

Date: September 23, 2025

Attn: Mayor and Members of Council
City of Richmond Hill

Re: Council Meeting – Item 15.2.8
SRPBS.25.081 - Request for Approval – Comprehensive Zoning By-law
Project – City of Richmond Hill – City Files MZBA-23-0001 and MZBA-25-0001
- (CW Item 11.8) - (Proposed By-law 93-25)
On behalf of White Owl Properties Limited
Owners of 855 and 1351 Bloomington Road
City of Richmond Hill

Dear Mayor and Members of Council,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for White Owl Properties Limited, the Owners of 855 and 1351 Bloomington Road, in the City of Richmond Hill (the 'Subject Lands' or 'Site').

At the properties, White Owl operates a golf course & clubhouse (Bloomington Downs), yard waste facility & compost/crushed aggregate sales (Miller Waste) and hot asphalt batching/paving use (by Miller Paving).

On September 2, 2025 we provided written correspondence on the proposed Comprehensive Zoning By-law (CZBL) which proposes to amend the zoning on the subject lands for a variety of Oak Ridges Moraine zones (Countryside – ORMCO, Neutral Linkage – ORMNL and Pit – ORMP). We feel that existing uses should be recognized under the proposed comprehensive zoning by-law to maintain stability of these businesses within already established communities.

Since that time, while we have had some discussions with staff, there have been no revisions made to the proposed CZBL in response to our comments.

Therefore, we would ask Council to:

- 1) Refer the CZBL back to staff for meaningful consultation, with the intent of making required revisions to the CZBL, prior to bringing it back to Council for adoption.

As we have not had sufficient time to review the revised CZBL and its implications in full, the comments in this letter and in our previous letter are without prejudice to its findings from a further and more detailed review of the CZBL.

As currently constituted, we cannot support the CZBL and would recommend that it not be adopted at this time.

Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Principal