWO – THE AMENDMENT</u></b>	
2.1 Introduction	3
2.2 Details of Amendment	3
2.3 Implementation and Interpretation	3

(i)

## Richmond Hill Official Plan

### Official Plan Amendment \_\_\_\_

The attached schedule and explanatory text constitute Amendment \_\_\_\_ 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 \_\_\_\_-\_\_\_\_ in accordance with Sections 17 and 21 of the *Planning Act* on the \_\_\_\_ day of \_\_\_\_\_, 2019.

---

Dave Barrow  
Mayor

---

Stephen M.A. Huycke  
City Clerk

(ii)

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

### **By-Law \_\_\_\_\_**

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 \_\_\_\_ 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 \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
**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 \_\_ to the Richmond Hill Official Plan.

## **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 nineteen 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 Bayview Avenue and Old Colony Road, and are described as Block 226, Registered Plan 65M-3802, municipally known as 12600 Bayview Avenue. The subject lands have a total site area of approximately 0.393 hectares (0.971 acres), and are shown on Schedule 1 attached to Amendment \_\_\_\_ 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* 2019;
- 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;
- the use of the lands for commercial purposes was determined not to be required to serve the existing and future commercial needs of the neighbourhood and therefore residential use of the lands is appropriate; and
- the proposed medium density residential development is consistent with the Neighbourhood designation of the City 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 \_\_\_\_ to the Richmond Hill Official Plan.

### **2.2 Details of Amendment**

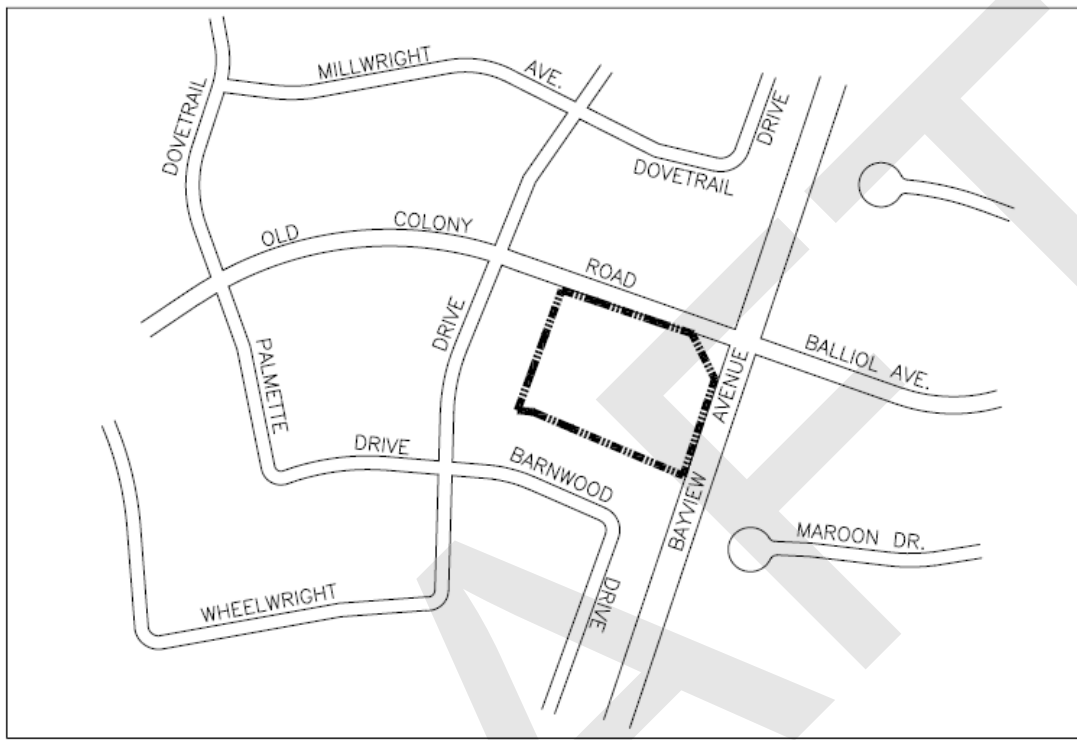
The Richmond Hill Official Plan is amended as follows:

That Appendix 7 (Existing Neighbourhood Commercial Sites) to the Richmond Hill Official Plan be amended to delete the lands identified on Schedule 1, of Amendment \_\_\_\_ 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 City 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 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 \_\_\_\_ shall prevail unless otherwise specified.



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

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. \_\_\_ 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



Neighbourhood