

# **Amendment 48 To The Richmond Hill Official Plan**

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## **Richmond Hill Official Plan**

### **Official Plan Amendment 48**

The attached schedule and explanatory text constitute Amendment Number 48 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 XX-24 in accordance with Sections 17 and 21 of the *Planning Act* on the day of \_\_\_\_\_, 2024.

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**David West**  
Mayor

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**Stephen M.A. Huycke**  
City Clerk

# **The Corporation of The City Of Richmond Hill**

## **By-law XX-24**

A By-law to Adopt Amendment 48 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 48 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.**

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**David West**  
**Mayor**

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**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 48 to the Richmond Hill Official Plan.

DRAFT

## Part One – The Preamble

### 1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to permit increased density within a previously approved high-density residential development comprised of an eight storey apartment building on the subject lands.

### 1.2 Location

The lands affected by this Amendment are legally described as Part of Lot 1, Plan 200 (Municipal Addresses: 13572 and 13586 Bayview Avenue). The lands, which are located on the west side of Bayview Avenue have a total area of approximately 1.09 hectares as shown on Schedule 1 attached hereto, with a net developable lot area of 0.474 hectares.

### 1.3 Basis

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

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 options, promote planning for open spaces, parks, trails and linkages, direct development away from natural hazards, and protect natural heritage systems, among other objectives.

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

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 an overarching vision for how and where growth shall occur, while accommodating forecasted growth within complete communities that support access to an appropriate mix of jobs and services, public service facilities, and a full range of housing options. To support the above objectives, the Growth Plan includes policies that

direct growth within settlement areas, provide for a mix of uses and services, encourage housing options, protect natural heritage features and establish minimum intensification and density targets, among other matters.

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

3. The York Region Official Plan (“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. The ROP contains policies that support the development of a diverse and compatible mix of land uses and intensification which is to be directed within strategic locations in the built-up area. The ROP also contains policies relating to fostering high-quality design, a mix and range of housing types, the protection of natural heritage features and safety in relation to natural hazards.

The subject lands are presently shown within the **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP and designated **Community Area** in accordance with Map 1A (Land Use Designations). The **Urban Area** and **Community Area** policies permit a full range and mix of urban uses. The proposal reinforces and supports the planned urban structure identified in the ROP by utilizing existing services to contribute to the creation of a complete community. The proposal demonstrates consistency with the objectives of the York Region Official Plan.

The proposal demonstrates consistency with the policy direction and objectives of the York Region Official Plan.

4. The subject lands are designated **Neighbourhood** in accordance with Schedule A2 (Land Use) of the City’s Official Plan (“Plan”). The proposed development supports the housing goals and objectives of the Plan by contributing to a mix and range of housing in the City.

## **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 48 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 the provisions of Section 6.37 be amended as follows:

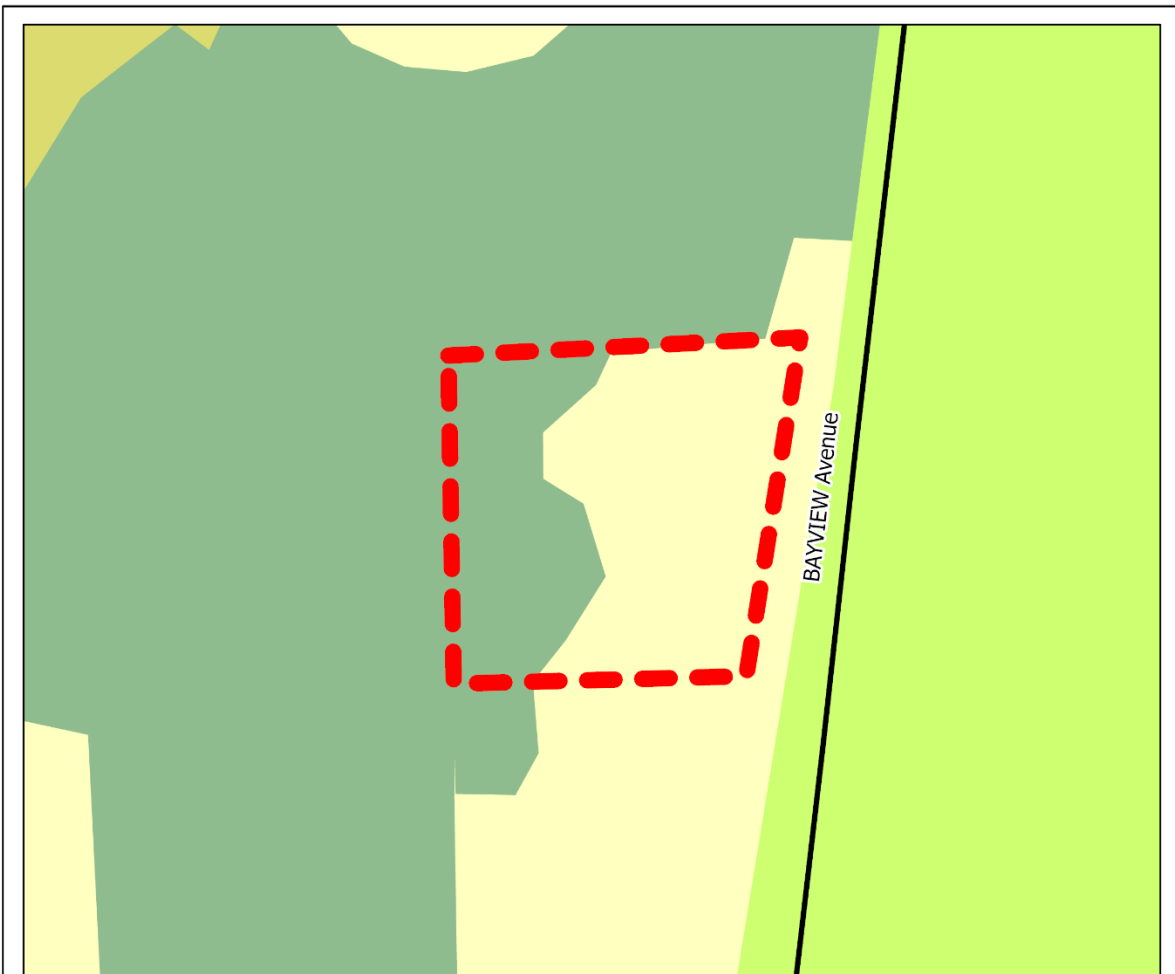
- i. By replacing 218 units per hectare in Section 6.37(b) with 285 units per hectare, so that Section 6.37 appears as follows:
- b. “The maximum density on the subject lands shall be 285 units per hectare based on a lot area of 4,738.0 square metres (50,999.41 square feet).”

### **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 48 shall prevail unless otherwise specified.





**AMENDMENT No.48 TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
SCHEDULE 1  
LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No.48 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**

-  Natural Linkage
-  ORM Countryside
-  Natural Core
-  Neighbourhood



