

Appendix "C" to SRPI.21.115
Files: D01-18008, D02-
16036, and D03-20003

Amendment No. ##
TO THE RICHMOND HILL
OFFICIAL PLAN

DRAFT

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RICHMOND HILL OFFICIAL PLAN
OFFICIAL PLAN AMENDMENT NO. ##

The attached schedule and explanatory text constitute Amendment No. ## 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. ##-21 in accordance with Sections 17 and 26 of the *Planning Act* on the ___ day of ___, 2021.

Mayor

City Clerk

**THE CORPORATION OF THE TOWN OF RICHMOND HILL
BY-LAW NO. ##-21**

A By-law to Adopt Amendment No. ## to the Richmond Hill Official Plan

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

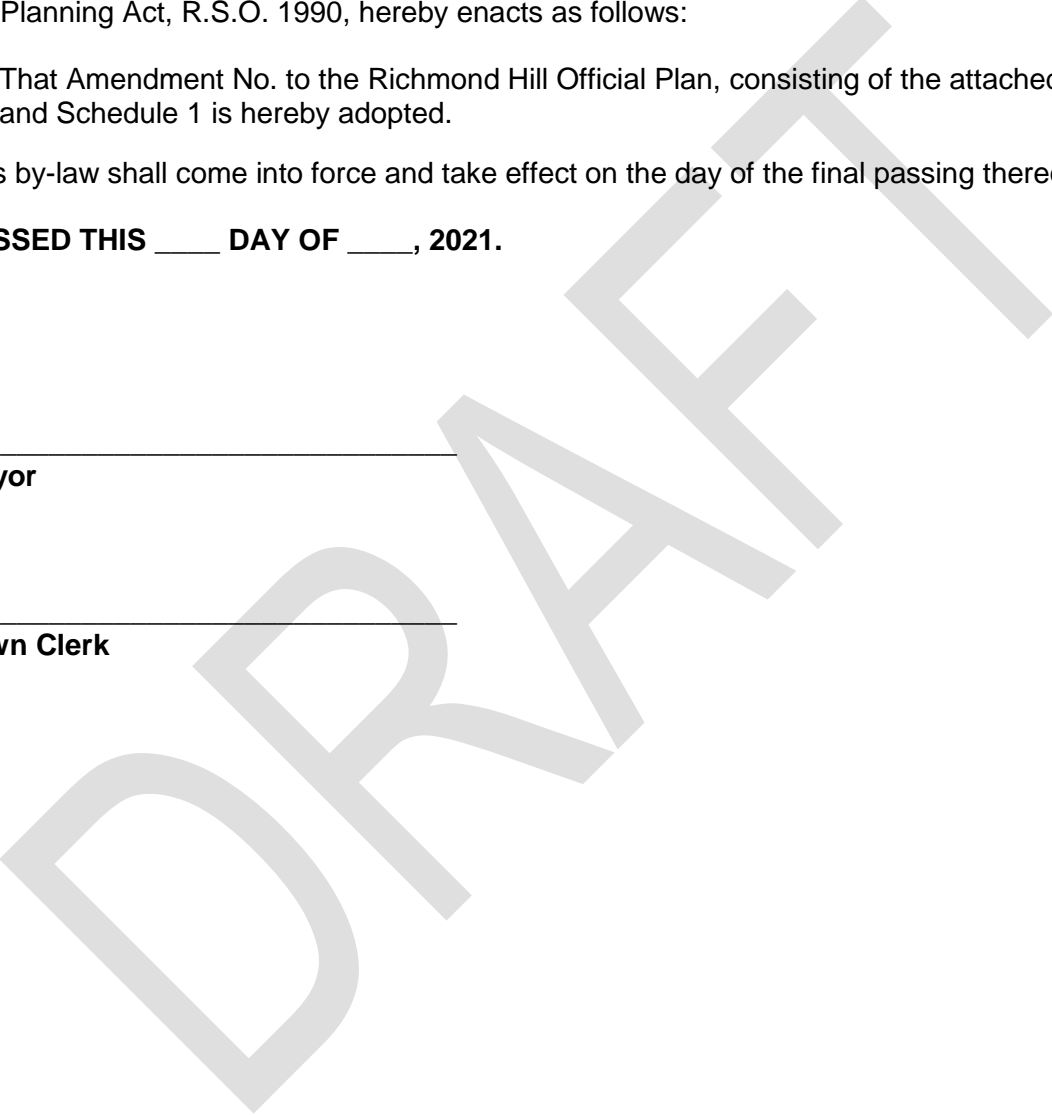
- 1. That Amendment No. to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.

This by-law shall come into force and take effect on the day of the final passing thereof.

PASSED THIS ____ DAY OF ____, 2021.

Mayor

Town Clerk



PART ONE - THE PREAMBLE is not a part of the Amendment.

PART TWO - THE AMENDMENT, consisting of text and schedules, constitutes Amendment No. ## to the Richmond Hill Official Plan.

PART THREE - THE ATTACHMENTS, which is not a part of the Amendment, contains background information relevant to the Amendment.

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PART ONE - THE PREAMBLE

1.1 PURPOSE

The purpose of this Amendment to the North Leslie Secondary Plan of the Richmond Hill Official Plan is to permit two 14-storey mixed-use buildings and townhouses on the lands identified in Schedule 1, and to delineate the boundary of the natural heritage features on the lands identified in Schedule 1 and designate the area as *Natural Heritage System*.

1.2 LOCATION

The lands affected by this Amendment are located at the northeast corner of Bayview Avenue and Elgin Mills Road East and identified in Schedule 1 attached hereto and legally described as 0 Elgin Mills Road East, Part Lot 26, Concession 2, E.Y.S.

1.3 BASIS

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

- The proposed Amendment is consistent with the Provincial Policy Statement;
- The proposed Amendment conforms to the Growth Plan for the Greater Golden Horseshoe;
- The proposed Amendment conforms to the York Region Official Plan;
- The proposed Amendment maintains the general intent of the Richmond Hill Official Plan and North Leslie Secondary Plan;
- The site is located at a prominent intersection in Richmond Hill;
- A permitted maximum of 14-storeys in height within the lands designated *Neighbourhood Commercial* will achieve a more desirable built form while meeting the permitted density standards of the North Leslie Secondary Plan;
- The site is located within a designated greenfield area which shall accommodate forecasted growth in a compact built form that is transit supportive; and
- Will assist in meeting the growth target for designated greenfield areas of 80 residents and jobs per hectare.

PART TWO - THE AMENDMENT

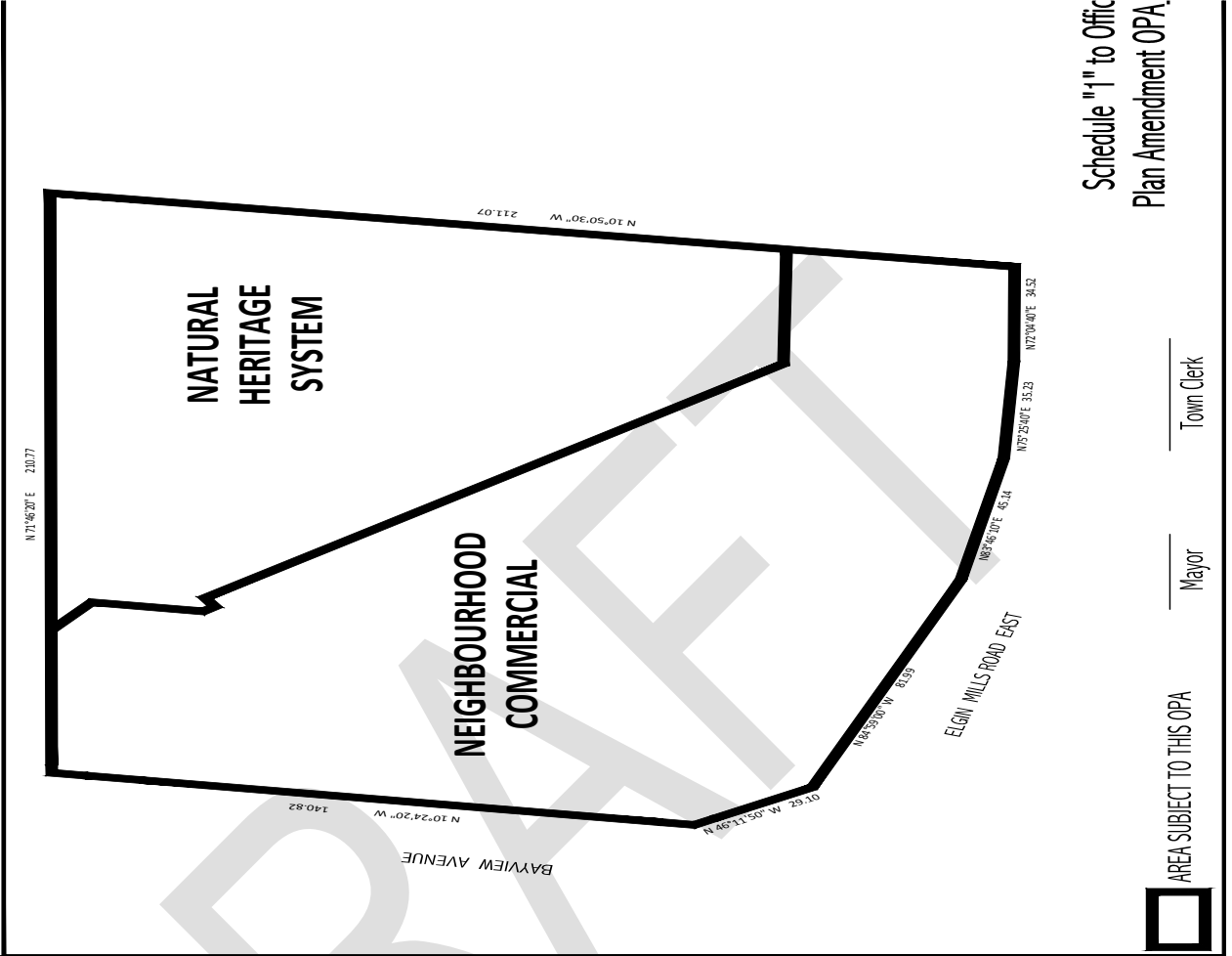
2.1 Introduction

All of this part of the document entitled PART TWO – THE AMENDMENT consisting of the following text and the attached schedule as “Schedule ‘1’” constitute Amendment No. ## to the Richmond Hill Official Plan.

2.2 Details of the Amendment

The North Leslie Secondary Plan is amended as follows:

- (1) Notwithstanding the policies of Section 9.5.2.2(b)(i) of this Secondary Plan, for the lands municipally known as 0 Elgin Mills Road East, Part Lot 26, Concession 2, E.Y.S, the limits of the Natural Heritage System will be defined as per the heavy black lines, as shown on Schedule 1.
- (2) Notwithstanding 9.6.2.3(e) regarding the maximum permitted height of Medium/High Density Residential uses, a maximum permitted height of 14 storeys is permitted on the lands designated *Neighbourhood Commercial* and municipally known as 0 Elgin Mills Road East, Part of Lot 26, Concession 2, E.Y.S. and identified as “##” on Schedule ‘A’ – Land Use Plan of the North Leslie Secondary Plan.”



Mayor

Town Clerk

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PART THREE – THE ATTACHMENTS (if applicable)

Attachment 1: Notice of Public Meeting held on xx, 2021

Attachment 2: Staff Report considered at Council Public Meeting of xx, 2021

Attachment 3: Extract from Council Public Meeting held on xx, 2021

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