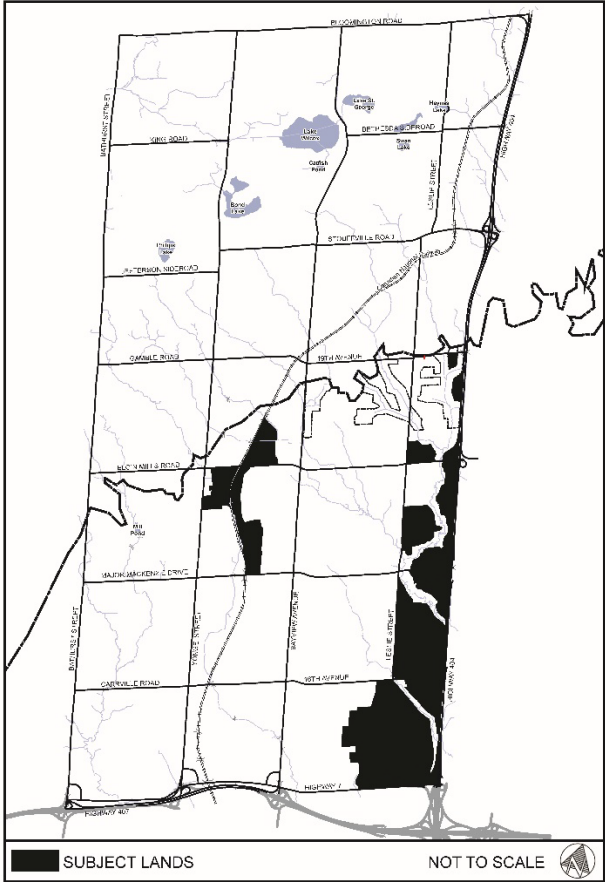


# OPA 18.1 to the Richmond Hill Official Plan (2010) – Automotive Uses in Employment Lands

Prescribed Information in accordance with Ontario Regulation 543/06

<p>1. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.</p>	<p>The proposed amendment affects all designated employment lands in the City of Richmond Hill. See attached map.</p> 
<p>2. If known, the approximate area of the subject land, in metric units.</p>	<p>The area of employment lands in Richmond Hill is approximately 73.6 ha.</p>
<p>3. Whether the proposed amendment changes, replaces or deletes a policy in the official plan.</p>	<p>Yes</p>
<p>4. If the answer to paragraph 3 is yes, the policy to be changed, replaced or deleted.</p>	<p>Policy 4.8.1.1(1) (h) is proposed to be replaced with a modified version. The following policies are proposed to be renumbered to accommodate new policies:</p> <ul style="list-style-type: none"> <li>• 4.8.2.1(2) (c)-(e) to 4.8.2.1(2) (d)-(f)</li> <li>• 4.8.2.1(7)-(11) to 4.8.2.1(8)-(12)</li> <li>• 9.6.3.4(e)-(j) to 9.6.3.4(f)-(k)</li> </ul>
<p>5. Whether the proposed amendment adds a policy to the official plan.</p>	<p>Yes – the proposed amendment would add the following new policies:</p> <ul style="list-style-type: none"> <li>• 4.8.1.1(9)</li> <li>• 4.8.1.2(6)</li> <li>• 4.8.2.1(2) (c)</li> <li>• 4.8.2.1(7)</li> <li>• 4.8.2.2(7)</li> <li>• 9.6.3.4(e)</li> </ul>

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	<ul style="list-style-type: none"> <li>• 9.8.7(l)</li> </ul>
6. The purpose of the proposed official plan amendment.	The purpose of this Amendment to the Richmond Hill Official Plan is to add automotive uses, including sales, as a permitted use within various employment designations, namely “Employment Area”, “Employment Corridor”, and “Office”. The Amendment also adds design criteria specific to automotive uses locating in employment designations.
6.1 In the case of a proposed amendment to a lower-tier municipality’s official plan, an explanation of how the proposed amendment conforms with the upper-tier municipality’s official plan.	The amendment conforms to the York Region Official Plan (2010), which requires the protection of employment lands and encourages the creation of high-quality employment opportunities for residents
7. The current designation of the subject land in the official plan and the land uses that the designation authorizes.	The lands affected by this amendment are designated “Employment Area”, “Employment Corridor”, and “Office”.
8. Whether the proposed amendment changes or replaces a designation in the official plan.	The amendment does not propose to change the designation of any lands.
9. If the proposed amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.	Not applicable
10. The land uses that the proposed amendment would authorize.	The proposed amendment would add automotive vehicle sales, repair and service as a permitted use within the “Employment Area”, “Employment Corridor”, and “Office” designations subject to locational and design criteria.
11. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.	Not applicable
12. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.	Not applicable
13. Deleted because n/a	Not applicable
14. Whether the subject land or land within 120 metres of it is the subject of an application under the Act for,	
i. a minor variance or a consent,	
ii. an amendment to an official plan, a zoning by-law or a Minister’s zoning order, or	Not applicable
iii. approval of a plan of subdivision or a site plan.	Not applicable

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<p>15. If the answer to paragraph 14 is yes, the following information about each application:</p> <ul style="list-style-type: none"><li>i. its file number,</li><li>ii. the name of the approval authority considering it,</li><li>iii. the land it affects,</li><li>iv. its purpose,</li><li>v. its status, and</li><li>vi. its effect on the proposed amendment.</li></ul>	<p><b>Major Mac 404 Realty Inc:</b></p> <ul style="list-style-type: none"><li>i. D01-08001 (OP), D02-09023 (ZBL), D03-11004 (Plan of Subdivision), D06-12116 (Site Plan)</li><li>ii. Ontario Municipal Board/Local Planning Appeal Tribunal</li><li>iii. 1577-1621 Major Mackenzie Drive East</li><li>iv. Proposal to construct a mixed-use commercial centre on the subject lands, and divide into two high-performance industrial-commercial blocks with an open space block and a public road</li><li>v. ZBL and Site Plan appealed to LPAT</li><li>vi. Not affected by OPA 18.1; permission for additional commercial uses can provide greater flexibility to property owner</li></ul> <p><b>Baif Developments Limited:</b></p> <ul style="list-style-type: none"><li>i. D02-10022 (ZBL)</li><li>ii. Local Planning Appeal Tribunal</li><li>iii. 0 Vogell Road</li><li>iv. Permit a retail warehouse on the subject lands</li><li>v. Under appeal to LPAT</li><li>vi. Not affected by OPA 18.1</li></ul> <p><b>775377 Ontario Limited:</b></p> <ul style="list-style-type: none"><li>i. D02-13035 (ZBL), D03-13015 (Plan of Subdivision)</li><li>ii. City of Richmond Hill / Local Planning Appeal Tribunal</li><li>iii. 0 Leslie Street (east side of Leslie Street, south of 19<sup>th</sup> Avenue)</li><li>iv. Facilitate the creation of a subdivision with low- and medium-density residential, office, park, stormwater management, open space, greenbelt, and natural heritage blocks.</li><li>v. ZBL approved by LPAT in 2017; Plan of Subdivision draft approved by Richmond Hill Council in 2018</li><li>vi. Not affected by OPA 18.1; permission for additional commercial uses can provide greater flexibility to property owner</li></ul> <p><b>2179548 Ontario Inc &amp; 2303042 Ontario Inc:</b></p> <ul style="list-style-type: none"><li>i. D01-14001 (OP), D02-14002 (ZBL), D06-16038 (Site Plan)</li></ul>
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	<ul style="list-style-type: none"><li>ii. Ontario Municipal Board (OP/ZBL), City of Richmond Hill (Site Plan)</li><li>iii. 0 East Beaver Creek Road (now 75-85 Norman Bethune Avenue)</li><li>iv. Permit a condominium development with a total of 818 residential units; Phase 3 is for one building with 200 units</li><li>v. In process (awaiting resubmission)</li><li>vi. Not affected by OPA 18.1</li></ul> <p><b>Leslie Richmond Developments:</b></p> <ul style="list-style-type: none"><li>i. D02-15025 (ZBL); D03-15007 (Plan of Subdivision); D06-17101 (Site Plan)</li><li>ii. City of Richmond Hill</li><li>iii. 1521 19th Avenue</li><li>iv. Facilitate the development of lands for medium- and medium/high-density residential, employment, park, stormwater management, and natural heritage blocks</li><li>v. ZBL approved in 2018, awaiting further revisions; Plan of Subdivision draft approved in 2018</li><li>vi. Not affected by OPA 18.1; permission for additional commercial uses can provide greater flexibility to property owner</li></ul> <p><b>T-York 7 Holding Ltd:</b></p> <ul style="list-style-type: none"><li>i. D01-16004 (OP), D02-16031 (ZBL), D06-16068 (Site Plan)</li><li>ii. Local Planning Appeal Tribunal</li><li>iii. 161 York Boulevard</li><li>iv. Permit an additional stand-alone restaurant on the subject lands</li><li>v. OP approved by LPAT; ZBL and Site Plan in process.</li><li>vi. Not affected by OPA 18.1</li></ul> <p><b>Quarre Properties Inc:</b></p> <ul style="list-style-type: none"><li>i. D01-17002 (OP), D02-17005 (ZBL)</li><li>ii. City of Richmond Hill</li><li>iii. 0 Brodie Drive</li><li>iv. Permit three car dealerships on the subject lands</li><li>v. In process</li><li>vi. May inform finalization of OPA 18.1</li></ul> <p><b>Unicorr Limited:</b></p> <ul style="list-style-type: none"><li>i. D02-19003 (ZBL), D06-19024 (Site Plan)</li><li>ii. City of Richmond Hill</li><li>iii. 68 Leek Crescent</li></ul>
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	<ul style="list-style-type: none"> <li>iv. Facilitate the expansion of the existing parking lot</li> <li>v. In process</li> <li>vi. Not affected by OPA 18.1</li> </ul> <p><b>2702485 Ontario Inc:</b></p> <ul style="list-style-type: none"> <li>i. D02-19022 (ZBL), D03-19006 (Subdivision)</li> <li>ii. City of Richmond Hill</li> <li>iii. 178 Centre Street East</li> <li>iv. Permit development of 22 semi-detached and 2 single detached dwellings on a private laneway</li> <li>v. In process</li> <li>vi. Not affected by OPA 18.1</li> </ul> <p><b>JPD Properties/Richmond Hill Honda:</b></p> <ul style="list-style-type: none"> <li>i. D01-20007 (OP)</li> <li>ii. City of Richmond Hill</li> <li>iii. 0 Ultimate Drive</li> <li>iv. Permit a motor vehicle sales establishment on the subject lands</li> <li>v. In process</li> <li>vi. May inform finalization of OPA 18.1</li> </ul>
<p>16. An explanation of how the proposed amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.</p>	<p>The amendment is consistent with the Provincial Policy Statement (2020), which requires that municipalities plan for and accommodate an appropriate range and mix of employment uses.</p>
<p>17. Whether the subject land is within an area of land designated under any provincial plan or plans.</p>	<p>Yes – all lands are subject to the Growth Plan for the Greater Golden Horseshoe; portions of the “Employment Area” and “Office” designations are under the Oak Ridges Moraine Conservation Plan (within the settlement area designation).</p>
<p>18. If the answer to paragraph 17 is yes, an explanation of how the proposed amendment conforms or does not conflict with the provincial plan or plans.</p>	<p>OPA 18.1 conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), which among other matters supports the efficient use of employment areas and vacant and underutilized employment lands. OPA 18.1 applies to lands that are already designated as “settlement area” in the Oak Ridges Moraine Conservation Plan, and does not expand the settlement area or propose any changes to the existing designations, which are in conformity with the Plan. Additionally, OPA 18.1 does not propose any additional uses that are not</p>

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	already permitted in other portions of the settlement area.
19. The original or a certified copy of any other information and material that is required to be provided by the official plan of the municipality or planning board. O. Reg. 543/06, s. 2; O. Reg. 68/18, s. 1.	Not applicable