

**Amendment \_\_\_\_\_  
To The Richmond Hill  
Official Plan**

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**Richmond Hill Official Plan**  
**Official Plan Amendment \_\_\_\_**

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

This amendment was approved by the Ontario Land Tribunal in accordance with Sections 17 and 22 of the *Planning Act* on the \_\_\_\_ day of \_\_\_\_\_, 2023.

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**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.

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## **Part One – The Preamble**

### **1.1 Purpose**

The purpose of this Amendment to the Richmond Hill Official Plan is to permit a high density residential development comprised of four (4) apartment buildings with heights ranging from 27 to 37 storeys on the subject lands.

### **1.2 Location**

The lands affected by this Amendment are described as Part of Lots 37 and 38, Concession 1, E.Y.S. (No Municipal Address), located on the north side of Oneida Crescent, west of Red Maple Road. The subject lands have an approximate lot area of 1.5 hectares (3.7 acres) and are shown on Schedule 1 attached hereto.

### **1.3 Basis**

The proposed amendment is considered appropriate in accordance with the reasons provided by the Ontario Land Tribunal in its Decision (OLT Case No. OLT-22-004469).

## 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 \_\_\_ 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:

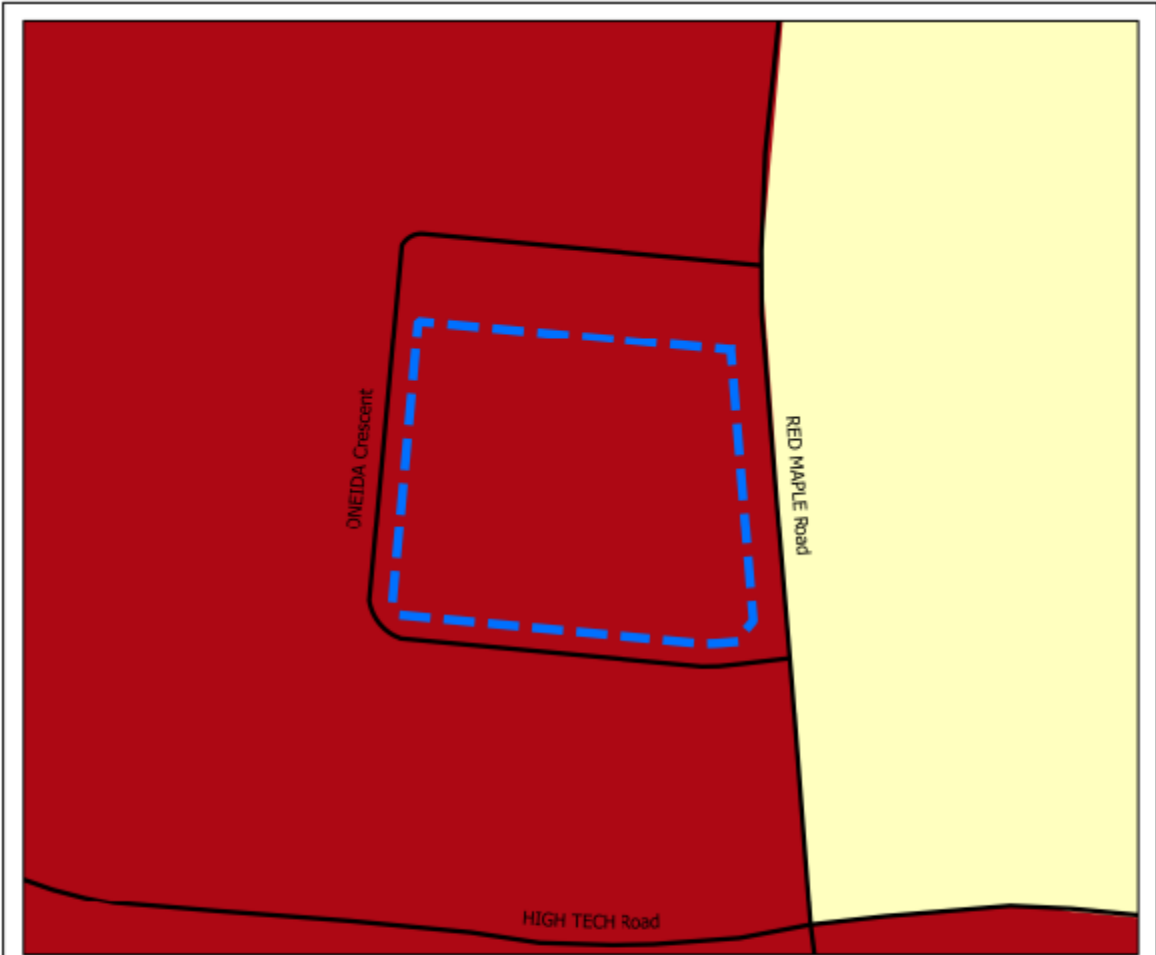
2.2.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number 40, as shown on Schedule 1 attached.

2.2.2 By adding the following to Chapter 6 (Exceptions):

“6.40

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lots 37 and 38, Concession 1, E.Y.S. (No Municipal Address) and shown as Exception Area Number 40 on Schedule A11 (Exceptions) to this Plan, the following shall apply:




- a. The maximum density permitted on the subject lands shall not exceed 7.5 Floor Space Index (FSI);
- b. The maximum building height shall not exceed 37 storeys;
- c. Buildings located within 60 metres of the Red Maple Road right-of-way shall not exceed a maximum height of 32 storeys; and,
- d. Policy 4.2.2.11 does not apply.



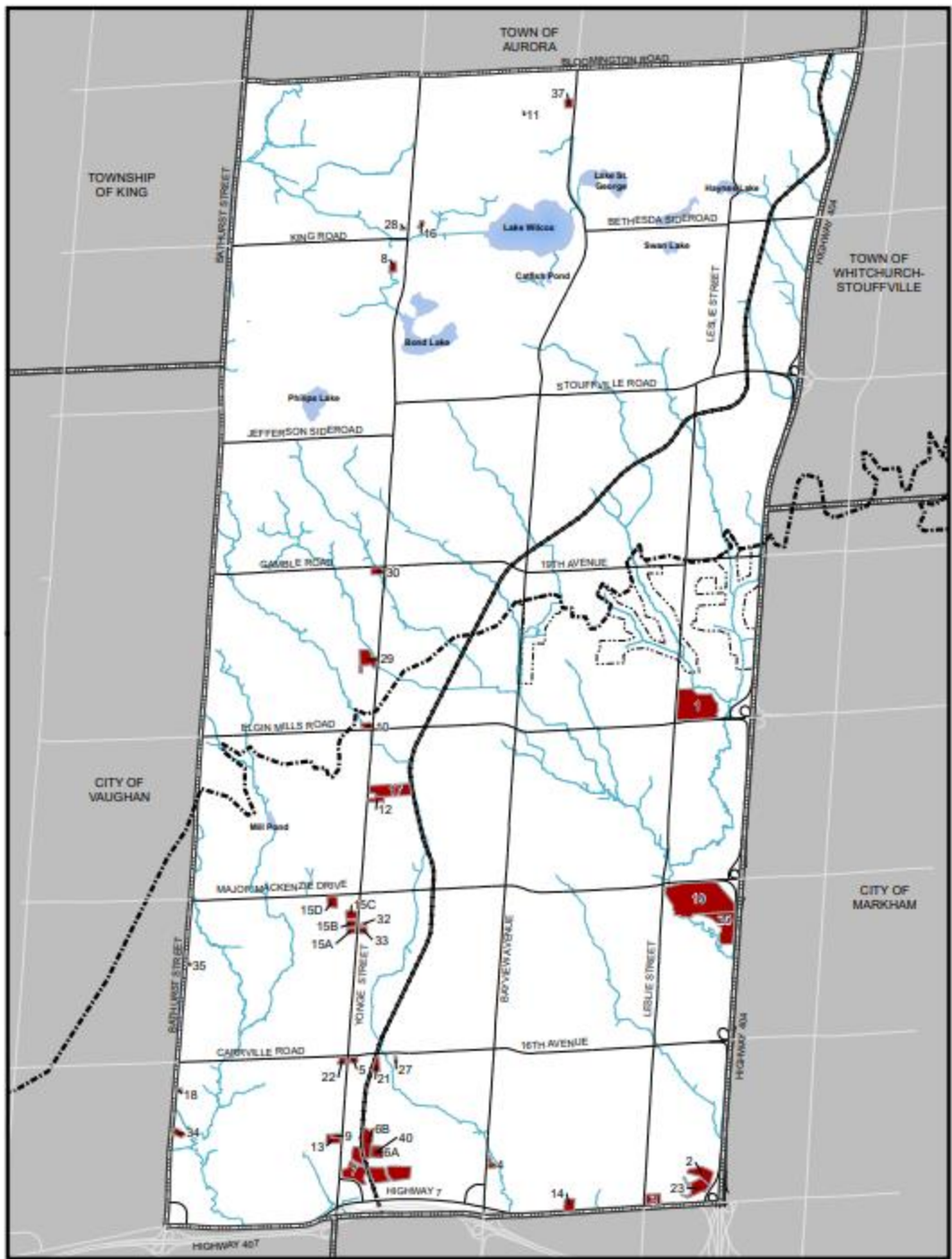
**AMENDMENT No. \_\_\_ TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
SCHEDULE 1  
LAND USE PLAN**

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

**Legend**

-  Area affected by this amendment
-  Richmond Hill Centre
-  Neighbourhood





**RICHMOND HILL  
OFFICIAL PLAN  
Exceptions  
SCHEDULE A11**

**Legend**

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

NOTES: The information provided in this Schedule is intended as advisory only and does not constitute a guarantee. The user of this information is responsible for verifying the accuracy and completeness of the information. The user of this information is responsible for verifying the accuracy and completeness of the information. The user of this information is responsible for verifying the accuracy and completeness of the information.



*Richmond Hill*  
PLANNING & REGULATORY SERVICES  
DEPARTMENT