

APPENDIX "A"  
SRPBS.24.093

**AMENDMENT NO. \_\_\_\_\_**  
**TO THE RICHMOND HILL**  
**OFFICIAL PLAN**

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**THE CORPORATION OF THE CITY OF RICHMOND HILL**

**BY-LAW NO. \_\_\_\_\_ - \_\_\_\_\_**

A By-law to Adopt Amendment No. \_\_\_\_\_ 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 No. \_\_\_\_\_ 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
David West  
Mayor

\_\_\_\_\_  
Stephen M.A. Huycke  
Clerk

**Part One – The Preamble** is not 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 Site-Specific Official Plan Amendment to the Richmond Hill Official Plan is to amend Section 4.9.1.3(1) to permit a Neighbourhood Commercial use on a property that does not front onto an Arterial Road.

## **1.2 Location**

The lands affected by this Amendment are legally described as Part of Lot 51, Plan 3852, further described as Part 2 of Plan 65R-35079 (Municipal Address: 2 MacKay Drive).

## **1.3 Basis**

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

The proposed development is consistent with the principles and objectives of the PPS.

1. The Provincial Policy Statement (“PPS”) provides policy direction on matters of Provincial Interest related to land use planning and development, including providing direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. In this regard, the PPS includes policies that encourage efficient land use and development patterns, support a range and mix of housing and employment options to accommodate appropriate development to meet the full range of current and future needs, among other objectives.

The proposed development is consistent with the policy direction as set out within the Growth Plan.

2. The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) informs decision-making regarding growth management and environmental protection within the Greater Golden Horseshoe (“GGH”) and provides overall policy direction on matters of provincial interest. The Growth Plan builds upon the policy foundation provided by the PPS and establishes additional and more specific land use planning policies for the GGH. The Growth Plan provides policy direction for how and where growth shall occur, while accommodating forecasted growth in complete communities that are well designed to meet people’s needs for daily

living throughout their lifetime by providing convenient access to an appropriate mix of jobs, services and a full range of housing options. To support these objectives, the Growth Plan includes policies that direct growth within settlement areas, provide for a mix of uses and services and encourage housing options.

Applying the policies of the Growth Plan will support the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores and services. Complete communities will improve overall quality of life, including human health, for people of all ages, abilities and incomes. Lands adjacent to or near to existing and planned frequent transit should support transit, active transportation and a range and mix of uses and activities.

The proposed development is consistent with the policy direction of the York Region Official Plan.

3. The York Region Official Plan (“ROP”) guides economic, environmental and community building decisions to manage growth. The policies of the ROP help to coordinate more detailed planning by the local municipalities, providing detailed policy direction to guide the various types of urban communities that comprise the Region’s urban system. The ROP contains policies that support the creation of complete communities which are designed as accessible, dense and walkable, with most amenities in close proximity to meet people's needs for daily living throughout their lifetimes. The policies of the ROP are intended to create well-designed complete communities that offer a variety of housing, transportation, accessible human services and employment options. Communities are to be planned to use land efficiently and optimize infrastructure in a compact, mixed use pedestrian friendly form providing a variety of land uses including residential, employment and commercial uses.

The subject land is designated “Community Areas” and “Urban Area” and is located in close proximity to the Yonge Street Regional Corridor. Urban areas are intended to provide a diverse and compatible mix of land uses, including residential and employment uses to support vibrant neighbourhoods.

The proposed development is consistent with the policy direction of the City of Richmond Hill Official Plan.

4. The Subject Property is designated “Neighbourhoods” and is located immediately adjacent to the Richmond Hill Centre according to Land Use Map, Schedule A2 of the City of Richmond Hill’s Official Plan. Official Plan Amendment (OPA) 18.4 was recently approved by the City of Richmond Hill in September 2022. As per the OPA 18.4, the purpose of the OPA 18.4 is to facilitate the creation of complete

communities, improving resident access to activities, services and day-to-day needs within a 15-minute walking distance from their home. The amendment applies to all lands within the Settlement Area which are designated Neighbourhoods, pursuant to the City's Official Plan.

OPA 18.4 introduced changes to Section 4.9.1.3 of the City Official Plan which permit the establishment of Neighbourhood Commercial uses on lands which front on an arterial street within the Neighbourhood Designation. These uses include small scale retail, commercial, office, community uses and live work units. In addition, the development of new neighbourhood commercial sites is permitted.

The proposed development conforms to the objectives of the Neighbourhoods designation of the City Official Plan as amended by OPA 18.4.

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## **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 XX, as shown on Schedule 1 attached.

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

“6.XX

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 51, Plan 3852, further described as Part 2 of Plan 65R-35079 (Municipal Address: 2 MacKay Drive) and shown as Exception Area Number \_\_\_\_\_ on Schedule A11 (Exceptions) to this Plan, the following shall apply:

- a. “Notwithstanding Policy 4.9.1.3(1) of the Plan, Neighbourhood Commercial uses may be permitted within the Neighbourhood Designation where the site fronts onto a local road.”

### **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 provision 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.







MACKAY DRIVE

## AMENDMENT No.XX TO THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA SCHEDULE 1

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

### Legend

Official Plan Designation

-  Neighbourhood
-  Richmond Hill Centre



Area to be added to Schedule A11 as  
Exception Area Number \_\_\_\_

