

**Amendment 38
To The Richmond Hill
Official Plan**

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(i)

Richmond Hill Official Plan

Official Plan Amendment 38

The attached schedule and explanatory text constitute Amendment 38 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 2-23 in accordance with Sections 17 and 21 of the Planning Act on the 25th day of January, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

(ii)

The Corporation of the City of Richmond Hill

By-law 2-23

A By-law to Adopt Amendment 38 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 approves as follows:

1. That Amendment 38 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 25th day of January, 2023.

David West
Mayor

Stephen Huycke
City Clerk

Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to re-designate the subject lands from “Employment Corridor” to “Medium Density Residential” on Schedule “A” – Land Use Plan to the North Leslie Secondary Plan in order to facilitate the construction of a townhouse development proposal on the subject lands.

1.2 Location

The lands affected by this Amendment are located on the east side of Leslie Street, south of 19th Avenue and north of Elgin Mills Road East, legally described as Part of Lot 30, Concession 3, E.Y.S. and municipally known as 11491 Leslie Street (the “subject lands”). The subject lands have a total lot area of approximately 0.36 hectares (0.89 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 2020) sets out the overall direction on the matters of Provincial interest related to land use planning and development, and includes policies stipulating that settlement areas shall be the focus of growth and development, and that an appropriate range and mix of housing options and densities shall be planned for and provided. The proposed development is consistent with the PPS.
2. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) sets out the overall policy direction for the Greater Golden Horseshoe on a wide range of matters including economic development, land use planning, urban form and housing. The Growth Plan directs growth and development to settlement areas, and supports the achievement of complete communities through a range of housing options and densities within greenfield areas. The proposed development conforms with the Growth Plan.
3. The new York Region Official Plan (ROP, 2022) designates the subject lands “Urban Area” and supports a full range and mix of urban uses while recognizing that 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 conforms with the ROP, 2022.

4. The subject lands are located within Chapter 9 - North Leslie Secondary Plan, of the City of Richmond Hill's Official Plan. The existing "Employment Corridor" designation of the subject lands permits a range of employment land uses such as industrial, institutional, retail, and personal type uses. The re-designation to "Medium Density Residential" maintains the general intent and purpose of the goals, objectives, and policies of the North Leslie Secondary Plan and contributes to the projected population and employment growth of the City and York Region. The proposed development will contribute to the establishment of the North Leslie Secondary Plan area as a complete community and will contribute to the Region meeting the density targets established.

Part Two – The Amendment

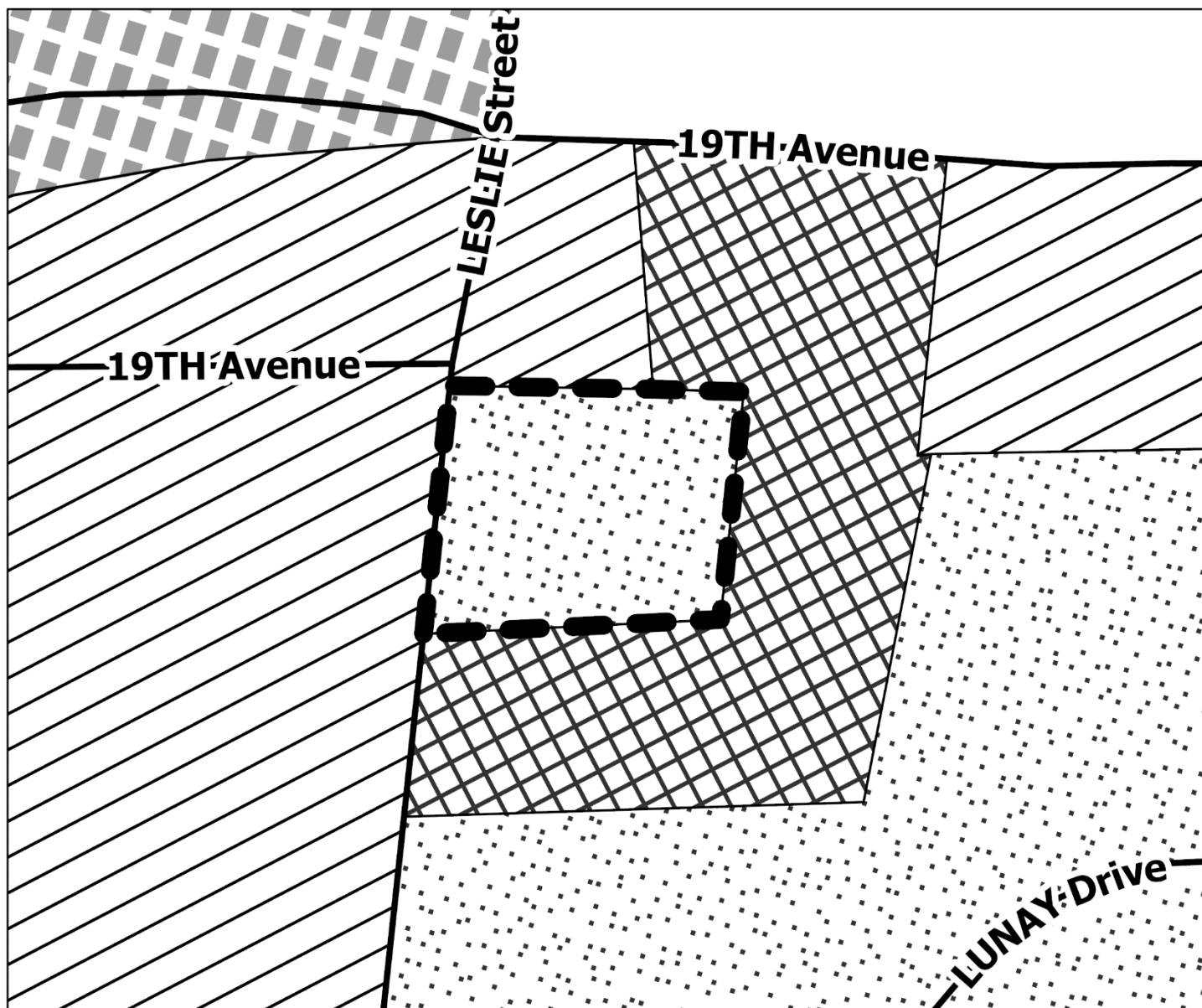
2.1 Introduction

All of this part of the document entitled Part Two – The Amendment, consisting of the following text outlined in Section 2.2 constitute Amendment 38 to the Richmond Hill Official Plan.

2.2 Details of the Amendment

The Official Plan of the City of Richmond Hill, is amended as follows:

- 2.2.1 That **Schedule "A" – Lane Use Plan** to the North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by re-designating the lands shown on Schedule 1 attached to Amendment 38 to the Richmond Hill Official Plan, from "Employment Corridor" to "Medium Density Residential".
- 2.2.2 That all other policies of this Secondary Plan shall continue to apply to the subject lands.



**AMENDMENT No.38 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SCHEDULE 1
LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No.38 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

Legend

 Subject Lands

 Employment Corridor

 Medium Density Residential

 Medium/High Density Residential

 Neighbourhood Commercial

