

**Amendment 29
To The Richmond Hill
Official Plan**

DRAFT

Richmond Hill Official Plan

Official Plan Amendment 29

The attached schedule and explanatory text constitute Amendment No. 29 to the City of Richmond Hill Official Plan.

This amendment was approved by the Ontario Land Tribunal in accordance with Sections 17 and 21 of the *Planning Act* on the ___ day of ____, 2021.

DRAFT

Attachment "1"

The Richmond Hill Official Plan is amended as follows:

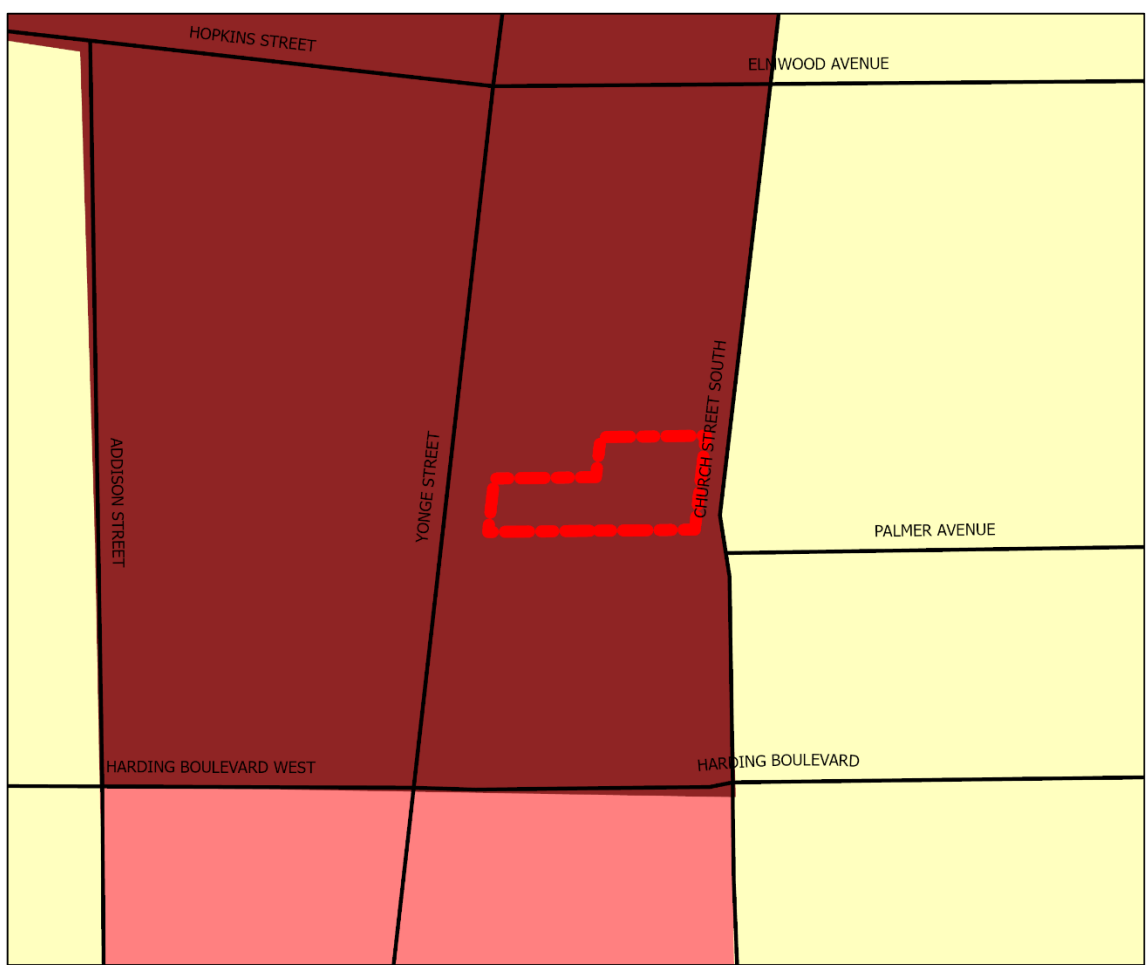
That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number 32, as shown on Schedule 1 attached.

By adding the following to Chapter 6 (Exceptions):

"6.32





Notwithstanding any other provision of this Plan to the contrary, in accordance with Ontario Land Tribunal Decision (Case No. PL171381) for the lands known as Part of Lots 22, 23 and 26 and Lots 24 and 25, Registered Plan 2383 (Municipal Addresses: 9861 Yonge Street and 236 and 240 Church Street South) and shown as Exception Area Number "32" on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- a) It is intended that the subject lands be developed in the form of a mixed-use residential/commercial building, with a maximum gross floor area of 13,135.50 square metres (141,389.35 square feet);
- b) The maximum density permitted on the subject lands shall be 4.6 FSI (Floor Space Index) based on a total combined lot area of 2,876.97 square metres (30,967.45 square feet);
- c) The maximum building height permitted on the subject lands shall be 10 storeys; and,
- d) Section 3.4.1.59 shall not apply to the subject lands."

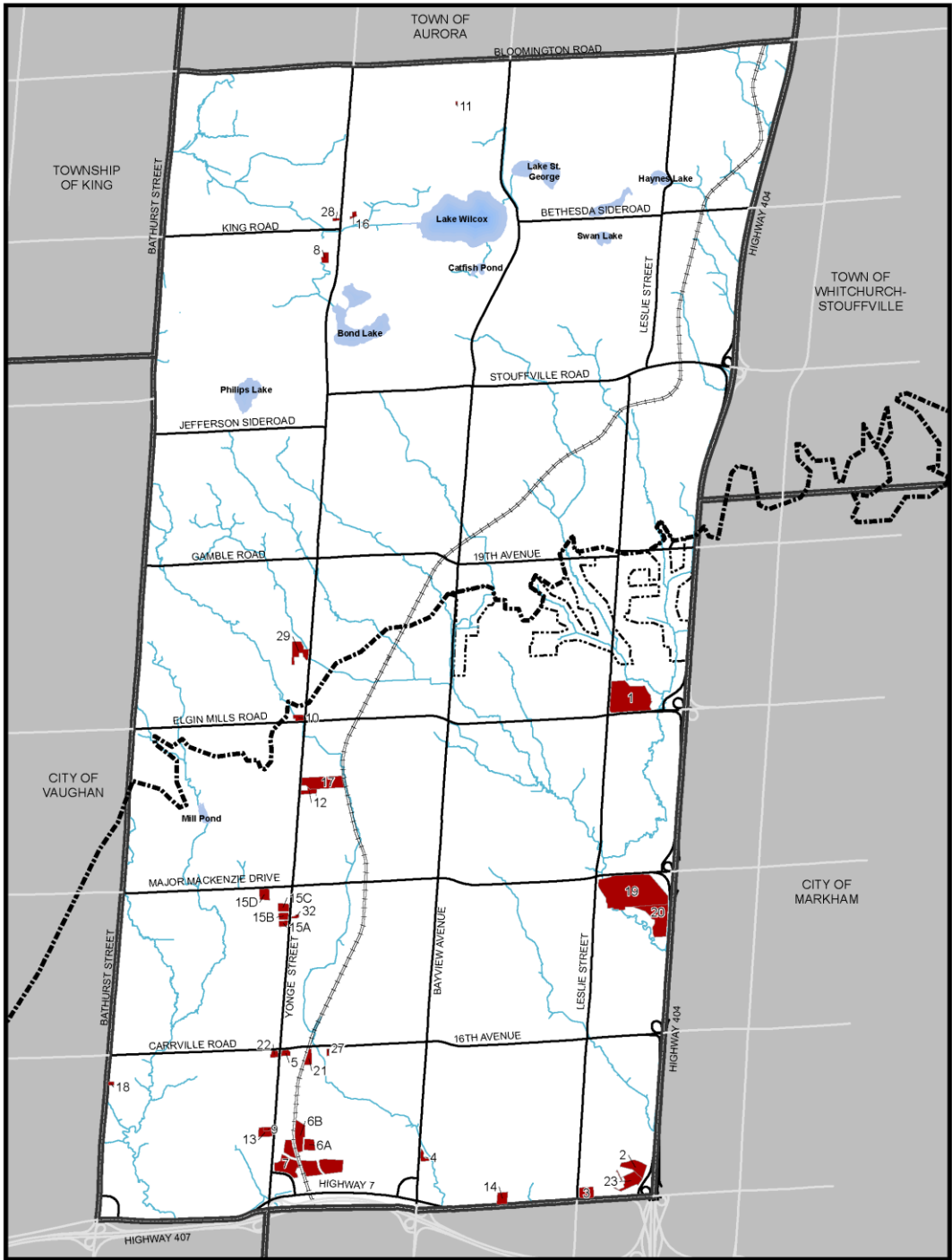


**AMENDMENT No.29 TO THE
 OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
 SCHEDULE 1
 LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No.29 TO THE
 OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
 AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

- Legend**
-  Area affected by this amendment
 -  Regional Mixed Use Corridor
 -  Neighbourhood
 -  Downtown Local Centre

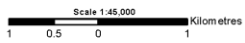




**RICHMOND HILL
OFFICIAL PLAN
Exceptions
SCHEDULE A11**

- Legend**
- Exception
 - Greenbelt Plan Area
 - Oak Ridges Moraine Conservation Plan Area
 - Waterbodies
 - Watercourses
 - C.N.R.

NOTE: The information provided in this Schedule constitutes an overview of the Richmond Hill Official Plan. While every effort is made to ensure its accuracy, currency, and completeness, it is not a plan of survey. Users who create and/or change that occur over time, the Town cannot warrant its accuracy, currency and completeness. External parties are therefore urged to make enquiries with the Town of Richmond Hill Planning and Regulatory Services Department to ensure that the information described in this Schedule is accurate, current and complete in all respects.



Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT