

Amendment 61 To The Richmond Hill Official Plan

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Richmond Hill Official Plan

Official Plan Amendment 61

The attached schedule and explanatory text constitute Amendment Number 61 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 Number 34-25 in accordance with Sections 17 and 21 of the *Planning Act* on the 9th day of April, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill

By-law 34-25

A By-law to Adopt Amendment 61 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 61 to the Richmond Hill Official Plan, consisting of the attached Part Two is hereby adopted.
2. This by-law shall come into force and take effect on the day of the final passing thereof.

Passed this 9th day of April, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

Part One - The Preamble is not a part of the Amendment.

Part Two - The Amendment, consisting of text and maps, constitutes Amendment 61 to the Richmond Hill Official Plan.

Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to add policies that would authorize the continuation of existing uses within the City's designated employment lands, which would maintain the employment designation and associated protections from conversion requests.

1.2 Location

This Amendment would apply across the City of Richmond Hill; more specifically, it would mostly affect the City's designated Employment Lands, including the Beaver Creek, Headford, Barker, and Newkirk Business Parks, and designated employment lands within the North Leslie Secondary Plan area, as illustrated on Schedule 1 to this amendment.

1.3 Basis

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

1. The *Provincial Planning Statement, 2024* ("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.

This proposed amendment is consistent with the PPS by continuing to allow for an appropriate mix and range of employment uses within the City's designated Employment lands, and continuing to preserve and protect those lands from encroachment by sensitive land uses or other non-employment uses.

2. The York Region Official Plan, 2022 ("ROP") guides economic, environmental and community building decisions to manage growth within York Region and establishes policies that support more detailed and refined planning by local municipalities.

This proposed amendment is consistent with the ROP as it aims to protect and maintain the long-term viability of the Employment Areas identified by the ROP. It would also permit the continuation of existing uses such as offices, associated retail and ancillary facilities that are permitted by the ROP, would help protect Employment Areas from conversions, and prevent the addition of non-permitted uses within Employment Areas.

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 61 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 By adding a new policy 4.8.1.1(4) with the following text:

“Pursuant to subsections 1 (1.1) and (1.2) of the *Planning Act*, existing uses in the Employment Area designation that are excluded from the definition of “area of employment” in paragraph 2 of Subsection 1(1) of the *Planning Act* shall be authorized to continue, so long as the use was legally established on or before October 20, 2024.”

2.2.2 Existing policies 4.8.1.1(4)-(8) shall be renumbered to 4.8.1.1(5)-(9).

2.2.3 By adding a new policy 4.8.2.1(4) with the following text:

“Pursuant to subsections 1 (1.1) and (1.2) of the *Planning Act*, existing uses in the Employment Corridor designation that are excluded from the definition of “area of employment” in paragraph 2 of Subsection 1(1) of the *Planning Act* shall be authorized to continue, so long as the use was legally established on or before October 20, 2024.”

2.2.4 By modifying policy 4.8.2.1(3)(a) to replace the reference to policy 4.8.2.1(4) with a reference to policy 4.8.2.1(5).

2.2.5 Existing policies 4.8.2.1(4)-(11) shall be renumbered to 4.8.2.1(5)-(12).

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 61 shall prevail unless otherwise specified.

Schedule 1 to OPA 61

