

**Amendment 18.9
To The Richmond Hill
Official Plan**

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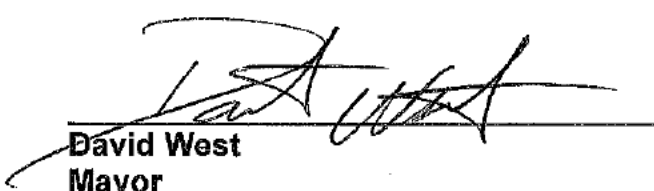
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Richmond Hill Official Plan

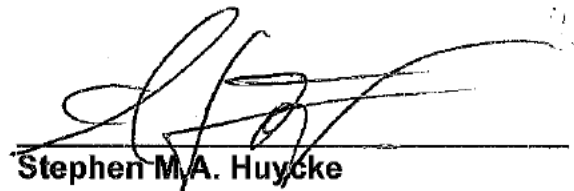
Official Plan Amendment 18.9

The attached schedules and explanatory text constitute Amendment No. 18.9 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 No. 81-26 in accordance with Sections 17 and 26 of the Planning Act on the 16th day of September, 2026.



David West
Mayor



Stephen M.A. Huycke
City Clerk



The Corporation of The City Of Richmond Hill

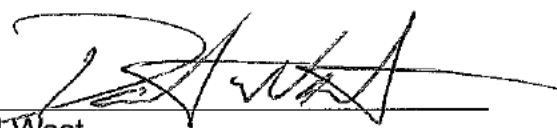
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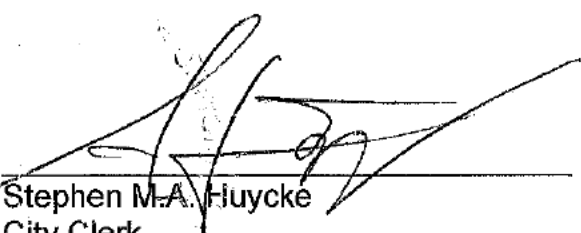
A By-law to Adopt Amendment 18.9 to the
Richmond Hill Official Plan

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 18.9 to the Richmond Hill Official Plan, consisting of the attached Part Two is hereby adopted and consolidated with the Richmond Hill Official Plan.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the aforementioned Amendment 18.9 to the Richmond Hill Official Plan.
3. This by-law shall come into force and take effect on the day of the final passing thereof.

Passed this 16th day of September 2026.



David West
Mayor

Stephen M.A. Huycke
City Clerk

1 Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan (OPA) is to update the City of Richmond Hill in accordance with Sections 17 and 26 of the *Planning Act* to address Provincial conformity and consistency requirements. This Amendment provides direction for key policy areas, incorporates applicable policies of the York Region Official Plan, and includes various updates to improve implementation of the City's Official Plan. This OPA addresses policies regarding: employment lands; protected major transit station areas; Regional mixed-use corridors; local centres; environment, natural hazards and greenway system; climate change and sustainable development; water resource management; the agricultural system; mineral aggregate and petroleum resources; place-making and urban design; and other conformity and housekeeping matters.

1.2 Location

This Amendment applies to all lands within the City of Richmond Hill.

1.3 Basis

The proposed modifications to the City of Richmond Hill Official Plan are intended to implement the following Provincial and City policies and direction:

- Provisions of the *Planning Act* which authorize municipalities to identify and delineate the boundaries of Protected Major Transit Station Areas (PMTSAs) and to identify authorized land uses and minimum densities for buildings and structures on lands within the PMTSA.
 - This amendment carries forward the remainder 10 PMTSAs boundaries and minimum density targets from the York Region Official Plan into the City of Richmond Hill Official Plan. Seven of the City's PMTSAs have already been addressed through previous Official Plan Amendments. Consistent with Provincial requirements, the amendment provides minimum site density targets by land use designation with each PMTSA.
- Provisions of the *Planning Act* and policies of the Provincial Planning Statement, 2024 (PPS) which provide requirements and direction on permitted uses within designated Employment Areas.

- This amendment contains revised permitted uses for the City's Employment Area designation consistent with the *Planning Act* definition and also provides updated mapping of Employment Areas, including the removal of a number of areas that do not meet the Provincial definition that are designated as Employment Area in the current Official Plan;
 - The Employment Corridor land use designation is proposed to be removed for most of the City as it currently permits some uses that are no longer part of the Provincial Employment Area definition; and
 - A new Business Commercial designation is proposed to support the City's Employment Areas and is focused on office, retail and institutional uses.
- Policies of the PPS which encourage compact, mixed-use development to support liveable and resilient communities while considering housing needs; as well as support a strong and competitive economy and optimizing investments in infrastructure and public service facilities to support convenient access to housing, quality employment, services and recreation. In accordance with the PPS, OPA 18.9 proposes the following updates to the City's Official Plan:
 - Increases height and density permissions for the City's Regional Mixed-Use Corridors (RMUC) located along parts of Yonge Street and Highway 7, outside of the Regional Centre and Key Development Areas. These areas are envisioned to continue to accommodate intensification through a broad range and mix of land uses in higher density, compact and pedestrian and transit-oriented built form. In addition, OPA 18.9 proposes two new RMUC areas in Richmond Hill consisting of the south side of High Tech Road from Red Cedar Avenue to Bayview Avenue and the east side of Yonge Street, north of the Village Local Centre, in the vicinity of the south end of Enford Road;
 - Supports intensification in the City's Local Centres by adding a new land use policy framework for the recently established East Beaver Creek and Highway 7 Local Centre and the Bathurst and Highway 7 Local Centre. The policies set out permitted land uses, minimum and maximum building heights and densities, public realm policies and other land use planning requirements;
 - Contains policies to minimize risks associated with natural hazards and to support the protection of these areas over the long-term;
 - Expands protective policies for water resource management and technical modifications to the existing water resource policy framework with respect to watershed planning, key hydrologic features and key hydrologic areas;

- Provides general policy protections for the City's prime agricultural uses and protection policies for mineral aggregate resources and petroleum resource operations;
- Builds upon existing policies to re-emphasize support for climate change mitigation and sustainable development including the development of sustainable, low-carbon, compact, mixed-use and transit-oriented communities. Additional policy modifications focus on efforts to achieve low-carbon energy alternatives with a target of net-zero emissions by 2050, reduction of vehicle emissions, energy conservation and efficiency, including renewable energy, water and soil conservation and integrated waste management, mitigation of vulnerabilities and risks, and stormwater management that addresses flood and erosion risks, among other initiatives;
- Updates the City's population and employment forecasts to 2051, based on the forecast in the York Region Official Plan, 2022;
- Contains updated policies to guide Indigenous engagement and partnerships including a commitment to develop an Indigenous framework to provide guidance on engaging Indigenous Peoples on planning matters;
- Modifies policies to emphasize and strengthen the promotion of safety, walking, cycling and transit ridership and as well as non-auto modal splits. There are also policies addressing streeting widenings and conveyances for City and Regional rights-of-way; and
- Updates the urban design and placemaking policies to balance intensification directives with the need to ensure an appropriate interface with adjacent residential communities to prioritize development of compact and transit-supportive design. In addition, policy modifications are proposed with respect to building height and building separation, transition; building height and separation; expansion of existing commercial developments; and automotive service commercial facilities and parking garages.
- Policies of the Oak Ridges Moraine Conservation Plan (ORMCP) (2017), protect the ecological and hydrological integrity of the Oak Ridges Moraine and provide for land and resource uses and development that are compatible with the objectives of the ORMCP. In accordance with the ORMCP, OPA 18.9 proposes the following:
 - Identifies a contiguous prime agricultural area in the northeastern quadrant of Richmond Hill within the ORM Natural Core and ORM Natural Linkage land use designations;

- Updates permissions for a range of agricultural and agricultural-related uses within the prime agricultural area and on rural lands; and
- Updates requirements and terminology with respect to key natural heritage features and key hydrologic features, expands on existing protective policies within the ORMCP for development and site alteration and expands protective policies for drinking water in vulnerable areas.
- Policies of the Greenbelt Plan (2017), which protect the region's agricultural land base as well as the ecological and hydrological features, areas and functions.
 - In accordance with the Greenbelt Plan, OPA 18.9 recognizes the agricultural viability and protection of the agricultural system within the Greenbelt Protected Countryside designation.

The proposed modifications to the City of Richmond Hill Official Plan in OPA 18.9 also implement the following policy directions:

- In order to support continue economic vitality across the City, OPA 18.9 proposes policy modifications to provide greater flexibility and improve implementation for the retention and expansion of interim commercial development within the City's centres and corridors.
- In order to align policies with current City objectives, OPA 18.9 proposes revisions to recognize the City's intention to develop a Natural Heritage Strategy in order to prioritize and guide restoration, ecological enhancements, land acquisition and stewardship activities. Furthermore, an increase in the City's target percentage for tree cover is proposed from 30% to 35%.
- Technical and housekeeping revisions to align with current legislation and Provincial plans, respond to current standards and practices, improve implementation, streamline development application review and maintain consistency across the Plan, among other related objectives
- Incorporation of the applicable policies of the York Region Official Plan (2022) due to the removal of planning responsibilities under the *Planning Act* for York Region as of July 1, 2024, where York Region is no longer the approval authority of the Plan or its amendments in accordance with Bill 185, *Cutting Red Tape to Build More Homes Act*.
- The proposed amendment is also informed by consultation the City has undertaken on OPA 18.9 which consisted of:
 - A Public Open House on June 11, 2026 at the McConaghy Centre;
 - A Council Public Meeting on June 23, 2026; and

- A Special Council Meeting on July 7, 2026.

1.4 Implementation and Interpretation

Schedules “1” to “22” attached hereto and form part of this amendment, are proposed to be added to or to replace existing schedules and appendices in Chapter 7 of the Official Plan.

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 Appendix is not an operative part of the Official Plan, and is provided for information purposes only.

2 Part Two - The Amendment

2.1 Introduction

All of this part of the document entitled **Part Two – The Amendment**, consisting of the following text in Section 2.2, including all text in grey boxes which are provided for illustrative purposes only, and the attached Schedules “1” to “22” constitutes Amendment 18.9 to the Richmond Hill Official Plan.

2.2 Details of the Amendment

The City of Richmond Hill Official Plan is amended as follows:

2.2.1. That the following be inserted before Section 1 Introduction:

2.2.1.1. That a new sub-heading titled “Land Acknowledgement” and text be added:

Land Acknowledgement

We are gathering on lands that have been home to First Nations Peoples from time immemorial. We acknowledge that what we now call Richmond Hill is on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Mississauga and Chippewa Nations of the Williams Treaties. We also recognize that we are on part of the traditional territories of the Haudenosaunee and the Huron Wendat.

We would also like to acknowledge all First Nation, Inuit and Métis peoples from across North America, also known as Turtle Island, who now reside in the City of Richmond Hill. We are committed to rebuilding constructive and cooperative relationships.

2.2.2. That Section 1.2 Context be amended as follows:

2.2.2.1. That the existing first paragraph be deleted and replaced with the following subheadings and text:

History of Indigenous Peoples in Richmond Hill

Richmond Hill has an 11,000-year settlement history during which Indigenous Peoples hunted, gathered, fished, grew crops and foraged on the lands and along the

shores of the *kettle lakes* within the present day boundaries of the municipality. Indigenous Peoples have left archaeologically significant resources that, when combined with oral histories, provide insight into how they engaged with the land and how their unique relationship to the land continues to shape the history and economy of Ontario today.

Aboriginal Rights are elements of Indigenous custom, practice or tradition that were historically integral to the distinctive culture of Indigenous Peoples. *Treaty* Rights are the specific rights embodied in the *treaties* that were entered into with Canada, and often address the creation of reserves for the exclusive use of Indigenous Peoples.

The City of Richmond Hill is located on lands covered by Treaty 13 (the Toronto Purchase) and the Williams Treaties (as shown on **Appendix 10** and **Appendix 11**). Our *Treaty* Partners are those First Nations who are party to those treaties; they are the Mississaugas of the Credit First Nation, Alderville First Nation, Chippewas of Beausoleil First Nation, Chippewas of Georgina Island First Nation, Chippewas of Rama First Nation, Curve Lake First Nation, Hiawatha First Nation and Mississaugas of Scugog Island First Nation.

Treaty 13: Mississaugas of the Credit First Nation

The Mississaugas of the Credit First Nation signed a series of treaties between 1781 and 1820 that transferred vast tracts of land in southern Ontario to the British Crown. The Toronto Purchase (Treaty 13) initiated in 1805 where the Mississaugas of the Credit ceded most of present-day Toronto including City of Richmond Hill. In 2010, the Canadian government reached a settlement recognizing the Mississaugas of the Credit as traditional custodians of the land.

The Mississaugas of the Credit First Nation's territory commences at Long Point on Lake Erie and extends eastward along the shore of the Lake to the Niagara River and down the River to Lake Ontario. It further extends northward along the shore of Lake Ontario to the Rouge River east of Toronto, then up the Rouge River to the dividing ridge. From the dividing ridge, it extends to the headwaters of the River Thames, then southward to Long Point, where it began.

The Mississaugas of the Credit First Nation's territory encompasses, among other places, present-day

Kitchener, Niagara Falls, Hamilton, Toronto and Richmond Hill, as well as the lands and waters between and surrounding these places. Williams Treaties

In 1923, Canada and the Province of Ontario negotiated the Williams Treaties, which encompass about 52,000 square kilometres of lands. The 1923 Williams Treaties were further renegotiated and settled in 2018, which confirmed the inherent right to hunting, fishing, and harvesting for the First Nations in their territories.

- 2.2.2.2. That the following text in grey be added as a sidebar:

In accordance with the United Nations Declaration on the Rights of Indigenous Peoples as applied and interpreted by Courts of competent jurisdiction, and in recognition of the right of First Nations to carry out traditional pursuits in a respectful and unrestricted manner, Richmond Hill will continue its work on building relationships with Treaty Rights holders and other Indigenous Peoples.

The City recognizes and offers respect to Indigenous Peoples and their stewardship of the land, water, and natural resources which extends back thousands of years, and strives to protect it for future generations.

- 2.2.2.3. That the last sentence of the existing third paragraph (new ninth paragraph) be deleted.

- 2.2.2.4. That the fourth sentence of the existing fifth paragraph (new eleventh paragraph) be amended by replacing the words “Provincial Policy Statement (2005)” with the words “Provincial Planning Statement (2024)”, and deleting the words “, and the Growth Plan for the Greater Golden Horseshoe” so that it appears as follows:

Recent Provincial initiatives including changes to the *Planning Act*, the Provincial Planning Statement (2024), the Oak Ridges Moraine Conservation Plan (ORMCP), and the Greenbelt Plan focus on managing growth and curbing the effects of urban sprawl through planned intensification, mixed-use development and compact built form.

- 2.2.2.5. That the last three sentences of the existing fifth paragraph (new eleventh paragraph) be deleted.

- 2.2.2.6. That the following text in grey be added as a sidebar:

The City recognizes the unique role Indigenous Peoples have in land use planning and development, and the contribution of Indigenous perspectives and traditional knowledge to land use planning decisions. As per the Provincial Planning Statement, the Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their Section 35 Aboriginal or *Treaty* Rights and the City also recognizes the importance of consulting with our *Treaty* Rights holders.

- 2.2.3. That Section 1.4 Effect and Duration be amended as follows:

- 2.2.3.1. That the first sentence of the first paragraph in the preamble be amended by replacing the year “2031” with the year “2051”.

- 2.2.3.2. That the fourth bullet be amended by adding the words “policies and” after the words “established by Provincial”, replacing the words “Provincial Policy Statement” with the words “Provincial Planning Statement”, and deleting the words “, and the Growth Plan for the Greater Golden Horseshoe” so that it appears as follows:

Conforms to and builds on the concept of complete communities and growth management established by Provincial policies and initiatives such as the Provincial Planning Statement, the ORMCP, and the Greenbelt Plan;

- 2.2.3.3. That the fifth bullet be deleted.

- 2.2.3.4. That the seventh bullet (new sixth bullet) be amended by replacing the words “Strategic and Official Plans” with the words “Strategic Plan” so that it appears as follows:

Is one of the primary implementation mechanisms for the City’s Strategic Plan and subsequent review of the Strategic Plan; and

- 2.2.4. That Section 2 Vision and Guiding Principles be amended as follows:

- 2.2.4.1. That the first sentence of the first paragraph be amended by deleting the words “and Regional Policy” so that it appears as follows:

The approach to developing this Official Plan is based on Provincial direction from the top-down merged with local community input and technical expertise.

2.2.5. That Section 2.1 Vision Statement be amended as follows:

2.2.5.1. That the fifth bullet be amended by adding the words “Indigenous Peoples,” after the words “to partner with” so that it appears as follows:

Brings about a call to action to partner with Indigenous Peoples, York Region and other levels of government, agencies, stakeholders, developers and the public to achieve common city-building goals.

2.2.5.2. That the first sentence of the fourth paragraph be amended by deleting the words “and York Region” so that it appears as follows:

To implement this Official Plan vision, the policies of this Plan reflect the planning direction of the Province while balancing the desire of the community for managed growth at a scale that reflects the local context and positively contributes to the City’s character, identity, and vision.

2.2.5.3. That the second sentence of the fourth paragraph be amended by adding the words “and protected” after the words “are to be enhanced”, and adding the word “compatible” after the words “that includes a” so that it appears as follows:

Growth is directed away from environmental areas that, over time, are to be enhanced and protected as important natural features of a connected Greenway System that includes a compatible linkage with urban open spaces.

2.2.5.4. That the third sentence of the fourth paragraph be amended by adding the words “, including acknowledging Indigenous Peoples and early settlers in Richmond Hill” after the words “link to our past,” so that it appears as follows:

Cultural heritage resources will be managed to provide a link to our past, including acknowledging Indigenous Peoples and early settlers in Richmond Hill.

- 2.2.5.5. That the seventh sentence of the fourth paragraph be amended by uncapitalizing the word “Village” so that it appears as follows:

Each area of the City, whether it be a business park, the historic village or the Richmond Hill Centre, will continue to have an identifiable character.

- 2.2.6. That the following text in grey be added as a sidebar in Section 2.2 Guiding Principles:

The City's Strategic Plan commits to truth and reconciliation with Indigenous Peoples by building ongoing relationships with our *Treaty* Partners and Indigenous Peoples living in Richmond Hill.

- 2.2.7. That Section 3.1 Complete Community be amended as follows:

- 2.2.7.1. That the second sentence of the second paragraph be amended by deleting the words “City’s urban structure” and adding the words “of the city structure” after the word “framework” so that it appears as follows:

As identified through the framework of the city structure, the majority of growth will be directed to a network of *centres and corridors* which are to be the primary areas for *intensification* based on existing and planned public rapid transit, *infrastructure* and public service facilities (i.e. human services and institutional uses).

- 2.2.7.2. That the third sentence of the second paragraph be amended by adding the words “by enhancement and protection of natural heritage features” after the words “Greenway System”, and adding the word “preserve” before the words “*employment lands*” so that it appears as follows:

Outside these areas, growth will be limited in order to sustain the unique character of the City’s neighbourhoods, preserve the City’s Greenway System by enhancement and protection of natural heritage features and preserve *employment lands*.

- 2.2.7.3. That the fourth sentence of the second paragraph be amended by deleting the word “parks” so that it appears as follows:

Building on this approach to growth management and intensification, additional components of a complete community addressed in this section include: the

integration of land uses where appropriate to encourage a greater mix and range of uses; policies to meet the basic needs of a growing and diverse population through housing, employment, community uses (public and human services), and servicing.

2.2.8. That Section 3.1.1 Growth Management be amended as follows:

- 2.2.8.1. By removing the first paragraph from policy 3.1.1 (1) so that it forms part of a new preamble.
- 2.2.8.2. That the second sentence of the first paragraph (new preamble) be deleted.
- 2.2.8.3. By adding the words “It is the policy of Council:” following the new preamble.
- 2.2.8.4. That the second paragraph from policy 3.1.1 (1) be numbered as new policy 3.1.1 (1).
- 2.2.8.5. That Table 1: City-wide Population and Employment Forecast in new policy 3.1.1 (1) be deleted and replaced with the following table:

Year	2016	2021	2031	2041	2051
Population	201,000	208,300	251,600	283,800	320,100
Employment	78,800	83,400	96,600	108,400	122,500

2.2.9. That Section 3.1.2 Managing Growth Within the Settlement Area be amended as follows:

- 2.2.9.1. That the third sentence of the first paragraph in the preamble be amended by replacing the words “20-year supply of urban land to accommodate growth in accordance with the York Region Official Plan” with the words “sufficient supply of land to accommodate growth to 2051” so that it appears as follows:

The land within the *settlement area* represents a sufficient supply of land to accommodate growth to 2051.

- 2.2.9.2. That the fourth sentence of the first paragraph in the preamble be amended by deleting the words “beyond the *built boundary* and the *designated greenfield area*” and adding the words “in the absence of changes to the ORMCP and/or the Greenbelt Plan” after the words “of this Plan” so that it appears as follows:

This Plan does not contemplate the limits of the *settlement area* being expanded over the time horizon of this Plan in the absence of changes to the ORMCP and/or the Greenbelt Plan.

- 2.2.9.3. That the first sentence of the second paragraph in the preamble be amended by replacing the words “*built boundary*,” with the words “built-up area” and deleting the words “identified by the Province of Ontario,” so that it appears as follows:

Within the *settlement area* is the built-up area within which *intensification* of residential and employment uses will occur.

- 2.2.9.4. That the second sentence of the second paragraph in the preamble be amended by replacing the words “*built boundary*,” with the words “built-up area”, and replacing the words “*designated greenfield areas* where the establishment of new communities will occur” with the words “developing greenfield areas as shown on **Schedule A3** (Settlement Area)” so that it appears as follows:

Areas outside of the built-up area but within the *settlement area* are considered to be developing greenfield areas as shown on **Schedule A3** (Settlement Area)

- 2.2.9.5. That the third sentence of the second paragraph in the preamble be deleted.

- 2.2.9.6. That policy 3.1.2 (1) be amended by replacing the year “2031” with the year “2051” and adding the number “1” after the word “**Table**” so that it appears as follows:

Population and employment growth shall be accommodated within the *settlement area* boundary to 2051 in accordance with **Table 1** and the policies of this Plan.

- 2.2.9.7. That policy 3.1.2 (2) be deleted, and replaced with the following text:

The policies of this Plan support an *intensification* target of 78% of residential unit growth between 2021 and 2051 to occur within the City's built-up area as shown on **Schedule A3** (Settlement Area).

2.2.9.8. That policies 3.1.2 (3) through (7) be deleted in their entirety.

2.2.9.9. That policy 3.1.2 (8) be renumbered to policy 3.1.2 (3), and be amended by deleting the words "with York Region", deleting the words "a housing supply of 3 to 7 years across the Region in registered and draft approved plans of subdivision, condominium plans and/or site plans", inserting a new sub-policy (a) with the following text "a minimum 15-year supply of land designated for residential unit growth; and", and inserting a new sub-policy (b) with the words "lands with servicing capacity to support a minimum 3-year supply of residential units on lands suitably zoned" so that it appears as follows:

The City will work to maintain:

- a. a minimum 15-year supply of land designated for residential unit growth; and
- b. lands with servicing capacity to support a minimum 3-year supply of residential units on lands suitably zoned.

2.2.9.10. That Table 2: Minimum intensification targets within the built boundary be deleted.

2.2.10. That Section 3.1.3 City Structure be amended as follows:

2.2.10.1. That the second sentence of the second paragraph be amended by deleting the words "and Regional policy" so that it appears as follows:

It provides a visual synthesis of Provincial direction for growth management combined with feedback from the public on where Richmond Hill's distinct features, systems, economies and places should be enhanced.

2.2.10.2. That policy 3.1.3 (2) be amended by adding the words "the Business Commercial designation," after the words "Leslie Street Institutional Area," and replacing the words "*municipal comprehensive review*" with the words "*comprehensive review*" so that it appears as follows:

Over the time horizon of this Plan, the *centres and corridors* of the city structure shown on **Schedule A1** (City Structure) and defined on **Schedule A2** (Land Use) to this Plan shall accommodate the majority of the City's projected population growth. Projected employment growth will be accommodated within the City's *employment lands*, the Leslie Street Institutional Area, the Business Commercial designation, and in the *centres and corridors*. The addition of new or expansion of existing *centres and corridors* is not anticipated and shall only be initiated by the City through a *comprehensive review*.

- 2.2.10.3. That the third sentence in policy 3.1.3 (4) be amended by adding the words “constitute the City’s strategic growth areas in accordance with the Provincial Planning Statement, 2024 and” after the words “**Schedule A1** (City Structure)” so that it appears as follows:

The network of *Centres and Corridors* listed in **Figure 1** and shown on **Schedule A1** (City Structure) constitute the City’s strategic growth areas in accordance with the Provincial Planning Statement, 2024 and are areas that are planned to accommodate the majority of growth within the City.

- 2.2.10.4. That sub-policy 3.1.3 (7) (c) be amended by deleting the words “In accordance with the York Region Official Plan (2022) and as shown on Schedule A3,”, adding the words “as shown on **Schedule A3** (Settlement Area)” at the end of sub-policies (c) (ii) and (c) (iii) so that it appears as follows:

Be planned to achieve a minimum gross density of:

- i. 1,400 persons and jobs per hectare for the lands referred to in section 2 of Ontario Regulation 344/22 (as shown in **Schedule 2** (Land Use) of the Richmond Hill Centre Secondary Plan);
- ii. 400 persons and jobs per hectare for the balance of ‘PMTSA #49 - Richmond Hill Centre Subway Station’ as shown on **Schedule A3** (Settlement Area);
- iii. 200 persons and jobs per hectare for ‘PMTSA #41 - Bantroy-Scott BRT Station’ as shown on **Schedule A3** (Settlement Area).

- 2.2.10.5. That policy 3.1.3 (8) be amended by replacing the words “*municipal comprehensive review*” with the words “*comprehensive review*” so that it appears as follows:

Development applications to amend the Official Plan that would have the effect of reducing the density of a *site* that has been designated for *medium or high-density residential development* in the *centres and corridors* shall only be considered through a *comprehensive review*.

- 2.2.10.6. That policy 3.1.3 (15) be amended by deleting the words “and the Employment Corridor designation. The majority of employment *intensification* will take place along the Employment Corridors serviced by existing and planned public rapid transit” so that it appears as follows:

The *employment lands* will accommodate *intensification* of employment uses as permitted under the Employment Area designation.

- 2.2.10.7. By adding a new policy 3.1.3 (18) with the following text:

The Business Commercial designation will accommodate *intensification* primarily through *office, major office, retail, and commercial* uses. The Business Commercial designation is envisioned for employment-generating uses that support the *employment lands* as well as promoting economic growth within the City.

- 2.2.11. That Figure 2 in Section 3.1.3 be amended as follows:

- 2.2.11.1. That 1. Richmond Hill Centre be amended by adding the word “located” before the words “at Yonge Street”, deleting the words “is identified as an urban growth centre in the Growth Plan for the Greater Golden Horseshoe and as a Regional Centre in the York Region Official Plan. The Richmond Hill Centre is part of the Richmond Hill/Langstaff Gateway Urban Growth Centre (UGC) shared with the City of Markham. It”, and replacing the words “pedestrian and other forms of” with the words “*active transportation*” so that it appears as follows:

Richmond Hill Centre located at Yonge Street and Highway 7 will become a vibrant, urban mixed-use centre that is transit-oriented and supports *active transportation*. This centre will contain the greatest height and densities in the City, focused around a major inter-modal Regional transit hub.

- 2.2.11.2. That the first sentence in 7. Neighbourhoods be amended by replacing the words “day nurseries” with the words “*child care centres*” so that it appears as follows:

Neighbourhoods are generally characterized by *low-* and *medium-density residential* areas and a range of service uses and facilities including neighbourhood commercial plazas, schools, *child care centres*, places of worship, community centres, parks and urban open spaces.

- 2.2.11.3. That the first sentence in 8. Employment Lands be amended by deleting the words “and Employment Corridors” so that it appears as follows:

The City’s employment lands (consisting of Employment Areas) are located along the Highway 404 Corridor, including the Beaver Creek, Headford, and Barker Business Parks, and along portions of the CN Rail line, including the Newkirk Business Park.

- 2.2.11.4. That the fifth sentence in 9. Greenway System be amended by deleting the words “, and East Holland River” so that it appears as follows:

The natural areas of the Greenway System include features and functions of the natural environment including a portion of the Oak Ridges Moraine, the Greenbelt urban river valleys, the Don River, Rouge River, and Humber River systems, and numerous *wetlands, kettle lakes*, forests, and woodlots in the City.

- 2.2.11.5. By adding a new number 11 with the following text:

11. Business Commercial

The Business Commercial designation is located on Highway 7 from the Beaver Woodland to Leslie Street and on the west side of Leslie Street from Highway 7 to West Pearce Street as well as on lands located north of Elgin Mills Road East and east of Leslie Street. These areas are generally characterized by a mix of *office, commercial, retail* and community uses, with opportunities for *intensification* of employment-generating uses.

- 2.2.12. That a new Section numbered and titled as 3.1.3.1 Protected Major Transit Station Areas be added as follows:

2.2.12.1. By adding a preamble with the following text:

Protected major transit station areas represent locations that are generally located along Yonge Street and Highway 7 Regional Corridors and at the Richmond Hill GO Rail Station located at Newkirk Road and Major Mackenzie Drive. These areas are within *walking distance* of a higher-order transit stop or station (e.g. subway, bus rapid transit, GO Rail). This Plan delineates the location and boundaries of *protected major transit station areas* within the City, and sets out applicable minimum density targets for each area.

All major transit station areas identified in this Plan are designated as *protected major transit station areas* in accordance with the provisions of the *Planning Act*. These areas are generally suitable for *intensification*, mixed use, and transit-oriented development.

Each *protected major transit area* is unique with varying levels of *intensification* and will be planned based on local context and conditions. The minimum density targets within *protected major transit station areas* and the *centres and corridors* may be achieved beyond the planning horizon of this Plan.

It is the Policy of Council that:

2.2.12.2. By adding new policies 3.1.3.1 (1) to (4) with the following policy text:

1. The location, boundaries and minimum density targets of each *protected major transit station area* are shown on **Schedule A3** (Settlement Area) to this Plan.
2. The minimum density targets for *protected major transit station areas* in this Plan are measured in people and jobs per hectare. To ensure that *development* within the *protected major transit station areas* contributes to achieving to the minimum density target assigned to the applicable *protected major transit station area* as shown on **Schedule A3** (Settlement Area), *development* within each *protected major transit station area* shall achieve the minimum site density (by land use designation) as set out in Table 2 to this Plan.
3. The addition of new or expansion of existing *protected major transit station areas* shall only be

initiated by the City and approved by the Province through a *comprehensive review* of the Official Plan.

4. *Development* within *protected major transit station areas* shall be in accordance with the corresponding land use policies set out in **Chapter 4** (Land Use Policies) of this Plan, and shall have regard to the local context of the surrounding area, the City Structure, and the *intensification* hierarchy set out in this Plan.

2.2.12.3. By adding the following new Table 2: Minimum Density Target and Minimum Site Density Requirements for Protected Major Transit Station Areas after the new policy 3.1.3.1 (4):

Table 2 – Minimum Density Target and Minimum Site Density Requirements for Protected Major Transit Station Areas

Protected Major Transit Station Area (PMTSA)	Supported Transit Line	Minimum PMTSA Density Target (Residents and Jobs combined per hectare)	Minimum Site Density (by land use designation)
PMTSA #8 Chalmers BRT Station	Bus Rapid Transit along Highway 7	200 R+J/Ha	Regional Mixed-Use Corridor: 1.75 FSI
PMTSA #11 East Beaver Creek BRT Station	Bus Rapid Transit along Highway 7	200 R+J/Ha	East Beaver Creek Local Centre: 1.5 FSI
PMTSA #14 Leslie-Highway 7 BRT Station	Bus Rapid Transit along Highway 7	200 R+J/Ha	Business Commercial: 1.25 FSI East Beaver Creek Local Centre: 1.5 FSI
PMTSA #23 Valleymede BRT Station	Bus Rapid Transit along Highway 7	250 R+J/Ha	Regional Mixed-Use Corridor: 0.5 FSI

PMTSA #25 West Beaver Creek BRT Station	Bus Rapid Transit along Highway 7	160 R+J/Ha	Employment Area: 0.75 FSI Business Commercial: 0.75 FSI
PMTSA #39 16 th Carville BRT Station	Bus Rapid Transit along Yonge Street Future GO and/or TTC Subway	300 R+J/Ha	Key Development Area: See Policy 4.4.2.1(4)
PMTSA #40 19 th Gamble BRT Station	Bus Rapid Transit along Yonge Street	160 R+J/Ha	Regional Mixed-Use Corridor: 0.5 FSI Neighbourhood: 0.4 FSI
PMTSA #41 Bantry-Scott BRT Station	Bus Rapid Transit along Yonge Street	200 R+J/Ha	Regional Mixed-Use Corridor: 2.0 FSI Key Development Area: See Policy 4.4.2.1(4) Richmond Hill Centre: See Section 10.3.6
PMTSA #42 Bathurst-Highway 7 BRT Station	Bus Rapid Transit along Highway 7	160 R+J/Ha	Bathurst and Highway 7 Local Centre: 1.0 FSI
PMTSA #43 Bayview BRT Station	Bus Rapid Transit along Highway 7	160 R+J/Ha	Regional Mixed-Use Corridor: 1.0 FSI Neighbourhood: 0.4 FSI
PMTSA #44 Bernard BRT Station	Bus Rapid Transit along Yonge Street and Bus Terminal located in the Bernard KDA east of Yonge Street	200 R+J/Ha	Regional Mixed-Use Corridor: 1.0 FSI Key Development Area see Policy 12.2.3(5)

			Neighbourhood: 0.4 FSI
PMTSA #45 Crosby BRT Station	Bus Rapid Transit along Yonge Street	160 R+J/Ha	Regional Mixed Use Corridor: 0.5 FSI Village Local Centre: see policy 4.3.1.1(9) Neighbourhood: 0.4 FSI
PMTSA #46 Elgin Mills BRT Station	Bus Rapid Transit along Yonge Street	160 R+J/Ha	Regional Mixed-Use Corridor: 1.5 FSI Employment Area: 1.0 FSI Neighbourhood: 0.4 FSI
PMTSA #48 Major Mackenzie BRT Station	Bus Rapid Transit along Yonge Street	160 R+J/Ha	Regional Mixed-Use Corridor: 0.75 FSI Local Mixed-Use Corridor: 0.5 FSI Village Local Centre: see Policy 4.3.1.1(9) Neighbourhood: 0.4 FSI
PMTSA #49 Richmond Hill Centre Subway Station	Transit service including Yonge North Subway Extension, GO Transit, VIVA Bus Rapid Transit	400 R+J/Ha, 1400 R+J/Ha for lands referred to in S.2 of O.Reg 344/22	Richmond Hill Centre: See Section 10.3.6 Regional Mixed-Use Corridor: 1.0 FSI Neighbourhood: 0.4 FSI

PMTSA #50 Richmond Hill GO Station	GO Rail Transit service along Richmond Hill GO rail corridor	150 R+J/Ha	Newkirk Local Centre: See Policy 4.3.3.1(8) Local Mixed-Use Corridor: 0.5 FSI Neighbourhood: 0.4 FSI
PMTSA #51 Weldrick BRT Station	Bus Rapid Transit along Yonge Street	200 R+J/Ha	Regional Mixed-Use Corridor: 0.75 FSI Key Development Area: See Policy 4.4.2.1(4) Neighbourhood: 0.4 FSI

2.2.13. That Section 3.1.4 Integrating Land Uses be amended as follows:

2.2.13.1. That the sub-policy 3.1.4 (3) (d) be amended by capitalizing the word “plan” so that it appears as follows:

Estimation of *developable area*, in recognition that *development* may be prohibited or precluded due to the presence of natural heritage features and/or functions, *hazardous lands*, and any associated buffers that are required to be protected in accordance with the policies of this Plan.

2.2.13.2. That policy 3.1.4 (5) be amended by adding the word “the” after the words “transit corridor intersects”, deleting the words “an *employment land* designation (”, adding the word “designation” after the words “Employment Area”, deleting the words “or Employment Corridor)”, and deleting the words “*employment land*” so that it appears as follows:

Where an existing or planned public rapid transit corridor intersects the Employment Area designation, the mix and range of permitted uses shall be in accordance with the policies of Section 4.8 of this Plan.

2.2.13.3. By adding a new policy 3.1.4 (8) with the following text:

Where an existing or planned public rapid transit corridor intersects the Business Commercial designation, the mix and range of permitted uses shall be in accordance with the policies of Section 4.13 of this Plan.

- 2.2.13.4. By adding a new policy 3.1.4 (9) with the following text:

Development in planned corridors shall not be permitted that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

Development proposed on adjacent lands to existing or *planned corridors* and transportation facilities should be *compatible* with, and supportive of the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate *negative impacts* on the adverse effects from the corridor and transportation facilities.

- 2.2.14. That Section 3.1.5 Housing be amended as follows:

- 2.2.14.1. That policy 3.1.5 (2) be amended by deleting the word “the” before the words “Richmond Hill Centre”, adding the words “the City encourage” after the words “and the KDAs,”, and replacing the word “shall” with the word “to” so that it appears as follows:

Within Richmond Hill Centre and the KDAs, the City encourage a minimum 35% of new housing units to be *affordable*, offering a range of affordability for low and moderate income households.

- 2.2.14.2. That the first sentence in policy 3.1.5 (3) be amended by adding the words “Outside of Richmond Hill Centre and the KDAs,” before the words “A minimum of 25%”, and replacing the word “shall” with the words “are encouraged to” so that it appears as follows:

Outside of Richmond Hill Centre and the KDAs, a minimum of 25% of new housing units within the *settlement area* are encouraged to be *affordable* and should be coordinated across the City including *secondary plan* and tertiary plan areas.

- 2.2.14.3. That a new sub-policy 3.1.5 (5) (i) with the following text:

Where *additional residential units* are incorporated within a *ground-related dwelling*, a maximum of one

consolidated attached garage structure shall be permitted and which shall not have the effect of separating the *additional residential units*.

2.2.14.4. That policy 3.1.5 (7) be deleted in its entirety.

2.2.15. That Section 3.1.6 Employment be amended as follows:

2.2.15.1. That the second sentence in the preamble be amended by adding the word “primarily” after the words “local economy is”, deleting the words “the businesses located in its designated *employment lands* and will continue to depend on”, and replacing the words “*employment lands*” with the words “Employment Area, Business Commercial areas” so that it appears as follows:

Richmond Hill’s local economy is primarily dependent on the Employment Area, Business Commercial areas and the *centres and corridors* for economic growth.

2.2.15.2. That policy 3.1.6 (1) be amended by adding the word “shall” after the words “The City”, replacing the words “the use of its designated *employment lands*” with the words “lands within the Employment Area”, replacing the words “prohibiting *employment land* conversion” with the words “discouraging the removal of such lands”, and deleting the words “and the Employment Corridor designation” so that it appears as follows:

The City shall protect and maximize lands within the Employment Area by discouraging the removal of such lands and encouraging *intensification* of employment uses within the Employment Area designation.

2.2.15.3. That policy 3.1.6 (2) be amended by adding the words “, and the Business Commercial designation” after the words “Institutional Area designation” so that it appears as follows:

The City continues to diversify its economic base by developing its *centres and corridors*, the Leslie Street Institutional Area designation, and the Business Commercial designation for a range of economic uses, such as *office, retail* and *commercial* activity.

2.2.15.4. That policy 3.1.6 (3) be amended by replacing the word “development” with the words “and community uses” so that it appears as follows:

Within the *centres and corridors*, the City shall encourage a mix of *commercial* and *retail* uses along with *office*, residential and community uses.

2.2.16. That Section 3.1.7 Community Uses be amended as follows:

2.2.16.1. That policy 3.1.7 (4) be amended by adding the words “, and the Business Commercial designation” after the words “Institutional Area designation”, and adding the words “be encouraged to” after the word “shall” so that it appears as follows:

Community uses within the *centres and corridors*, the Leslie Street Institutional Area designation, and the Business Commercial designation shall be encouraged to be accommodated in a more compact, urban form which may include the location of the use on small sites or the co-location of uses on a site or within a building, including multi-storey buildings.

2.2.17. That Section 3.1.8 Parkland be amended as follows:

2.2.17.1. That sub-policy 3.1.8 (3) (a) (ii) be deleted and replaced with the following text:

up to 1 hectare of land for each 600 net residential units proposed, or in the case of a cash-in-lieu payment, 1 hectare of land for each 1000 new residential units proposed or at such lesser rate(s) as may be specified by by-law in accordance with section 42 of the *Planning Act*, subject to the applicable 10% or 15% cap provided in subsection 42(3.3) of the *Planning Act*.

2.2.18. That Section 3.1.9.1 Phasing of Development be amended as follows:

2.2.18.1. That policy 3.1.9.1 (1) be amended by deleting sub-policy (b) and renumbering sub-policies (c) through (e) to (b) through (d) so that it appears as follows:

Development shall be commensurate with, and shall help to implement, the following Council-endorsed plans:

- a. Transportation Master Plan;
- b. Parks Plan;
- c. Recreation Plan; and

d. Other plans approved by Council, as required.

2.2.19. That Section 3.1.9.2 Water and Wastewater Services be amended as follows:

2.2.19.1. By adding a new policy 3.1.9.2 (6) with the following text:

The City, in cooperation with York Region, developers and public agencies, shall work towards reducing the amount of inflow and infiltration in local wastewater systems.

2.2.20. That Section 3.1.9.3 Stormwater Management be amended as follows:

2.2.20.1. That the second sentence in policy 3.1.9.3 (1) be amended by replacing the word “purpose” with the word “propose” so that it appears as follows:

Applicants are encouraged to propose innovative *stormwater management works* to control the quantity and quality of stormwater runoff, erosion control, sedimentation control and temperature control subject to the City’s approval, in consultation with the Conservation Authority.

2.2.20.2. By adding a new policy 3.1.9.3 (16) with the following text:

Where possible, the design of stormwater management systems should direct the discharge of stormwater outside of *wellhead protection areas*.

2.2.21. That Section 3.1.9.5 Waste Management be amended as follows:

2.2.21.1. That policy 3.1.9.5 (2) be amended by adding the words “in the form of *low-rise* apartments and *mid-rise* and *high-rise* buildings” after the words “multi-unit residential *development*” so that it appears as follows:

New multi-unit residential *development* in the form of *low-rise* apartments and *mid-rise* and *high-rise* buildings shall participate in and incorporate three-stream waste collection in the building design.

2.2.21.2. By adding a new policy 3.1.9.5 (3) with the following text:

New multi-unit residential *development* in the form of *low-rise* apartments and *mid-rise* and *high-rise* buildings are

encouraged to incorporate additional specialized programs for waste diversion, material storage and collection where opportunities exist, such as collection of batteries and electronic waste.

2.2.22. That Section 3.1.9.6 Energy Conservation be amended as follows:

2.2.22.1. That policy 3.1.9.6 (5) be amended by adding the words “to the extent possible” after the words “*development* shall identify” so that it appears as follows:

All *development* shall identify how it is contributing to the fulfillment of energy conservation actions and low carbon energy alternatives identified in the City’s CEEP and Section 3.2.3 (Climate Change and Sustainable Development) of this Plan.

2.2.23. That Section 3.1.9.8 Noise, Odour and Vibration be amended as follows:

2.2.23.1. By adding a new policy 3.1.9.8 (2) with the following text:

Major facilities and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

2.2.23.2. By adding a new policy 3.1.9.8 (3) with the following text:

Where avoidance is not possible in accordance with Policy 3.1.9.8 (2), the City shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential adverse affects to the proposed *sensitive land use* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated.

2.2.23.3. That policies 3.1.9.8 (2) through (4) be renumbered to policies 3.1.9.8 (4) through (6).

2.2.24. That Section 3.1.9.9 Buttonville Airport be deleted in its entirety.

2.2.25. That Section 3.2 Environment be amended as follows:

2.2.25.1. That the first paragraph in the preamble be deleted and replaced with the following text:

Indigenous Peoples have occupied these lands for thousands of years and have links to their Aboriginal and *Treaty* Rights as protectors of the natural environment. First Nations have acted as stewards of these lands including to sustain the lands, waters and resources for the benefits of generations to come. The City acknowledges that Indigenous Peoples have a special relationship to the earth as they have traditionally hunted, fished and gathered on these lands. The sharing of Indigenous traditional ecological knowledge should be recognized and integrated in understanding the natural environment.

2.2.25.2. That the first sentence of the second paragraph in the preamble be amended by replacing the words “Through the” with the word “Over” and deleting the words “horizon of this Plan” so that it appears as follows:

Over time, the City’s natural and built environment will continue to evolve as Richmond Hill matures into a more urban landscape.

2.2.25.3. That the second sentence of the second paragraph in the preamble be amended by replacing the words “To evolve towards a new kind of urban community” with the words “As the City evolves”, adding the word “, restoring” after the words “aimed at preserving”, and adding the words “and protecting the valuable agricultural and rural lands that remain” after the words “process of urbanization” so that it appears as follows:

As the City evolves, this Plan recognizes the natural environment as an integrated system and prescribes a holistic environmental policy approach aimed at preserving, restoring and enhancing the environment through the process of urbanization and protecting the valuable agricultural and rural lands that remain.

- 2.2.25.4. That the second sentence of the third paragraph in the preamble be amended by adding the words “improving biodiversity,” after the words “features and functions” so that it appears as follows:

This Plan establishes the Greenway System as a key tool to implement the holistic environmental policy approach by protecting natural features and functions, improving biodiversity, enhancing linkages within the City and to adjacent municipalities, and protecting agricultural, countryside, parks and urban open space areas in a connected system.

- 2.2.25.5. That the first bullet of the Guiding Principles for the Environment be amended by adding the words “and restore” after the word “enhance” so that it appears as follows:

Protect, enhance and restore natural environmental systems, functions and resources over the long term.

- 2.2.26. That Section 3.2.1 Greenway System be amended as follows:

- 2.2.26.1. That the first sentence in the preamble be amended by adding the word “, rural” after the word “agricultural” and adding the word “restored” after the word “enhanced” so that it appears as follows:

The Greenway System is envisioned as a legacy of environmental, agricultural, rural and urban open space lands that will be protected, enhanced, restored and actively managed over the long term.

- 2.2.26.2. That the second sentence in the preamble be amended by replacing the word “the” after the words “are part of” with the word “a”, deleting the word “Regional”, that “Greenlands System” be uncapitalized, and deleting the words “, and the Parkway Belt West Plan Area” so that it appears as follows:

Richmond Hill’s Greenway System has a wealth of natural features and functions that are part of a larger greenlands system which includes portions of the ORMCP Area, and the Greenbelt Plan Area.

- 2.2.26.3. That the last sentence in the preamble be deleted.

- 2.2.26.4. That policies 3.2.1 (2) through (3) be deleted in their entirety.

- 2.2.26.5. That policy 3.2.1 (4) be renumbered to policy 3.2.1 (2).

- 2.2.26.6. That policies 3.2.1 (5) through (7) be deleted in their entirety.
- 2.2.26.7. That policy 3.2.1 (8) be renumbered to policy 3.2.1 (3).
- 2.2.26.8. That policy 3.2.1 (9) be renumbered to policy 3.2.1 (4).
- 2.2.26.9. By adding a new policy 3.2.1 (5) with the following text:

Site specific studies or updated information from the Province or other agencies may result in refinements to the boundary or extent of *key natural heritage features* or *key hydrologic features*. Such refinements shall not require an amendment to this Plan.
- 2.2.26.10. By adding a new policy 3.2.1 (6) with the following text:

Once the limits of *key natural heritage features* and *key hydrologic features* and their associated minimum *vegetation protection zone* have been determined through an approval process, the limits shall not be reduced.
- 2.2.26.11. That policy 3.2.1 (10) be renumbered to policy 3.2.1 (7).
- 2.2.26.12. That policies 3.2.1 (11) through (12) be deleted in their entirety.
- 2.2.27. That Section 3.2.1.1 Lands On The Oak Ridges Moraine Conservation Plan Area be amended as follows:
 - 2.2.27.1. That policy 3.2.1.1 (17) be amended by adding the word “and” after the words “*home industries*,” and deleting the words “and *farm vacation homes*” so that it appears as follows:

Home businesses, home industries, and bed and breakfast establishments shall be permitted in accordance with the permitted uses in all of the ORM land use designations provided the use is ancillary or subordinate to a lawfully existing *detached dwelling* or a new *detached dwelling* permitted by this Plan and the ORMCP.
 - 2.2.27.2. That policy 3.2.1.1 (18) (b) be amended by moving sub-policy (c) to the end of sub-policy (b) so that it appears as follows:

Permitted uses shall be subject to the requirements of Sections 19(3) and 31(4) of the ORMCP and Section 3.2.1.1 of this Plan. With respect to land within the *settlement area* that does not include a *key natural*

heritage feature or a *key hydrologic feature*, an application for site plan approval under Section 41 of the *Planning Act* is not required to comply with Section 3.2.1.1 provisions of this Plan.

- 2.2.27.3. That Table 3: Minimum Areas of Influence and Minimum Vegetation Protection Zones for Key Natural Heritage Features and Key Hydrologic Features be amended by adding the words “3 and” after the words “in Column” below the heading so that it appears as follows:

Clauses and sections referred to in Column 3 and 4 of Table 3 refer to the clauses of the ORMCP

- 2.2.27.4. That the header row of Table 3 be amended by adding the number “(21)” after the words “**Minimum Area of Influence**” and adding the numbers “(21,23,26 (4), 30 (12))” after the words “**Minimum Vegetation Protection Zone**” so that it appears as follows:

Item	Feature	Minimum Area of Influence (21)	Minimum Vegetation Protection Zone (21,23,26 (4), 30 (12))
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- 2.2.27.5. That Item 2 of Table 3 be amended by replacing the words “**Significant portions of *habitat of endangered, rare and threatened species***” with the words “***Habitat of endangered and threatened species***”, replacing the words “All land within 120 metres of any part of feature” with the word “None”, and replacing the words “As determined by a natural heritage evaluation carried out under Section 23” with the word “None” so that it appears as follows:

2	<i>Habitat of endangered and threatened species</i>	None	None
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- 2.2.27.6. That Item 5 of Table 3 be amended by replacing the words “Section” with the word “subsection” so that it appears as follows:

5	Areas of natural and scientific interest (earth science)	All land within 50 metres of any part of feature	As determined by an earth science heritage evaluation carried out under subsection 30 (12)
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- 2.2.27.7. That Item 7 of Table 3 be amended by replacing the words “base” with the words “tree canopy drip line”, adding the word “the” after the word “of”, and replacing the words “tree trunks” with the word “trees” so that it appears as follows:

7	Significant woodlands	All land within 120 metres of any part of feature	All land within 30 metres of the tree canopy drip line of the outermost trees within the woodland, subject to clause 23 (1) (d) if a natural heritage evaluation is required
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- 2.2.27.8. That policy 3.2.1.1 (22) be amended by deleting the words “The following are *key natural heritage features*:” and sub-policies (a) to (h) in their entirety, and replacing the words “*habitat of endangered, rare and threatened species*” with the words “*habitat of endangered and threatened species*” so that it appears as follows:

Schedule A4 (Key Natural Heritage Features and Key Hydrologic Features) to this Plan identifies *key natural heritage features* as identified by mapping provided by the Province of Ontario, York Region and the Conservation Authority. No amendment will be required to the Schedule where minor changes are proposed based upon studies carried out in accordance with the ORMCP or through changes made by the Province of Ontario.

Schedule A4 (Key Natural Heritage Features and Key Hydrologic Features) does not define *fish habitat*, *significant valleylands*, *significant wildlife habitat* and the *habitat of endangered and threatened species*. These features are to be identified using criteria established by the Province, including those species identified by the

Species at Risk in Ontario list and Provincially rare species on the Oak Ridges Moraine.

- 2.2.27.9. That policy 3.2.1.1 (25) be deleted in its entirety.
- 2.2.27.10. That policy 3.2.1.1 (26) be renumbered to policy 3.2.1.1 (25).
- 2.2.27.11. That new sub-policy 3.2.1.1 (25) (c) be amended by replacing the word “Transportation,” with the words “Development of”, replacing the words “, and utilities as described in” with the words “in accordance with the requirements set out in”, and deleting the words “, but only if the need for the project has been demonstrated and there is no reasonable alternative; and” so that it appears as follows:
- Development of *infrastructure* in accordance with the requirements set out in Section 41 of the ORMCP;
- 2.2.27.12. That a new sub-policy 3.2.1.1 (25) (e) be added with the following text:
- Any *development* and *site alteration* in the ORM Countryside or *settlement area* on the ORMCP that is within the habitat of an *endangered or threatened species*, but only if,
- i. it is not prohibited under the *Endangered Species Act*, 2007 and it complies with any requirements or restrictions under that Act, and
 - ii. it is not within any other key natural heritage feature or the related minimum vegetation protection zone.
- 2.2.27.13. That a new sub-policy 3.2.1.1 (25) (f) be added with the following text:
- Agricultural uses* other than uses associated with on-farm buildings and structures, but only with respect to land in the minimum *vegetation protection zone* related to a *key natural heritage feature* and not in the *key natural heritage feature* itself.
- 2.2.27.14. That policies 3.2.1.1 (27) through (28) be renumbered to policies 3.2.1.1 (26) through (27).
- 2.2.27.15. That policy 3.2.1.1 (29) be deleted in its entirety.

- 2.2.27.16. By adding a new policy 3.2.1.1 (28) with the following text:
- Despite policies 3.2.1.1 (26) and 3.2.1.1 (32) new buildings and structures for *agricultural uses*, *agriculture-related uses* or *on-farm diversified uses* are not required to undertake a natural heritage evaluation if a minimum 30 metre *vegetation protection zone* is provided from a *key natural heritage feature* or a *key hydrologic feature*. The limits of a *key natural heritage feature and associated minimum vegetation protection zone* shall be determined through an application for *site alteration*.
- 2.2.27.17. That policy 3.2.1.1 (30) be renumbered to policy 3.2.1.1 (29), and be amended by deleting the words “The following are *key hydrologic features*:” and deleting sub-policies (a) through (d) so that it appears as follows:
- Schedule A4** (Key Natural Heritage Features and Key Hydrologic Features) to this Plan identifies *key hydrologic features* as determined by mapping provided by the Province of Ontario. No amendment will be required to the schedule where minor changes are proposed based upon studies carried out in accordance with the ORMCP or through changes made by the Province of Ontario.
- 2.2.27.18. That policy 3.2.1.1 (31) be renumbered to policy 3.2.1.1 (30).
- 2.2.27.19. That policy 3.2.1.1 (32) be renumbered to policy 3.2.1.1 (31).
- 2.2.27.20. That the renumbered sub-policy 3.2.1.1 (31) (c) be deleted and replaced with the following text:
- Development of infrastructure* in accordance with the requirements set out in Section 41 of the ORMCP;
- 2.2.27.21. By adding a new sub-policy 3.2.1.1 (31) (e) with the following text:
- Agricultural uses* other than uses associated with on-farm buildings and structures, but only with respect to land in the minimum *vegetation protection zone* related to a *key hydrologic feature* and not in the *key hydrologic feature* itself.
- 2.2.27.22. That policies 3.2.1.1 (33) through (35) be renumbered to policies 3.2.1.1 (32) through (34).

- 2.2.27.23. That policy 3.2.1.1 (36) be renumbered to policy 3.2.1.1 (35), and be amended by deleting the first sentence so that it appears as follows:

Under the ORMCP, municipalities are required to map and provide policies for the protection of municipal wells that are found on the ORMCP Area. *Wellhead protection areas* on the ORMCP Area are shown on **Schedule A5** (Highly Vulnerable Aquifers and Wellhead Protection Areas). Should additional *wellhead protection areas* be identified by either the City or Region, they shall be included on **Schedule A5** (Highly Vulnerable Aquifers and Wellhead Protection Areas) through an amendment to this Plan, including the relevant policies in Sections 28 and 42 of the ORMCP.

- 2.2.27.24. That the heading after renumbered policy 3.2.1.1 (35) be retitled from “Areas of High Aquifer Vulnerability” to “Highly Vulnerable Aquifer”.

- 2.2.27.25. That policy 3.2.1.1 (37) be renumbered to policy 3.2.1.1 (36), and the first sentence be amended by replacing the words “areas of high *aquifer vulnerability*” with the words “highly vulnerable aquifers” so that it appears as follows:

The following uses, with the exception of existing uses permitted by Policy 3.2.1.1(10) of this Plan, shall be prohibited in highly vulnerable aquifers identified on **Schedule A5** (Highly Vulnerable Aquifers and Wellhead Protection Areas) to this Plan:

- 2.2.27.26. By adding a new sub-policy 3.2.1.1 (36) (e) with the following text:

Policy 3.2.1.1 (36) (a) to (d) does not apply to agricultural land if the owner or operator of the agricultural operation is carrying out operations that are regulated under the *Nutrient Management Act, 2002* and complies with all the standards established under that Act.

- 2.2.28. That Section 3.2.1.2 Lands South of the Oak Ridges Moraine Conservation Plan Area be amended as follows:

- 2.2.28.1. That policy 3.2.1.2 (3) be deleted in its entirety.

- 2.2.28.2. That policy 3.2.1.2 (4) be renumbered to policy 3.2.1.2 (3), and be amended by deleting that the words “in policies 3.2.1.2.3 (c) through (i)” be deleted so that it appears as follows:

Key natural heritage features and key hydrologic features that are known to exist as of the date of adoption of this Plan are shown on **Schedule A4** (Key Natural Heritage Features and Key Hydrologic Features) of this Plan.

- 2.2.28.3. That policies 3.2.1.2 (5) through (8) be renumbered to policies 3.2.1.2 (4) through (7).

- 2.2.28.4. That renumbered sub-policy 3.2.1.2 (7) (b) be amended by deleting the word “Significant” and deleting the words “, which will require a minimum *vegetation protection zone*, in accordance with policy 3.2.1.2.15 of this Plan” so that it appears as follows:

Habitat of endangered and threatened species.

- 2.2.28.5. That policies 3.2.1.2 (9) through (11) be renumbered to policies 3.2.1.2 (8) through (10).

- 2.2.28.6. That policy 3.2.1.2 (12) be renumbered to policy 3.2.1.2 (11) and be amended by replacing the words “*Environmentally Significant Areas*” with the words “*Key Natural Heritage Features and Key Hydrologic Features*”, and replacing the words “a pit or quarry, a *wayside pit* or quarry” with the words “*wayside pits and quarries*” so that it appears as follows:

Lands identified on **Schedule A4** (Key Natural Heritage Features and Key Hydrologic Features) as *Key Natural Heritage Features and Key Hydrologic Features* shall be prohibited from being used for the purpose of *wayside pits and quarries*, batching/asphalt plant or a new waste disposal site, except where a licence has been issued by the appropriate authority prior to the adoption of this Plan

- 2.2.28.7. That policies 3.2.1.2 (13) through (14) be renumbered to policies 3.2.1.2 (12) through (13).

- 2.2.28.8. That the second sentence in the preamble under the sub-heading “Endangered and Threatened Species and Their Habitats” be amended by deleting the word “*significant*” so that it appears as follows:

This Plan protects habitat of endangered and threatened species identified by the Province.

- 2.2.28.9. That policy 3.2.1.2 (15) be deleted in its entirety.
- 2.2.28.10. That policies 3.2.1.2 (16) through (19) be renumbered to policies 3.2.1.2 (14) through (17).
- 2.2.28.11. That policy 3.2.1.2 (20) be renumbered to policy 3.2.1.2 (18) and be amended by adding the words “or the Conservation Authority or by a qualified professional approved by the Province” after the words “by the Province”, and replacing the words “at the time of a *municipal comprehensive review*” with the words “without an amendment to this Plan” so that it appears as follows:
- Boundary expansions or reclassification of existing *wetlands* by the Province will not require an amendment to **Schedule A4** (Key Natural Heritage Features and Key Hydrologic Features) of this Plan. Where new *wetlands* are identified by the Province, such new *wetlands* shall be subject to the policies of this Plan and will be added to **Schedule A4** (Key Natural Heritage Features and Key Hydrologic Features) without an amendment to this Plan.
- 2.2.28.12. That policy 3.2.1.2 (21) be renumbered to policy 3.2.1.2 (19) and be amended by replacing the number “30%” with “35%” so that it appears as follows:
- The City shall strive to increase tree canopy cover to a minimum of 35% of the City’s total land area, in accordance with the City’s Urban Forest Management Plan. Priority will be given to increasing tree cover within the *settlement area* in order to enhance linkages to the Greenway System.
- 2.2.28.13. That policy 3.2.1.2 (22) be renumbered to policy 3.2.1.2 (20) and be amended by adding a new sub-policy (a) with the words “Is 0.5 hectares or larger and:”, renumbering sub-policies (a) through (c) to (a) (i) through (a) (iii), replacing the word “Contains” with the words “directly supports” in new sub-policy (a) (i), deleting and replacing new sub-policy (a) (ii) with the words “directly supports threatened or *endangered species*, with the exception of specimens deemed not requiring protection by the Province (e.g., as is sometimes the case with Butternut); or,”, renumbering sub-policies (d) through (e) to (b) through (c), and deleting the numbering of sub-policy (f) so that it appears as follows:
- Significant woodlands* include any *woodland* meeting one of the following criteria:
- a. Is 0.5 hectares or larger and:

- i. directly supports *globally or Provincially rare plants, animals or communities* as designated by the Natural Heritage Information Centre;
- ii. directly supports threatened or *endangered species*, with the exception of specimens deemed not requiring protection by the Province (e.g., as is sometimes the case with Butternut); or,
- iii. Is within 30 metres of a *key hydrologic feature*;

b. Is over 2 hectares and:

- i. Is within 100 metres of another *key natural heritage feature*; or
- ii. Occurs within the Greenway System.

c. Is 4 hectares or larger in size.

Notwithstanding 3.2.1.2 (20) (a) to (c), on lands within the Greenbelt Plan Area, the *woodland* will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers.

2.2.28.14. That policies 3.2.1.2 (23) through (24) be renumbered to policies 3.2.1.2 (21) through (22).

2.2.28.15. That policy 3.2.1.2 (25) be deleted in its entirety.

2.2.28.16. That policies 3.2.1.2 (26) through (35) be renumbered to policies 3.2.1.2 (23) through (32).

2.2.29. That Section 3.2.1.3 Enhancing and Actively Managing the Greenway be amended as follows:

2.2.29.1. That the first sentence in the preamble be amended by adding the words “Indigenous Peoples,” after the words “in coordination with” so that it appears as follows:

The enhancement of the Greenway System will be actively managed and promoted over the long-term through the efforts of the City, in coordination with Indigenous Peoples, public agencies, residents and property owners.

- 2.2.29.2. That the first sentence in policy 3.2.1.3 (6) be amended by replacing the word “may” with the word “shall”, replacing the words “Greenway Acquisition Strategy” with the words “Natural Heritage Strategy”, deleting the words “which lands should be acquired by the City or other public agencies in common interest with the City, at no public expense, in order to improve public access and to maintain the ecological, hydrological or hydraulic health of”, and adding the words “and guide restoration, ecological enhancements, land acquisition, and stewardship activities within” after the words “to prioritize” so that it appears as follows:
- The City shall develop a Natural Heritage Strategy to prioritize and guide restoration, ecological enhancements, land acquisition, and stewardship activities within the Greenway System over the long term. Nothing in this Plan will require the City or any other public agency to purchase private lands within the Greenway System.
- 2.2.29.3. That the third sentence of the preamble under the sub-heading “Ecological Connections to Adjacent Municipalities” be amended by deleting the word “Regional” and that “Greenlands System” be uncapitalized so that it appears as follows:
- Given Richmond Hill’s central location within York Region, this Plan envisions the Oak Ridges Corridor Conservation Reserve as a key connection in the larger greenlands system.
- 2.2.29.4. That a new sentence under the preamble under the sub-heading “Ecological Connections to Adjacent Municipalities” be added with the following text:
- It is the policy of Council that:
- 2.2.29.5. That sub-policy 3.2.1.3 (7) (c) be deleted in its entirety.
- 2.2.30. That the following text in grey be added as a sidebar in Section 3.2.2 Water Resource Management:
- Water is of central importance, including in the culture and lives of Indigenous Peoples. For many, water is more than a valuable resource, it is recognized as sacred and the lifeblood of the earth that connects all living things.
- 2.2.31. That Section 3.2.2.1 Watershed Planning be amended as follows:

- 2.2.31.1. By adding the following text before the first paragraph of the preamble under the heading “3.2.2.1 Watershed Planning”:

Watershed plans have and continue to inform coordinated land use and *infrastructure* planning decisions to sustainably accommodate growth. Furthermore, watershed plans form the basis for a comprehensive, integrated and long-term assessment of the hydrological and ecological impacts of cross-jurisdictional growth-related decisions. Specifically, these plans assist in measuring potential impacts of stormwater runoff, loss of natural cover, and climate change.

Watershed planning protects the water resource that traverse local *watersheds*. Protection of these resources will help protect property and *infrastructure* from natural hazard risks, safeguard water quality and quantity, maintain or improve ecological and *hydrological functions* and improve climate resiliency while accommodating long-term growth. This will help ensure that *development* and growth will be implemented in an environmentally responsible manner, which is ultimately critical to the health of *watersheds* as well as to the residents of Richmond Hill.

- 2.2.31.2. That the second sentence of the existing first paragraph (new third paragraph) in the preamble be amended by replacing the word “four” with the word “three”, and deleting the words “, and East Holland” so that it appears as follows:

Richmond Hill contains portions of three different *watersheds* including the Don, Rouge, and Humber Rivers, as well as numerous sub-surface water systems that exist across the City.

- 2.2.31.3. That policy 3.2.2.1 (3) be amended by adding the words “undertake *watershed planning* and to” after the words “other agencies to” so that it appears as follows:

The City will work with York Region, the Conservation Authority, adjacent municipalities, and other agencies to undertake *watershed planning* and to co-ordinate and implement updates to *watershed planning* initiatives and implement watershed plan objectives that:

- 2.2.31.4. That sub-policy 3.2.2.1 (3) (a) be amended by adding the words “, improve or restore” after the word “Protect”, and adding the words

“hydrologic system features,” after the words “river system” so that it appears as follows:

Protect, improve or restore and enhance river system hydrologic system features, functions, and linkages and sensitivities;

- 2.2.31.5. That sub-policy 3.2.2.1 (3) (d) be amended by deleting the word “and” after the word “Protect”, and adding the words “and restore *key hydrologic features, key hydrologic areas* and functions of” after the word “enhance” so that it appears as follows:

Protect, enhance and restore *key hydrologic features, key hydrologic areas* and functions of existing geology, hydrology, hydrogeology, limnology, aquatic and terrestrial habitats and the quality, quantity and function of groundwater recharge areas;

- 2.2.31.6. That a new sub-policy 3.2.2.1 (3) (g) be added with the following text:

Inform planning for sewage and water services, and stormwater management, including *low impact development*; and

- 2.2.31.7. That a new sub-policy 3.2.2.1 (3) (h) be added with the following text:

Evaluate the impacts of a changing climate, as well as identify and implement strategies to minimize impacts.

- 2.2.31.8. That policy 3.2.2.1 (4) be amended by adding the words “, and interested parties” after the words “and other stakeholders” so that it appears as follows:

The City will promote increased public awareness, foster stewardship and further the understanding of *watershed* health and protection in partnership with the Conservation Authority and other stakeholders, and interested parties.

- 2.2.32. That Section 3.2.2.2 be amended as follows:

- 2.2.32.1. That the heading of Section 3.2.2.2 be retitled from “Sensitive Groundwater Features and Functions” to “Water Resources”.

- 2.2.32.2. That the preamble be deleted and replaced with the following text:

The water resource system consists of *key hydrologic features*, *key hydrologic areas*, and their functions. *Key hydrologic areas* maintain ground and surface water quality and quantity by collecting, storing, and filtering rainwater and overland flow, recharging aquifers and feeding downstream tributaries, lakes and *wetlands* through discharge areas. These areas are sensitive to contamination and feed *key hydrologic features* and drinking water sources. Groundwater is important as a supply of drinking water and cool water to York Region's streams and rivers as base flow. Water resource systems play a crucial role in ecological function and are also important for recreation, agriculture and industrial purposes.

It is the policy of Council that:

2.2.32.3. By adding new policies 3.2.2.2 (1) to (3) with the following policy text:

1. The water resources system as shown on **Schedule A5** (Highly Vulnerable Aquifers and Wellhead Protection Areas), **Schedule A16** (Wellhead Protection Area for Quantity and Significant Groundwater Recharge Area), and **Schedule A17** (Significant Surface Water Contribution Area and Ecologically Significant Groundwater Recharge Area) be protected, improved or restored.
2. *Development* and *site alteration* in the water resource system shall be designed to protect, improve or restore ground and surface water quality and quantity and ecological and hydrological characteristics of *key hydrologic features* and *key hydrologic areas*.
3. *Key hydrologic areas* are shown on **Schedule A5** (Highly Vulnerable Aquifers and Wellhead Protection Areas), **Schedule A16** (Wellhead Protection Area for Quantity and Significant Groundwater Recharge Area), and **Schedule A17** (Significant Surface Water Contribution Area and Ecologically Significant Groundwater Recharge Area); they include
 - a. *Significant groundwater recharge areas*;
 - b. *Ecologically significant groundwater recharge areas*;

- c. *Highly vulnerable aquifers*; and
- d. *Significant surface water contribution areas*.

Updated mapping for key hydrologic areas are shown on **Schedule A5** (Highly Vulnerable Aquifers and Wellhead Protection Areas), **Schedule A16** (Wellhead Protection Area for Quantity and Significant Groundwater Recharge Area), and **Schedule A17** (Significant Surface Water Contribution Area and Ecologically Significant Groundwater Recharge Area) shall not require an amendment to the Plan.

- 2.2.32.4. By adding a new sub-heading and preamble following new policy 3.2.2.2 (3) with the following text:

Source Protection

The *Clean Water Act*, 2006, was created to protect existing and future sources of drinking water through the delineation of vulnerable areas, identification of drinking water threats, and implementation of source water protection policies including preparation of Source Protection Plans.

The Source Protection Plan has identified *Wellhead Protection Area D* (WHPA-D), highly vulnerable aquifers, *significant groundwater recharge areas* and Wellhead Protection Area for Quantity in the City. In addition, the City straddles the downgradient line, whereby more stringent standard for maintaining water recharge is required for lands located north of the downgradient line.

It Is the Policy of Council that:

- 2.2.32.5. By adding a new policy 3.2.2.2 (4) with the following policy text:

- 4. In WHPA-D as identified in **Schedule A5** (Highly Vulnerable Aquifers and Wellhead Protection Areas) and where future planned municipal water systems that have been identified by York Region, proposed geothermal systems shall only be permitted as part of a *Planning Act*, *Condominium Act*, and *Building Code Act application* if approved by York Region.

- 2.2.32.6. That policies 3.2.2.2 (1) through (3) be renumbered to policies 3.2.2.2 (5) through (7).

2.2.32.7. That policy 3.2.2.2 (4) be deleted in its entirety.

2.2.33. That Section 3.2.2.3 Natural Hazards be amended as follows:

2.2.33.1. That policy 3.2.2.3 (5) be amended by replacing the words “Provincial Policy Statement” with the words “Provincial Planning Statement” so that it appears as follows:

Development and *site alteration* shall be prohibited within the floodplain subject to Conservation Authority regulations and the natural hazard policies of the Provincial Planning Statement.

2.2.33.2. That policy 3.2.2.3 (6) be amended by adding the words “, as well as within their associated minimum protection zone (or buffer)” after the words “*hazardous sites*” so that it appears as follows:

New *lot* creation shall be prohibited on *hazardous lands* and on *hazardous sites*, as well as within their associated minimum protection zone (or buffer).

2.2.34. That Section 3.2.2.4 Special Policy Areas be amended as follows:

2.2.34.1. That the second sentence in the preamble be amended by replacing the words “Provincial Policy Statement, 2005” with the words “Provincial Planning Statement, 2024” so that it appears as follows:

It is recognized that in these areas, strict adherence to the policies of the Provincial Planning Statement, 2024 concerning new *development* would result in social and economic hardships for the community and as such, these areas shall be subject to a separate set of policies.

2.2.34.2. That policy 3.2.2.4 (5) be amended by replacing the words “*municipal comprehensive review*” with the words “*comprehensive review*” so that it appears as follows:

Pursuant to Policy 3.2.2.4(15), site specific Official Plan Amendments to the *Special Policy Area* for *intensification* beyond the level of *development* permitted in this Plan shall only be considered through a *comprehensive review* and subject to the approval of the Ministers of the Ministry of Municipal Affairs and Housing and Natural Resources.

2.2.35. That Section 3.2.2.5 Flood Vulnerable Areas be amended as follows:

- 2.2.35.1. That policy 3.2.2.5 (1) be amended by adding the words “a flood remediation program is implemented in accordance with an updated Environmental Assessment for the *flood vulnerable area*.” after the words “such time as”, and deleting sub-policies (a) and (b) so that it appears as follows:

Notwithstanding the land use designations shown on **Schedule A2** (Land Use) to this Plan, no new development shall occur in *flood vulnerable areas* as shown on **Schedule A2** (Land Use) until such time as a flood remediation program is implemented in accordance with an updated Environmental Assessment for the *flood vulnerable area*.

- 2.2.35.2. That the first sentence in policy 3.2.2.5 (2) be amended by deleting the words “the City, in consultation with the Conservation Authority, has implemented”, adding the words “is implemented” after the words “remediation program”, and deleting the words “in accordance with the Final approved Flood Remediation Environmental Assessment for the flood vulnerable area shown on **Schedule A7** (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas)” so that it appears as follows:

Until such time as a flood remediation program is implemented, where *development* is proposed in a flood vulnerable area, a comprehensive Flood Risk Assessment Study must be completed to the satisfaction of the City in consultation with the Conservation Authority in order to maintain or decrease the level of risk associated with the area.

2.2.36. That Section 3.2.2.6 Lake Remediation be amended as follows:

- 2.2.36.1. That the first sentence in the preamble be amended by deleting the words “Lake Wilcox Remediation Strategy, approved by Council in 1996, sets out the City’s”, adding the words “City establishes” before the words “management strategies”, and adding the words “for Lake Wilcox” after the words “management strategies” so that it appears as follows:

The City establishes management strategies for Lake Wilcox to achieve a healthy lake ecosystem.

- 2.2.36.2. That the second sentence in the preamble be amended by replacing the words “The strategy” with the words “These strategies”, replacing the word “focuses” with the word “focus”, adding the word “the” after the words “associated with”, and deleting the word “Wilcox” so that it appears as follows:

These strategies focus on improvements to water quality and habitat associated with the Lake.
- 2.2.36.3. That a new sub-policy 3.2.2.6 (1) (b) be added with the following text:

Reducing chloride levels in the Lake;
- 2.2.36.4. That sub-policies 3.2.2.6 (1) (b) through (d) be renumbered to sub-policies 3.2.2.6 (1) (c) through (e).
- 2.2.36.5. That policy 3.2.2.6 (4) be deleted in its entirety.
- 2.2.37. That Section 3.2.3 be amended as follows:
 - 2.2.37.1. That the heading of Section 3.2.3 be retitled from “Sustainable Design” to “Climate Change and Sustainable Development”.
 - 2.2.37.2. That the preamble following Section 3.2.3 be moved to following the new sub-heading titled “Sustainable Design”.
 - 2.2.37.3. By adding a preamble with the following text:

Climate Change

As the City continues to grow, the challenges of reducing greenhouse gas emissions as well as managing risks and vulnerabilities associated with climate change will be intensified. Climate change impacts will not be experienced equally across individuals and communities. Underlying social inequities will also need to be addressed as climate change will disproportionately affect those with lower socio-economic and/or health status. These changes will increase costs and demand for government programs and services.

The City, in conjunction with agencies and other levels of government have an important role in mitigating the impacts of climate change and reducing community vulnerability through adaptation while taking advantage of

opportunities to strengthen economic prosperity, social well-being and environmental integrity.

2.2.37.4. That the following text in grey be added as a sidebar:

The Seventh Generation Principle is based on an Indigenous philosophy that the decisions we make today should result in a sustainable world, not necessarily just for seven generations in the future, but all times going forward.

2.2.37.5. That policy 3.2.3 (1) be deleted in its entirety.

2.2.37.6. By adding new policies 3.2.3 (1) to (7) with the following text:

It is the policy of Council that:

1. The City supports the *development* of sustainable, low-carbon, compact, mixed-use, and transit-supportive communities which reduce greenhouse gas emissions and support *active transportation*, protect human health, protect natural systems, features and functions, and community energy planning. Through climate change planning, the City supports efforts to mitigate greenhouse gas emissions and adapt to a changing climate.
2. The City supports low-carbon energy alternatives and a targeted progression toward net-zero emissions by 2050.
3. The City supports the reduction of vehicle emissions by designing communities that prioritizes *active transportation*, transit-supportive *development* and *intensification* in appropriate locations.
4. The City shall plan to reduce the potential impacts and associated risks of climate change to *infrastructure* and incorporates appropriate measures to reduce or mitigate vulnerabilities, impacts and risks.
5. Stormwater management plans shall assess the impacts of climate change by addressing potential flood and erosion risks.
6. The City supports energy conservation and efficiency by promoting renewable energy,

alternative energy systems, and efficient site design.

7. The City supports *sustainable* and/or best management practices of water and soil conservation, and integrated waste management.

- 2.2.37.7. That policy 3.2.3 (4) be renumbered to policy 3.2.3 (8).
- 2.2.37.8. By adding a new policy 3.2.3 (9) with the following text:

The City will work jointly with *development* proponents, York Region and the Province to determine the need, feasibility, implications and suitable location for low-carbon, alternative and renewable energy systems and generation, where appropriate.
- 2.2.37.9. That a new sub-heading titled “Sustainable Design” be added after new policy 3.2.3 (9).
- 2.2.37.10. By adding the words “It is the policy of Council that:” following the preamble.
- 2.2.37.11. That policies 3.2.3 (2) through (3) be renumbered to policies 3.2.3 (10) through (11).
- 2.2.37.12. That the sub-heading titled “Air Quality” be deleted.
- 2.2.37.13. That the sub-heading titled “Climate Change” and policies 3.2.3 (5) through (7) be deleted in their entirety.
- 2.2.37.14. That the sub-heading titled “Local Food Production” be deleted.
- 2.2.37.15. That the sub-heading titled “Building Design” be moved to following the sidebar following new policy 3.2.3 (11).
- 2.2.37.16. That policy 3.2.3 (26) be renumbered to policy 3.2.3 (12) and be amended by replacing the words “shall be” with the word “is”, replacing the word “achieve” with the word “implement”, replacing the word “efficiency” with the word “performance”, deleting the words “for residential buildings, and”, adding the word “or” after the words “Ontario Building Code”, deleting the word “Model”, and replacing the words “for non-residential buildings” with the words “so that buildings may achieve net-zero emissions” so that it appears as follows:

Development is encouraged to implement energy performance levels that exceed the Ontario Building Code or the National Energy Code so that buildings may achieve net-zero emissions.

- 2.2.37.17. That policy 3.2.3 (27) be deleted in its entirety.
- 2.2.37.18. That policies 3.2.3 (28) through (30) be renumbered to policies 3.2.3 (13) through (15).
- 2.2.37.19. That policy 3.2.3 (31) be deleted in its entirety
- 2.2.37.20. That policy 3.2.3 (32) be renumbered to policy 3.2.3 (16).
- 2.2.37.21. That policy 3.2.3 (33) be deleted in its entirety.
- 2.2.37.22. That policy 3.2.3 (34) be renumbered to policy 3.2.3 (17).
- 2.2.37.23. That policies 3.2.3 (35) through (36) be deleted in their entirety.
- 2.2.37.24. That policies 3.2.3 (37) through (39) be renumbered to policies 3.2.3 (18) through (20).
- 2.2.37.25. That the sub-heading titled “Brownfields” be moved to following new policy 3.2.3 (20).
- 2.2.37.26. That policies 3.2.3 (10) through (12) be renumbered to policies 3.2.3 (21) through (23).
- 2.2.37.27. That the sub-heading titled “Site Design” be moved to following new policy 3.2.3 (23).
- 2.2.37.28. That policies 3.2.3 (13) through (21) be renumbered to policies 3.2.3 (24) through (32).
- 2.2.37.29. That the heading after renumbered policy 3.2.3 (32) be retitled from “Preserving Mature Trees” to “Preserving Trees”.
- 2.2.37.30. That policy 3.2.3 (22) be renumbered to policy 3.2.3 (33) and be amended by deleting the words “greater than 20 centimetres Diameter at Breast Height (DBH).” so that it appears as follows:

Development shall be required, to the greatest extent possible, to site proposed buildings, structures, and *utilities* so as to protect existing trees.

2.2.37.31. That policy 3.2.3 (23) be renumbered to policy 3.2.3 (34).

2.2.37.32. That policy 3.2.3 (24) be renumbered to policy 3.2.3 (35) and be amended by deleting the words “greater than 20 centimetres DBH” so that it appears as follows:

Where existing trees have been approved by the City for removal as part of the *development* process, the City shall require the landowner to replace the lost tree cover based on an appropriate methodology to the satisfaction of the City, at the sole expense of the landowner in a location as agreed to by the City.

2.2.37.33. That policy 3.2.3 (25) be renumbered to policy 3.2.3 (36).

2.2.38. That a new Section numbered and titled as 3.2.4 Agricultural System be added as follows:

2.2.38.1. By adding a preamble with the following text:

The *Agricultural System* is a part of the fabric of Richmond Hill, supporting the agricultural community and contributing to the economy, quality of life and natural heritage legacy. The *Agricultural System* is a part of the broader system of continuous agricultural land base and *agri-food network*.

The *agri-food network* is comprised of *infrastructure* as well as services and assets important to the viability of the agri-food sector. This network supports improved access to healthy and locally grown food, promotes *urban agriculture*, reduces food waste, mitigates climate change and strengthens the local economy.

It is also important to recognize the relationship and mutual benefits that exist between the *Agricultural System* and Natural Heritage System. Agricultural best management practices support protection and long-term viability of both.

This Plan provides policy direction for the Agriculture System through the *Prime Agricultural Area* and through rural lands that coincide with the ORM Countryside and

the Countryside designations as shown on **Schedule A2** (Land Use). As such, lands located within the *Prime Agricultural Area* are also subject to the ORM Natural Core and/or ORM Natural Linkage policies of this Plan.

Prime Agricultural Areas include Canada Land Inventory Classes 1, 2 and 3 lands and associated Canada Land Inventory Class 4 through 7 lands. *Prime Agricultural Areas* also include areas where there is a concentration of farms with ongoing agriculture. These are some of the most productive lands in Ontario and they support the larger *Agricultural System* and *agri-food network* beyond the City. This Plan protects *Prime Agricultural Areas* by preventing further fragmentation and loss of the agricultural land base caused by *lot* creation and the redesignation of *prime agricultural areas*.

It is the policy of Council that:

2.2.38.2. By adding a new policy 3.2.4 (1) with the following policy text:

1. *Sustainable* agricultural practices and best management practices which minimize impacts on the environment are encouraged; including but not limited to:
 - a. Integrated pest management;
 - b. Phosphorus reduction;
 - c. Nutrient management;
 - d. Soil and water conservation; and,
 - e. Tree planting along hedgerows and marginal farmland.

2.2.38.3. That policy 3.2.3 (8) be moved to the new Section 3.2.4 and renumbered to policy 3.2.4 (2), and be amended by adding the words "*urban agriculture in settlement areas*" after the words "growing of produce through", and adding the words "Notwithstanding the foregoing, vertical agriculture shall only be permitted in the Employment Area designation." after the first sentence so that it appears as follows:

The City encourages the growing of produce through *urban agriculture in settlement areas*, including community gardens, rooftop greenhouse garden, and vertical agriculture. Notwithstanding the foregoing, vertical agriculture shall only be permitted in the Employment Area designation-

- 2.2.38.4. That policy 3.2.3 (9) be moved to the new Section 3.2.4 and renumbered to policy 3.2.4 (3).
- 2.2.38.5. By adding new sub-heading and policies (4) through (7) with the following policy text:
4. The City shall work with Indigenous Peoples, Provincial and Federal governments and other stakeholders to support the implementation of the actions in the York Region Agriculture and Agri-Food Sector Strategy.

Prime Agricultural Areas

5. Proposed *agriculture-related uses* and *on-farm diversified uses* shall be *compatible* with, and shall not hinder surrounding agricultural operations, in accordance with Provincial guidelines.
6. Impacts from any new or expanding non-agricultural uses on *Prime Agricultural Areas* are to be avoided, or where avoidance is not possible, minimized and mitigated based on provincial guidance. The proposed use shall comply with the Province's Minimum Distance Separation Formulae.
7. In *Prime Agricultural Areas*, on *Prime Agricultural Land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that:
- a. impacts from any new or expanding non-agricultural uses on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated based on provincial guidance; and,
 - b. the *site* will be rehabilitated back to an *agricultural condition*;
 - c. Notwithstanding Policy 3.2.1(7)(b), complete rehabilitation to an *agricultural condition* is not required if;
 - i. the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and,
 - ii. agricultural rehabilitation in remaining areas is maximized.

2.2.39. That Section 3.3 Economy be amended as follows:

2.2.39.1. By adding a new second sentence to the preamble with the following text:

The City's employment-generating uses are primarily accommodated within the City's structure in the Employment Area, the *centres and corridors* and Business Commercial designations.

2.2.39.2. That the second sentence (new third sentence) in the preamble be amended by adding the words "location and" after the words "for an appropriate", replacing the words "employment uses" with the words "employment-generating uses", deleting the words "within the City including industrial, commercial, retail and institutional uses", adding the words "within the City" after the words "long term needs" so that it appears as follows:

In recognition of the City's urbanization and limited supply of *employment lands*, a comprehensive approach is set out to provide for an appropriate location and mix of employment-generating uses to meet long term needs within the City.

2.2.39.3. That the third sentence (new fourth sentence) in the preamble be amended by replacing the word "with" with the words "as well as", adding the words "and Business Commercial designations" after the words "*centres and corridors*", and replacing the word "employment" with the words "employment-generating uses" so that it appears as follows:

The future economic vision for the City is for continued strong economic performance on its *employment lands* as well as an increased emphasis on developing its *centres and corridors* and Business Commercial designations as the focal points of economic activity for office and population-related employment-generating uses.

2.2.40. That Section 3.3.1 Employment Land Protection be amended as follows:

2.2.40.1. That Figure 3 be deleted and replaced as shown on Schedule 22.

2.2.40.2. By adding a new second sentence to the preamble with the following text:

The City's *employment lands* are designated Employment Area as depicted on **Schedule A2** (Land Use).

- 2.2.40.3. That the second sentence (new third sentence) in the preamble be amended by deleting the words “retail, commercial, residential and other” and adding the word “land” after the word “non-employment” so that it appears as follows:

The City has experienced pressure to convert its *employment lands* to non-employment land uses.

- 2.2.40.4. That policy 3.3.1 (1) be deleted and replaced with the following text:

The removal of lands from the Employment Area may only be considered where it has been demonstrated to the satisfaction of the City that:

- a. There is an identified need for the removal;
- b. The lands are not required for Employment Area uses over the long term;
- c. The City has sufficient Employment Area lands to accommodate projected employment growth to the horizon of this Plan;
- d. The proposed uses would not negatively impact the overall viability of the Employment Area by:
 - i. Avoiding or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned Employment Area uses;
 - ii. Maintaining access to major goods movement facilities and corridors.
- e. Existing or planned *infrastructure* and public service facilities are available to accommodate the proposed uses.

- 2.2.40.5. That policies 3.3.1 (2) through (3) be deleted in their entirety.

- 2.2.41. That Section 3.3.2 Economic Vitality and Employment Intensification be amended as follows:

- 2.2.41.1. That the second sentence in the preamble be amended by replacing the words “Economic Development Strategy” with the words “Economic Development and Investment Attraction

Strategies and York Region's Economic Development Action Plan" so that it appears as follows:

The policies of this Plan are intended to assist the City's Economic Development and Investment Attraction Strategies and York Region's Economic Development Action Plan through the implementation of economic-based land use policies and targets.

- 2.2.41.2. That policy 3.3.2 (1) be deleted and replaced with the following text:

The City will work to support the achievement of the employment forecast identified in **Table 1**.

- 2.2.41.3. That policy 3.3.2 (3) be amended by deleting the words "to achieve a minimum density of 40 jobs/ha in the *developable area*" so that it appears as follows:

The City will work with York Region to monitor the location, type and characteristics of business and the supply of serviced *employment lands*.

- 2.2.41.4. That policy 3.3.2 (4) be amended by replacing the words "employment uses" with the words "employment-generating uses", deleting the words "*developable area* of designated *employment lands* and in the" from sub-policy (a), replacing the words "of employment development" with the words "of employment-generating uses" in sub-policy (b), and deleting the word "Designated" in sub-policy (b) (i) so that it appears as follows:

Intensification of employment-generating uses shall be promoted through the following:

- a. Density targets within the *centres and corridors* in accordance with the applicable land use designation policies of this Plan and applicable *Secondary Plan* policies; and
- b. Consideration of incentives and planning tools to encourage higher density forms of employment-generating uses in the:
 - i. *employment lands*; and
 - ii. *centres and corridors*.

- 2.2.41.5. That policy 3.3.2 (6) be amended by adding the words "and advanced telecommunications" after the words "including

broadband” in sub-policy (b), replacing the words “and sustainable” with the word “green” and adding the word “*sustainable*” after the words “infrastructure and” in sub-policy (c), adding the words “of the Greenway System” after the words “natural environment” in sub-policy (d), replacing the words “and include compatible business support services” with the words “, in accordance with the policies of Section 4.8 of this Plan” in sub-policy (e), and adding a new sub-policy (g) with the words “A diverse range of *office*, *major office*, *commercial*, *retail* and community uses within the Business Commercial designation, in accordance with the policies of Section 4.13 of this Plan.” so that it appears as follows:

The City shall work with business and local business organizations to create a business-friendly environment that includes:

- a. A diverse size and mix of available *employment lands*;
- b. State-of-the-art communications facilities and networks, including broadband and advanced telecommunications technology;
- c. Advanced green infrastructure and *sustainable* building design;
- d. A protected and enhanced natural environment of the Greenway System;
- e. *Employment lands* that are well designed, in accordance with the policies of Section 4.8 of this Plan;
- f. A diverse range of institutional, *office* and small-scale *retail* and small-scale *commercial* uses within the Leslie Street Institutional Area designation, in accordance with the policies of Section 4.12 of this Plan; and
- g. A diverse range of *office*, *major office*, *commercial*, *retail* and community uses within the Business Commercial designation, in accordance with the policies of Section 4.13 of this Plan.

2.2.41.6. That policy 3.3.2 (9) be deleted in its entirety.

2.2.41.7. That policies 3.3.2 (10) through (12) be renumbered to policies 3.3.2 (9) through (11).

- 2.2.41.8. That policy 3.3.2 (13) be renumbered to policy 3.3.2 (12) and be amended by replacing the words “Sustainable Design and Construction Policy for City of Richmond Hill Facilities and monitoring of the City’s Energy Plan” with the words “sustainable design and energy requirements”, and replacing the words “City Facilities” with the words “municipal facilities” so that it appears as follows:
- The City shall demonstrate leadership in corporate sustainability to the City’s businesses through the implementation of the City’s sustainable design and energy requirements for municipal facilities.
- 2.2.41.9. That policy 3.3.2 (14) be renumbered to policy 3.3.2 (13) and be amended by replacing the words “Economic Development Strategy” with the words “Economic Development and Investment Attraction Strategies” and deleting the words “five-year” so that it appears as follows:
- The policies of this Plan support the City of Richmond Hill Economic Development and Investment Attraction Strategies which may be reviewed and implemented concurrent with the review of this Plan.
- 2.2.41.10. That policy 3.3.3.2 (10) be moved to Section 3.3.2 and be renumbered to policy 3.3.2 (14).
- 2.2.42. That Section 3.3.3 Employment in the Urban Structure be amended as follows:
- 2.2.42.1. That the preamble text under Section 3.3.3 be deleted and replaced with the following text:
- Providing a balanced and diverse range of employment opportunities makes the City’s local economy more resilient to economic downturns and allows it to adapt to both minor fluctuations and major structural changes in the economy. The City’s urban structure and its many locational advantages provide ideal opportunities to direct appropriate types of economic activity to the *employment lands*, the *centres and corridors*, as well as to other areas of the City.
- 2.2.43. That Section 3.3.3.1 Employment Lands be amended as follows:

- 2.2.43.1. That the first sentence in the preamble be amended by deleting the words “, or business parks,”, deleting the words “, processing, servicing,”, deleting the words “bulk storage of goods, and wholesaling.”, and adding the words “research and development” after the words “warehousing and” so that it appears as follows:

The City’s *employment lands* have traditionally provided for industrial uses such as manufacturing, warehousing and research and development.

- 2.2.43.2. That the second sentence in the preamble be amended by deleting the words “Given the anticipated build-out of the City’s settlement area within the foreseeable future,”, replacing the word “limited” with the word “no”, adding the word “the” after the words “opportunities for”, deleting the words “new business parks or”, and deleting the word “designated” so that it appears as follows:

There are no opportunities for the expansion of the City’s *employment lands*.

- 2.2.43.3. That the third sentence in the preamble be amended by replacing the word “transportation” with the words “major goods movement facilities and corridors,” so that it appears as follows:

The availability of larger parcels of land, proximity to major goods movement facilities and corridors, and need for separation of incompatible uses positions the existing *employment lands* as ideal locations for land intensive and industrial activities.

- 2.2.43.4. That the fourth sentence in the preamble be amended by deleting the words “and development” so that it appears as follows:

This Plan protects *employment lands* for future economic growth recognizing the important contribution that these lands have made and will continue to make to the City’s local economy and the regional economy.

- 2.2.43.5. That policies 3.3.3.1 (1) through (2) be deleted in their entirety.

- 2.2.43.6. By adding a new policy 3.3.3.1 (1) with the following text:

The City shall protect its *employment lands* that are located in proximity to major goods movement facilities and corridors, such as 400-series highways. These lands shall be prioritized for Employment Area uses that require those locations.

- 2.2.43.7. That policy 3.3.3.1 (3) be renumbered to policy 3.3.3.1 (2) and be amended by adding the words “, as shown on **Schedule A2** (Land Use) as” after the words “Employment Area designation”, deleting the words “or Employment Corridor designation”, and deleting the words “and incorporate sustainable design measures in accordance with the policies of this Plan” so that it appears as follows:

Development in the Employment Area designation, as shown on **Schedule A2** (Land Use) as on a *site* adjacent to the Greenway System shall maintain and enhance the *ecological integrity* and *hydrological integrity* of the Greenway System.

- 2.2.43.8. That policy 3.3.3.1 (4) be renumbered to policy 3.3.3.1 (3) and be amended by deleting the words “designation or the Employment Corridor designation to minimize possible adverse effects from heavy industrial uses and to avoid the introduction of additional uses which are incompatible with heavy industrial activities. Heavy industry is defined in accordance with the Ministry of the Environment’s land-use compatibility guidelines and generally refers to those uses characterized by activities such as large volumes of materials and products, *fugitive emissions*, outside storage and truck traffic” so that it appears as follows:

Minimum distance separation and mitigation policies under the applicable Federal, Provincial and City Regulations shall be applied to uses within the Employment Area.

- 2.2.43.9. By adding a new policy 3.3.3.1 (4) with the following text:

On lands within 300 metres of the Employment Area, *development* shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within the Employment Area, in accordance with provincial guidelines.

- 2.2.44. That Section 3.3.3.2 Employment in the Centres and Corridors be amended as follows:

- 2.2.44.1. That policy 3.3.3.2 (2) be amended by replacing the words “in the Richmond Hill Centre, KDAs, and Regional Corridors” with the words “along the Regional Corridors in accordance with the policies of this Plan” so that it appears as follows:

Major office development shall be directed to locate along the Regional Corridors in accordance with the policies of this Plan. The City may develop incentives to attract *major office* to these locations.

2.2.44.2. That sub-policy 3.3.3.2 (6) (b) be deleted in its entirety.

2.2.44.3. That sub-policy 3.3.3.2 (6) (c) be renumbered to sub-policy 3.3.3.2 (6) (b), and be amended by adding the words “shall generally not be permitted” after the words “Outdoor storage”, adding the word “outdoor” before the word “display”, and replacing the words “not be permitted, except in accordance with the Zoning By-law” with the words “be limited” so that it appears as follows:

Outdoor storage shall generally not be permitted and outdoor display shall generally be limited.

2.2.44.4. That policy 3.3.3.2 (7) be amended by deleting the words “in the Regional Corridors, Local Corridor and LDAs”, adding the words “shall generally not be permitted” after the words “Outdoor storage”, adding the word “outdoor” before the word “display”, and replacing the words “not be permitted, except in accordance with the Zoning By-law” with the words “be limited” so that it appears as follows:

Major retail and retail development shall be encouraged to integrate with other permitted land uses in a more compact, mixed-use format and shall be designed to facilitate future redevelopment or retrofitting. Outdoor storage shall generally not be permitted and outdoor display shall generally be limited.

2.2.44.5. That policy 3.3.3.2 (8) be deleted in its entirety.

2.2.44.6. That policy 3.3.3.2 (9) be renumbered to policy 3.3.3.2 (8), and be amended by deleting the words “, and”, and adding the words “and *private home child care*” after the words “*home occupations*” so that it appears as follows:

Live-work units, home occupations and private home child care shall be directed to locate anywhere within the *centres and corridors*, unless otherwise stated in **Chapter 4** (Land Use Policies).

2.2.45. That Section 3.3.3.3 Employment in the Neighbourhoods be amended as follows:

2.2.45.1. That policy 3.3.3.3 (1) be amended by deleting the words “Neighbourhood commercial sites consisting of”, deleting the words “, *live-work units* and community”, deleting the words “shown on **Schedule A2** (Land Use)”, and deleting the word “only” so that it appears as follows:

Small-scale *retail, commercial*, and *office* uses shall be permitted in the Neighbourhood designation to this Plan in accordance with the policies of Section 4.9.1.3 of this Plan.

2.2.45.2. By adding a new policy 3.3.3.3 (2) with the following text:

Mixed-use buildings incorporating street-related *retail, commercial, live-work units* or community uses shall be encouraged within the Neighbourhood designation, where permitted in accordance with the policies of this Plan.

2.2.46. That Section 3.4.1 Urban Design be amended as follows:

2.2.46.1. That the following text in grey replace the existing first sidebar in Section 3.4.1 Urban Design:

List of design guidelines:

- Richmond Hill Urban Design Guidelines
- Village Core Neighbourhood Design Guidelines
- North Yonge Street Urban Design Study
- Headford Business Park Urban Design Guidelines
- Barker Business Park Urban Design Guidelines
- Guidelines provided for in Secondary Plans
- Guidelines provided in Infill Studies and Tertiary Plans (see **Appendix “9”** (Priority Infill Areas) for a listing)

2.2.46.2. By adding the words “It is the policy of Council that:” following the preamble under the sub-heading “Building a Strong, Vibrant Identity and Character”.

2.2.46.3. By adding the words “It is the policy of Council that:” following the preamble under the sub-heading “Walkable and Cyclable Streets, Built Form and Social Connection”.

2.2.46.4. That sub-policy 3.4.1 (37) (b) be amended by deleting the word “maximum” and deleting the words “or base building” so that it appears as follows:

Are subject to minimum and maximum building heights, including podium heights, where set out in **Chapter 4** (Land Use Policies) of this Plan.

2.2.46.5. That sub-policy 3.4.1 (37) (c) be deleted and replaced with the following text:

Shall allow for the retention and expansion of existing non-residential uses that do not meet the minimum height and density provisions as set out in this Plan, and as such, interim development that is not permanent in nature or duration is permitted, subject to the following:

- i. The proposed building or structure is for non-residential purposes in accordance with the policies of this plan;
- ii. Expansions of existing buildings or structures or new standalone buildings or structures shall not exceed 2 storeys in height and 50% of the combined gross floor area of the existing buildings and structures located on the *site* as of the adoption of this Plan;
- iii. The proposed interim development does not include the underground structures;
- iv. Interim development shall not be required to convey land to the City for parkland;
- v. The proposed interim development does not preclude the orderly development of the remainder of the *site*, including any potential required infrastructure, such as public and private connections and parks and urban open spaces.

2.2.46.6. That a new sub-policy 3.4.1 (37) (d) be added with the following text:

Notwithstanding the policies of this Plan, interim development as per Policy 3.4.1(37)(c) is excluded from the requirement to achieve the minimum site density as

set out in **Chapter 3** (City Building) and **Chapter 4** (Land Use Policies) of this Plan

- 2.2.46.7. That a new policy 3.4.1 (40) (d) be added with the following text:
Incorporate built form and landscape design that is consistent with Crime Prevention Through Environmental Design (CPTED) principles.
- 2.2.46.8. That policy 3.4.1 (45) be deleted in its entirety.
- 2.2.46.9. That policy 3.4.1 (46) be renumbered to policy 3.4.1 (45).
- 2.2.46.10. That policies 3.4.1 (47) through (48) be deleted in their entirety.
- 2.2.46.11. By adding a new policy 3.4.1 (46) with the following text:
Above-grade parking structures are subject to the following design criteria;
- a. The above-grade parking structure should be integrated within the podium of the building, or at the rear or side of the *site*;
 - b. Where an above-grade parking structure abuts a local street as shown on **Schedule A8** (Street Classification), the above-grade parking structure shall be screened by architectural elements and/or residential, *commercial* and/or community uses.
 - c. Where an above-grade parking structure abuts an arterial and/or a collector street as shown on **Schedule A8** (Street Classification), the above-grade parking structure shall be screened by residential, *commercial* and/or community uses.
 - d. Where an above-grade parking structure abuts the Neighbourhood designation and/or community use, the above-grade parking structure shall be screened by architectural elements and/or residential, *commercial* and/or community uses.
- 2.2.46.12. That policies 3.4.1 (49) through (54) be renumbered to policies 3.4.1 (47) through (52).
- 2.2.46.13. By adding the words “It is the policy of Council that:” following the preamble under the sub-heading “Transition to Neighbourhoods”.

- 2.2.46.14. That policy 3.4.1 (55) be renumbered to policy 3.4.1 (53), and be deleted and replaced with the following text:

To achieve compatibility and transition of building heights with adjacent Neighbourhoods, *development* within the *centres and corridors* shall:

- a. Provide suitable massing and design to achieve access to skyviews and daylight through appropriate building separation distances, setbacks and stepbacks;
- b. Provide landscape buffers or linkages, which may include parks, where appropriate;
- c. Be designed to minimize impacts related to privacy for adjacent *low-rise* residential areas through appropriate buffering, setbacks, built-form treatments and landscape.
- d. Apply an angular plane in accordance with the following:
 - i. Where the Neighbourhood designation is separated by a street as shown on **Schedule A8** (Street Classification) from the *centres and corridors* designation, a 45 degree angular plane shall be measured from grade at the adjacent *low-rise residential* property line in the Neighbourhood designation.
 - ii. A 45 degree angular plane shall be measured from 15 metres above grade at the shared lot line in the event that the Neighbourhood designation abuts the lot line of lands within the *centres and corridors*, such as a side-lot or back-lot condition;
 - iii. Notwithstanding Policy 3.4.1(53)(d)(i) and (ii), where a *mid-rise* or *high-rise* building is located on an abutting or adjacent property within the Neighbourhood designation, no angular plane is required.
 - iv. Notwithstanding Policy 3.4.1(53)(d)(i) and (ii), where a non-residential use is located on an abutting or adjacent property within the Neighbourhood designation, no angular plane is required.

- v. Notwithstanding Policy 3.4.1(53)(d)(i) and (ii), where the *centres and corridors* are separated from the Neighbourhood designation by another designation as shown on **Schedule A2** (Land Use), no angular plane is required.
 - e. Within the Village Local Centre, the following additional angular plane policies shall be applied:
 - vi. *Development* fronting on Yonge Street shall maintain a maximum 45 degree angular plane projected from the adjacent property line on the opposite side of Yonge Street to maintain the significant views to the church spires;
 - vii. *Development* fronting on Church Street shall maintain a 30 degree angular plane projected from the edge of the adjacent property line on the opposite side of Church Street.
- 2.2.46.15. That policies 3.4.1 (56) through (57) be renumbered to policies 3.4.1 (54) through (55).
- 2.2.46.16. By adding a new policy 3.4.1 (56) with the following text:

Mid-rise buildings shall be designed to provide a sufficient separation distance of approximately 15 metres between both proposed and existing mid-rise buildings and podiums of high-rise buildings to maintain appropriate light, view and privacy conditions.
- 2.2.46.17. That policy 3.4.1 (58) be renumbered to policy 3.4.1 (57).
- 2.2.46.18. That policy 3.4.1 (59) be renumbered to policy 3.4.1 (58) and be amended by replacing the words “base building” with the word “podium”, replacing the words “street wall” with the word “podium”, replacing the word “shadow” with the word “visual”, and adding the words “The required podium may be further stepped-back as required in accordance with the street wall policies of **Chapter 4** (Land Use Policies).” after the first sentence so that it appears as follows:

Mid-rise and *high-rise development* shall have a step back of the building above the podium height set out in the relevant policies of **Chapter 4** (Land Use Policies) to

provide a clearly discernible top to the podium and to minimize visual impact on the public realm. The required podium may be further stepped-back as required in accordance with the street wall policies of **Chapter 4** (Land Use Policies).

2.2.46.19. That policy 3.4.1 (60) be renumbered to policy 3.4.1 (59).

2.2.47. That Section 3.4.2 Cultural Heritage be amended as follows:

2.2.47.1. By adding the following text after the second sentence of the preamble:

This includes the histories of Indigenous Peoples, who have deep-seated ties to the Richmond Hill area. As the City contains Indigenous *cultural heritage resources* such as sacred sites, ancestral remains and artifacts, the City will work collaboratively with First Nations to preserve and acknowledge their histories and cultures.

2.2.47.2. That policy 3.4.2 (1) be amended by replacing the words “Provincial Policy Statement 2005” with the words “Provincial Planning Statement 2024”, and deleting the words “, and the *Places to Grow Act*” so that it appears as follows:

The City shall use the authority and tools provided by legislation, policies, and programs, including the *Ontario Heritage Act*, the *Planning Act*, the Provincial Planning Statement 2024, the *Environmental Assessment Act*, the *Municipal Act*, and the *Greenbelt Act* to implement and enforce the cultural heritage policies of this Plan.

2.2.47.3. That policy 3.4.2 (4) be amended by deleting the words “so as”, replacing the word “designated” with the words “the cultural heritage value or interest of identified”, and deleting the words “including cultural heritage landscapes” so that it appears as follows:

Development shall be designed to conserve the cultural heritage value or interest of identified *cultural heritage resources*.

2.2.47.4. That policy 3.4.2 (5) be amended by replacing the words “a property with a protected” with the word “identified”, adding the word “cultural” after the words “ensure that the”, and replacing the

word “attributes” with the words “value or interest” so that it appears as follows:

Development and site alteration adjacent to identified *cultural heritage resources* shall ensure that the cultural heritage value or interest of that property are conserved.

2.2.48. That Section 3.4.3 Archaeological Resources be amended as follows:

2.2.48.1. That the first sentence of the preamble be amended by replacing the words “Aboriginal and European” with the words “Indigenous, European-Canadian, and other settler communities,” so that it appears as follows:

Archaeological resources, both pre-contact Indigenous, European-Canadian, and other settler communities, contribute to Richmond Hill’s unique, local identity.

2.2.48.2. That policy 3.4.3 (9) be deleted in its entirety.

2.2.48.3. That policies 3.4.3 (10) through (11) be renumbered to policies 3.4.3 (9) through (10).

2.2.49. That Section 3.4.4 Parks and Urban Open Space System be amended as follows:

2.2.49.1. That the preamble under the sub-heading “Urban Squares” be amended by deleting the words “or private” and deleting the word “plazas,” so that it appears as follows:

Urban Squares serve as resting, meeting, and gathering places within the *centres and corridors*. Urban Squares may take the form of public courtyards, mews, or other similar urban meeting places that provide opportunities for people to gather, reflect, and interact with one another.

2.2.50. That Section 3.4.5 Oak Ridges Corridor Conservation Reserve be amended as follows:

2.2.50.1. That the first sentence in policy 3.4.5 (1) be amended by deleting the word “shall” after the words “Greenway System and” so that it appears as follows:

The Oak Ridges Corridor Conservation Reserve as shown on **Appendix 3** (Conceptual Location of East-West

Greenway Corridor) shall serve as part of the City's Greenway System and provide the following:

2.2.51. That Section 3.5 Connectivity and Mobility be amended as follows:

- 2.2.51.1. That the second sentence of the preamble be amended by adding the words "for all transportation users throughout the City" after the words "connectivity and mobility" so that it appears as follows:

This Plan focuses on fostering improved connectivity and mobility for all transportation users throughout the City.

- 2.2.51.2. That the third sentence of the preamble be amended by adding the words ", cyclist, micromobility and transit" after the words "more pedestrian", adding the words "with safe" after the word "friendly", and adding the words "street connections" after the words "and accessible" so that it appears as follows:

Better connections and barrier-free design within the City can help make Richmond Hill more pedestrian, cyclist, micromobility and transit friendly with safe and accessible street connections.

- 2.2.51.3. That the fourth sentence of the preamble be amended by deleting the words "Development that is", adding the word "development" after the word "transit-oriented", replacing the word "greater" with the words "increased levels of walking, cycling, micromobility and" so that it appears as follows:

Well-designed and transit-oriented development promotes increased levels of walking, cycling, micromobility and transit ridership and helps to create healthy, vibrant streetscapes.

- 2.2.51.4. That the first bullet of the Guiding Principles for Connectivity and Mobility be amended by deleting the words "transit and", deleting the word "oriented", and adding the words ", cyclist, micromobility and transit-oriented" after the word "pedestrian" so that it appears as follows:

Plan for pedestrian, cyclist, micromobility and transit-oriented development.

- 2.2.51.5. That the second bullet of the Guiding Principles for Connectivity and Mobility be amended by adding the words “and improved safety” after the word “accessibility” so that it appears as follows:

Promote connectivity, mobility, accessibility and improved safety within and between neighbourhoods, *employment lands*, parks and open spaces.

- 2.2.52. That Section 3.5.1 The Transportation System be amended as follows:

- 2.2.52.1. That policy 3.5.1 (7) be amended by adding the words “and Leslie Street” after the words “Major Mackenzie Drive” so that it appears as follows:

Major Mackenzie Drive and Leslie Street shall be supported as a planned long term public rapid transit corridor.

- 2.2.52.2. That policy 3.5.1 (11) be amended by adding the word “, CN” after the words “Metrolinx, York Region”, and deleting the word “public” so that it appears as follows:

The City shall work with Metrolinx, York Region, CN and other agencies to implement the planned transportation improvements in the Regional Transportation Plan (RTP), as amended from time to time, through the policies of this Plan, the York Region Transportation Master Plan and the City’s Transportation Master Plan in order to achieve a well-balanced and integrated *transportation system*.

- 2.2.52.3. That policy 3.5.1 (12) be amended by replacing the words “*municipal comprehensive review*” with the words “*comprehensive review*” so that it appears as follows:

Future public rapid transit corridors within the City shall be reviewed at the time of a *comprehensive review* and integrated as part of the planned *transportation system* within the City through an amendment to this Plan.

- 2.2.52.4. That policy 3.5.1 (13) be amended by replacing the words “York Region Pedestrian and Cycling Master Plan” with the words “York Region Transportation Master Plan” and replacing the words “City’s Pedestrian and Cycling Master Plan” with the word “City’s Transportation Master Plan” so that it appears as follows:

A network of pedestrian and cycling facilities consistent with the York Region Transportation Master Plan and the

City's Transportation Master Plan shall be provided. The network shall foster *active transportation* as a viable travel alternative to the single-occupant vehicle.

- 2.2.52.5. That policy 3.5.1 (14) be deleted in its entirety.
- 2.2.52.6. That policy 3.5.1 (15) be renumbered to policy 3.5.1 (14), and be deleted and replaced with the following text:

The City will work with the Province and York Region to target an overall peak period non-auto mode split of 30% within the *settlement area* and 50% within *protected major transit station areas* by 2051.
- 2.2.52.7. That policies 3.5.1 (16) through (17) be renumbered to policies 3.5.1 (15) through (16).
- 2.2.52.8. That policy 3.5.1 (18) be renumbered to policy 3.5.1 (17) and be amended by adding the words “ensure that *active transportation* facilities, such as cycling and micromobility facilities and walkways” after the words “*transportation system* to” and adding the word “, micromobility” after the words “increase pedestrian” so that it appears as follows:

The City shall reinforce connectivity in the *transportation system* to ensure that *active transportation* facilities, such as cycling and micromobility facilities and walkways to increase pedestrian, micromobility and vehicular movement.
- 2.2.53. That Section 3.5.2 Active Transportation be amended as follows:
 - 2.2.53.1. That policy 3.5.2 (1) be amended by replacing the words “City’s Pedestrian and Cycling Master Plan” with the words “City’s Transportation Master Plan” and replacing the words “York Region Pedestrian and Cycling Master Plan” with the words “York Region Transportation Master Plan” so that it appears as follows:

The City shall promote *active transportation* in accordance with the City’s Transportation Master Plan which has been approved by Council and the York Region Transportation Master Plan.
 - 2.2.53.2. That policy 3.5.2 (9) be amended by replacing the words “City’s Pedestrian and Cycling Master Plan” with the words “City’s Transportation Master Plan”, deleting the words “which has been

approved by Council”, and replacing the words “York Region Pedestrian and Cycling Master Plan” with the words “York Region Transportation Master Plan” so that it appears as follows:

The City shall encourage the connection of cycling routes, trails and walking paths to recreation facilities, neighbourhoods, parks and the Greenway System in accordance with the City’s Transportation Master Plan and the York Region Transportation Master Plan.

2.2.54. That Section 3.5.4 Transit-Oriented Development be amended as follows:

2.2.54.1. That policy 3.5.4 (3) be deleted in its entirety.

2.2.54.2. That policies 3.5.4 (4) through (10) be renumbered to policies 3.5.4 (3) through (9).

2.2.55. That Section 3.5.5 Streets and Rights-of-Way be amended as follows:

2.2.55.1. That policy 3.5.5 (1) be amended by deleting the words “to this Plan”, adding the words “, but not limited to, daylighting triangles, public transit rights-of-way and related facilities,” after the words “may be required for”, adding the words “*infrastructure* and” after the words “right-of-way transitions,”, and adding the words “The conveyance of lands for daylighting triangles shall be in accordance with the City’s approved standards for daylighting triangles and shall form part of the minimum required right-of-way.” after the second sentence so that it appears as follows:

The City may require as a condition of *development* that sufficient lands be conveyed to provide for the street right-of-way as shown on **Schedule A8** in accordance with the policies of this Plan. Notwithstanding the rights-of-way widths identified in this Plan, additional widths may be required for, but not limited to, daylighting triangles, public transit rights-of-way and related facilities, additional turn lanes at intersections, right-of-way transitions, *infrastructure* and *utilities*, cycling and pedestrian facilities, grading/cuts and fills and/or sightlines. The conveyance of lands for daylighting triangles shall be in accordance with the City’s approved standards for daylighting triangles and shall form part of the minimum required right-of-way.

2.2.55.2. That policy 3.5.5 (2) be deleted and replaced with the following text:

The planned street widths shown in **Schedule A18** (Planned Right-of-Way Widths) represents the required street widths for regional arterial streets and may include York Region's transportation and transit requirements. Any street that has less than the rights-of way width as identified on **Schedule A18** (Planned Right-of-Way Widths) will be considered for widening pursuant to the relevant sections of the *Planning Act* and in accordance with the policies of this Plan as a condition of *development*. Notwithstanding the rights-of-way widths identified in this Plan, in accordance with Policy 3.5.5 (3), additional widths may be required for, but not limited to, daylighting triangles, turning lanes, public transit rights-of-way and related infrastructure and facilities, additional turning lanes, right-of-way transitions, cycling and pedestrian facilities, grade separations, cuts, fills and/or sightlines.

2.2.55.3. By adding a new policy 3.5.5 (3) with the following text:

Any land conveyance to York Region required in accordance with Policy 3.5.5 (2) shall be subject to the following:

- a. That land will be conveyed to York Region as a result of new growth and development, changes in use that generate significant traffic volumes, or additions that substantially increase the size or usability of buildings or structures;
- b. That in general, street widenings shall be taken equally from the existing or approved Environmental Assessment centre line of construction; however unequal or reduced widenings may be required where constraints or unique conditions such as topographic features, historic buildings or other cultural heritage resources such as archaeological features, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of the existing street right-of-way;
- c. That in cases where a street widening results in a greater requirement for land on one side of the existing right-of-way based on the centre line of construction, which extends beyond the road allowance width identified on **Schedule A18**

(Planned Right of Way Widths), and if the constraint is the result of existing or approved *development*, human-made physical obstructions which cannot reasonably be relocated, or other *development* related constraint York Region will, unless otherwise agreed to, compensate the landowner for those lands in excess of the planned road allowance limit; and,

- d. That land required for new or realigned Regional roads to accommodate land *development* be conveyed, at no expense to York Region, up to and including the first 41 metres of the required right-of-way.

2.2.55.4. By adding a new policy 3.5.5 (4) with the following text:

In general, street widenings identified in Policy 3.5.5 (1) shall be taken equally from both sides of the planned right-of-way, measured from the existing or approved Environmental Assessment (EA) centre line of construction. However, unequal or full-width widenings from one side may be required where constraints or unique conditions exist that necessitate alternative widening approaches.

2.2.55.5. That policy 3.5.5 (3) be renumbered to policy 3.5.5 (5).

2.2.56. That Section 3.5.6 Functional Street Classification be amended as follows:

2.2.56.1. That sub-policy 3.5.6 (3) (b) be amended by deleting the word “a” and replacing the words “width of 36 metres” with the words “widths in accordance with **Schedule A18** (Planned Right-of-Way Widths) of this Plan” so that it appears as follows:

Arterial streets shall have planned minimum right-of-way widths in accordance with **Schedule A18** (Planned Right-of-Way Widths) of this Plan.

2.2.56.2. That sub-policy 3.5.6 (3) (c) be deleted in its entirety.

2.2.56.3. That sub-policy 3.5.6 (3) (d) be renumbered to sub-policy 3.5.6 (3) (c), and be amended by deleting the words “generally located at Leslie Street and Bethesda Sideroad, Leslie Street and Stouffville Road, and Leslie Street and 19th Avenue” so that it appears as follows:

Arterial street intersections as shown on **Schedule A8** (Street Classification) of this Plan may be re-aligned in accordance with an approved Environmental Assessment.

- 2.2.56.4. That sub-policy 3.5.6 (3) (e) be renumbered to sub-policy 3.5.6 (3) (d) and be amended by adding the words “To minimize direct access, *developments* adjacent to Regional roads should:” after the first sentence, adding sub-policy (d) (i) with the words “Provide primary connections to collector and/or local streets; and”, and adding sub-policy (d) (ii) with the words “Create shared or paired driveways through interconnections between adjacent properties.” so that it appears as follows:

Direct access to and from arterial streets shall be subject to the approval of York Region and shall generally be discouraged, controlled and restricted. To minimize direct access, *developments* adjacent to Regional roads should:

- i. Provide primary connections to collector and/or local streets; and
- ii. Create shared or paired driveways through interconnections between adjacent properties.

- 2.2.56.5. That sub-policy 3.5.6 (3) (f) be renumbered to sub-policy 3.5.6 (3) (e).

- 2.2.56.6. That sub-policy 3.5.6 (3) (g) be renumbered to sub-policy 3.5.6 (3) (f) and be amended by replacing the words “City’s Pedestrian and Cycling Master Plan” with the words “City’s Transportation Master Plan” so that it appears as follows:

Bicycle facilities shall be provided on arterial streets in accordance with the City’s Transportation Master Plan, which is approved by Council, and York Region’s Transportation Master Plan.

- 2.2.56.7. That sub-policies 3.5.6 (3) (h) through (i) be renumbered to sub-policies 3.5.6 (3) (g) through (h).

- 2.2.56.8. That sub-policy 3.5.6 (4) (a) be amended by replacing the words “of 26 metres” with the words “in accordance with **Schedule A8** (Street Classification)” so that it appears as follows:

Collector streets shall have a planned right-of-way width in accordance with **Schedule A8** (Street Classification) and may be reduced to 23 metres where such a width is not detrimental to the movement of traffic and the

provision of municipal servicing, *utilities* and landscaping and subject to the satisfaction of the City.

- 2.2.56.9. That a new sub-policy 3.5.6 (4) (c) be added with the following text:

Notwithstanding Policy 3.5.6(4)(a) of this Plan, the right-of-way width of the following collector streets as identified in the City's Transportation Master Plan may be further reduced to 20 metres at the mid-block section, subject to the discretion of the City:

- i. North-South Road west of Yonge Street between Garden Avenue and Carrville Road: and
- ii. Addison Street Extension.

- 2.2.56.10. That sub-policy 3.5.6 (4) (c) be renumbered to sub-policy 3.5.6 (4) (d).

- 2.2.56.11. That sub-policy 3.5.6 (4) (d) be renumbered to sub-policy 3.5.6 (e), and be amended by replacing the words "City's Pedestrian and Cycling Master Plan and York Region's Transportation Master Plan" with the words "City's Transportation Master Plan" so that it appears as follows:

Bicycle facilities shall be provided on collector streets in accordance with the City's Transportation Master Plan, as amended from time to time.

- 2.2.56.12. That sub-policy 3.5.6 (4) (e) be renumbered to sub-policy 3.5.6 (4) (f).

- 2.2.56.13. That sub-policy 3.5.6 (5) (a) be amended by replacing the words "of 20 metres" with the words "in accordance with **Schedule A8** (Street Classification)" and adding the words "*active transportation* facilities," after the words "the provision of" so that it appears as follows:

Local streets shall have a planned right-of-way width in accordance with **Schedule A8** (Street Classification) and may be reduced to a minimum of 18 metres where such a width is not detrimental to the movement of traffic and the provision of *active transportation* facilities, municipal servicing, *utilities* and landscaping and subject to the satisfaction of the City.

- 2.2.56.14. That sub-policy 3.5.6 (5) (c) be amended by adding the words “*active transportation* facilities,” after the words “the provision of” so that it appears as follows:

Notwithstanding Policy 3.5.6.5 (a) of this Plan, the right-of-way width of local streets within the centres and corridors of this Plan may be reduced to a minimum of 15.5 metres, subject to approval by the City and where it can be demonstrated that the proposed width does not pose a risk to public safety and is not detrimental to the movement of traffic and the provision of *active transportation* facilities, municipal servicing, utilities and landscaping.

- 2.2.57. That a new Section numbered and titled as 3.6 Mineral Aggregate Resources be added as follows:

- 2.2.57.1. By adding a preamble with the following text:

The City of Richmond Hill contains areas of sand and gravel aggregate resources of secondary significance; these areas are located in the ORMCP area as shown on **Schedule A6** (Landform and Aggregate Constraints). The conservation of *mineral aggregate resource* areas including the on-site recovery and recycling of manufactured materials derived from *mineral aggregate resources* is important to local economic development. They provide locally sourced building materials for development and infrastructure, facilitating local and regional supply chains which minimize the hauling distances and associated transportation related greenhouse gas emissions.

It is the policy of Council that:

- 2.2.57.2. By adding new policies 3.6 (1) to (2) with the following policy text:

1. *Mineral aggregate operations* shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or *development* permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* shall address the

depth of extraction of new or existing *mineral aggregate operations*. When a license for extraction or operation ceases to exist, Policy 3.7(2) continues to apply.

2. In known deposits of *mineral aggregate resources* as shown on **Schedule A6** (Landform and Aggregate Constraints), and on adjacent lands, *development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a. resource use would not be feasible; or
 - b. the proposed land use or *development* serves a greater long-term public interest; and
 - c. issues of public health, public safety and environmental impact are addressed.

2.2.58. That Section 4.1.1 Land Use be amended as follows:

- 2.2.58.1. That the second sentence in policy 4.1.1 (1) be amended by deleting the words “, Employment Area and Employment Corridor” so that it appears as follows:

A more limited range of community uses may be permitted in the Neighbourhood and Leslie Street Institutional Area designations as set out in the policies of this section.

- 2.2.58.2. That policy 4.1.1 (2) be deleted and replaced with the following text:

Within the *centres and corridors*, the following community uses shall be permitted:

- a. Hospitals;
- b. Private secondary schools;
- c. Private elementary schools
- d. *Public authority* in accordance with Policy 4.1.1 (6);
- e. Places of worship;
- f. Arts and cultural facilities;
- g. *Child care centre*;
- h. *Long term care facilities*;
- i. Adult care centre;

- j. Urban plaza, in accordance with Section 3.4.4; and
- k. Other *social services* not otherwise listed in Policy 4.1.1 (2)(a) to (j).

- 2.2.58.3. That policy 4.1.1 (3) be deleted and replaced with the following text:

Within the Neighbourhood designation, the following community uses shall be permitted:

- a. Community uses which lawfully existed on the date of adoption of this Plan;
- b. *Public authority* in accordance with Policy 4.1.1 (6),
- c. Where lands front onto an arterial street, the following additional uses shall be permitted:
 - i. Private secondary and elementary schools, which shall be encouraged to locate adjacent to a park or the Greenway System;
 - ii. Places of worship;
 - iii. Arts and cultural facilities;
 - iv. *Child care centre*;
 - v. *Long term care facilities*.
 - vi. Adult care centre; and
 - vii. Other *social services* not otherwise listed in Policies 4.1.1 (3)(c)(i) to (vi).
- d. Where a site fronts onto a collector street, a *child care centre* is also permitted.

- 2.2.58.4. That policies 4.1.1 (4) through (8) be deleted in their entirety.

- 2.2.58.5. That policy 4.1.1 (9) be renumbered to policy 4.1.1 (4), and be deleted and replaced with the following text:

Within the Leslie Street Institutional Area designation, the following community uses shall be permitted:

- a. *Public authority*, in accordance with Policy 4.1.1(6);
- b. Private secondary and elementary schools;
- c. Places of Worship;
- d. *Child care centre*;
- e. *Long term care facilities*;

- f. Arts and cultural facilities;
- g. Adult care centre; and
- h. Other *social services* not otherwise listed in Policy 4.1.1(4)(a) to (g)

2.2.58.6. By adding a new policy 4.1.1 (5) with the following text:

Within the Business Commercial designation, the following community uses shall be permitted:

- a. *Public authority*, in accordance with Policy 4.1.1(6);
- b. Private secondary and elementary schools;
- c. Places of Worship;
- d. *Child care centre*;
- e. Adult care centre; and
- f. Other *social services* not otherwise listed in Policy 4.1.1(5)(a) to (e).

2.2.58.7. By adding a new policy 4.1.1 (6) with the following text:

A *public authority* use may include but is not limited to the following uses:

- a. Public highways;
- b. Transit lines, railways and related facilities;
- c. Gas and oil pipelines;
- d. Sewage and water service systems and lines and stormwater management facilities;
- e. Power generation facilities and/or transmission lines;
- f. Telecommunications lines and facilities, including broadcasting towers;
- g. Bridges, interchanges, stations, parking areas and/or structures, rights-of-way and other structure and/or *infrastructure* that are required for the construction, operation or use of the facilities listed in Policies (a) to (f) above;
- h. Community centres and recreational facilities;
- i. Emergency service facilities;
- j. Libraries;
- k. Administrative facilities;

- l. Public Schools;
- m. Post-Secondary Schools;
- n. Work yards; and,
- o. Parks and open spaces

Notwithstanding the foregoing, easements and rights-of-access over privately-owned lands which may be in favour of a *public authority* and/or grant rights of public access shall not be considered a *public authority* use.

- 2.2.58.8. By adding a new policy 4.1.1 (7) with the following text:

Railways and *utilities* including buildings, structures and *accessory* facilities used for the distribution of gas, steam, electricity or other forms of energy, and telecommunication provided by entities that are authorized by entities other than a *public authority* shall be permitted wherever a *public authority* is permitted in accordance with the policies of this Plan.

- 2.2.58.9. By adding a new policy 4.1.1 (8) with the following text:

Notwithstanding the policies of this Plan, a *public authority* use is excluded from the requirement to achieve minimum site density and minimum heights and the *development* standards as set out within implementing Zoning By-laws.

- 2.2.59. That Section 4.1.2 Design be amended as follows:

- 2.2.59.1. That policy 4.1.2 (1) be deleted and replaced with the following text:

Where community uses are permitted, *development* shall be designed to be *compatible* and integrated with the surrounding area.

- 2.2.59.2. That policy 4.1.2 (3) be deleted and replaced with the following text:

Community uses are encouraged to be integrated with other permitted uses.

- 2.2.60. That Section 4.3.1.1 Land Use be amended as follows:

- 2.2.60.1. That sub-policy 4.3.1.1 (3) (d) be amended by adding the words “, excluding *automotive service commercial*” after the word “*Commercial*” so that it appears as follows:

Commercial, excluding *automotive service commercial*;

- 2.2.60.2. That sub-policy 4.3.1.1 (3) (g) be deleted in its entirety.

- 2.2.60.3. That sub-policy 4.3.1.1 (3) (h) be renumbered to sub-policy 4.3.1.1 (3) (g), and be amended by deleting the words “policies 3.3.3.2(9) and” and adding the word “Policy” after the words “in accordance with” so that it appears as follows:

Live-work units in accordance with Policy 3.3.2(14) of this Plan.

- 2.2.60.4. That the preamble under the sub-heading “Mix of Use” be amended by adding the word “of” after the word “mix” and replacing the word “use” with the word “uses” so that it appears as follows:

A mix of land uses shall be provided in the Village Local Centre to achieve a long-term target ratio of 7 residents to 3 jobs through the implementation of the following policies.

- 2.2.60.5. That sub-policy 4.3.1.1 (11) (b) be amended by replacing the words “base building” with the word “podium” so that it appears as follows:

For properties south of Wright Street and Dunlop Street, a maximum building height of 9 storeys, along with a maximum podium height of 3 storeys;

- 2.2.60.6. That sub-policy 4.3.1.1 (11) (c) be amended by replacing the words “base building” with the word “podium” and adding the words “A podium shall be no less than 2 storeys in height.” after the first sentence so that it appears as follows:

For properties located north of Wright Street and Dunlop Street, a maximum building height of 15 storeys, along with a maximum podium height of 6 storeys and a maximum street wall height of 3 storeys. A podium shall be no less than 2 storeys in height.

- 2.2.60.7. That the sub-heading titled “**Yonge Street Angular Plane**” and policy 4.3.1.1 (12) be deleted in their entirety.

2.2.61. That Section 4.3.1.2 Design be amended as follows:

2.2.61.1. That policy 4.3.1.2 (8) be deleted and replaced with the following text:

New non-residential *development* abutting the Neighbourhood designation shall ensure that:

- a. The use complements the residential character of the area;
- b. Built form is compatible;
- c. Potential negative impacts from the proposed *development*, such as privacy, noise and/or lighting, are mitigated; and
- d. Appropriate landscape buffers are provided.

2.2.62. That Section 4.3.2 Oak Ridges Local Centre be amended as follows:

2.2.62.1. That the first sentence of the second paragraph in the preamble be deleted.

2.2.63. That Section 4.3.2.1 Land Use be amended as follows:

2.2.63.1. That policy 4.3.2.1 (2) be amended by deleting sub-policy (f), renumbering sub-policy (g) to (f), deleting sub-policy (h), renumbering sub-policy (i) to (g), deleting the words “policies 3.3.3.2(9) and” and adding the word “Policy” after the words “in accordance with” in new sub-policy (g) so that it appears as follows:

The following land uses shall be permitted in the Oak Ridges Local Centre:

- a. *Medium density residential*;
- b. *High density residential*;
- c. *Office*;
- d. *Commercial*;
- e. *Retail*;
- f. Community uses in accordance with Section 4.1 of this Plan; and
- g. *Live-work units* in accordance with Policy 3.3.2(14) of this Plan.

- 2.2.63.2. That policy 4.3.2.1 (3) be amended by adding the words “Notwithstanding the foregoing, *medium density residential development* is not required to provide *commercial, office, retail* and community uses.” after the first sentence so that it appears as follows:
- Development* shall provide *commercial, retail, office* or community uses at grade for the portion of the building with direct frontage on Yonge Street. Notwithstanding the foregoing, *medium density residential development* is not required to provide *commercial, office, retail* and community uses.
- 2.2.63.3. That sub-policy 4.3.2.1 (7) (b) be amended by replacing the words “base building” with the word “podium” so that it appears as follows:
- A maximum podium height of 4 storeys, after which a step back for the remaining storeys is required; and
- 2.2.64. That Section 4.3.3.1 Land Use be amended as follows:
- 2.2.64.1. By adding the words “It is the policy of Council that:” following the heading “Land Use”.
- 2.2.64.2. That policy 4.3.3.1 (2) be amended by deleting sub-policy (f), renumbering sub-policy (g) to (f), deleting sub-policy (h), renumbering sub-policy (i) to (g), deleting the words “policies 3.3.3.2(9) and” and adding the word “Policy” after the words “in accordance with” in new sub-policy (g) so that it appears as follows:
- The following land uses shall be permitted within the Newkirk Local Centre designation:
- a. *High density residential*;
 - b. *Medium density residential*;
 - c. *Office*;
 - d. *Commercial*;
 - e. *Retail*;
 - f. Community uses in accordance with Section 4.1 of this Plan; and
 - g. *Live-work units* in accordance with Policy 3.3.2(14) of this Plan.

- 2.2.64.3. That policy 4.3.3.1 (6) be amended by adding the words “*low-rise, mid-rise and high-rise* apartment forms of” after the words “more frequent service,” so that it appears as follows:

In support of the GO Transit service and future more frequent service, *low-rise, mid-rise and high-rise* apartment forms of *development* within the Northern Character Area shall, at a minimum, provide non-residential, employment generating uses, beyond the ground floor.

- 2.2.64.4. That sub-policy 4.3.3.1 (9) (b) be deleted in its entirety.

- 2.2.64.5. That sub-policy 4.3.3.1 (9) (c) be renumbered to sub-policy 4.3.3.1 (9) (b).

- 2.2.64.6. That sub-policy 4.3.3.1 (11) (b) be amended by replacing the words “base building” with the word “podium” and adding the words “and a minimum podium height of 2 storeys” after the words “4 storeys” so that it appears as follows:

A maximum podium height of 4 storeys and a minimum podium height of 2 storeys;

- 2.2.64.7. That policy 4.3.3.1 (12) be deleted and replaced with the following text:

Commuter parking shall be required to locate below grade or in structured parking, in accordance with Policy 3.4.1(46).

- 2.2.65. That Section 4.3.3.2 Design be amended as follows:

- 2.2.65.1. By adding the words “It is the policy of Council that:” following the heading “Design”.

- 2.2.66. That Section 4.3.3.3 Public Realm be amended as follows:

- 2.2.66.1. By adding the words “It is the policy of Council that:” following the preamble under the heading “Public Realm”.

- 2.2.66.2. That the first sentence in sub-policy 4.3.3.3 (5) (c) be amended by replacing the words “A pedestrian/*active transportation*” with the words “*active transportation*” so that it appears as follows:

Active transportation crossing of the C.N. Railway corridor to provide additional connections to lands outside the Local Centre.

- 2.2.67. That a new Section numbered and titled as 4.3.4 East Beaver Creek and Highway 7 be added as follows:

- 2.2.67.1. By adding a preamble with the following text:

The East Beaver Creek and Highway 7 Local Centre encompasses the lands generally located between Highway 404 to the east, Highway 7 to the south, Norman Bethune Avenue and East Pearce Street to the north and Leslie Street to the west, as shown on **Schedule A2** (Land Use).

This Local Centre shall include mixed-use areas encompassing a wide range of residential, *commercial*, *retail*, *office* and community uses. The East Beaver Creek and Highway 7 Local Centre will support a minimum density target of 200 residents and jobs per hectare in accordance with the targets identified in the associated *Protected Major Transit Station areas* as shown on **Schedule A3** (Settlement Area).

This Local Centre is subject to the preparation of a *Secondary Plan* in accordance with Section 5.1.

- 2.2.67.2. By adding new policies 4.3.4.1 (1) to (12) with the following policy text:

4.3.4.1 Land Use

It is the policy of Council that:

1. The City shall prepare a *Secondary Plan* for the East Beaver Creek and Highway 7 Local Centre in accordance with the policies of Section 5.1 of this Plan.
2. Until such time as Council approves a *Secondary Plan* for the East Beaver Creek and Highway 7 Local Centre, the policies of this section shall be utilized in the review and evaluation of *development* applications.
3. The predominant use of the land within the East Beaver Creek and Highway 7 Local Centre designation shown on **Schedule A2** (Land Use) to this Plan shall be for mixed-use *development*.

4. The following land uses shall be permitted within the East Beaver Creek and Highway 7 Local Centre:
 - a. *High density residential*;
 - b. *Medium density residential*;
 - c. *Office*;
 - d. *Major office*;
 - e. *Commercial*;
 - f. *Retail*;
 - g. *Major retail*;
 - h. Community uses in accordance with Section 4.1 of this Plan; and
 - i. *Live-work units* in accordance with Policy 3.3.2(14) of this Plan.
5. *Medium density residential development* within the East Beaver Creek and Highway 7 Local Centre designation shall not be permitted to front directly onto Highway 7 or Leslie Street.
6. The phasing of *development* shall, to the greatest extent possible, be coordinated with the provision of transportation and servicing *infrastructure*. Detailed phasing policies for *development* shall be set out in the *Secondary Plan* in accordance with Section 5.1.
7. The highest and most dense forms of *development* shall be directed to the Highway 7 frontage between Leslie Street and East Beaver Creek Road. The density and heights shall generally decrease away from Highway 7, which shall be further articulated in accordance with the *Secondary Plan*.
8. The following height requirements shall apply to development:
 - a. A minimum building height of 1 storey;
 - b. A minimum podium height of 2 storeys;
 - c. A maximum podium height of 6 storeys;
 - d. A maximum building height of 40 storeys, in accordance with Policy 4.3.4.1(7).

9. Notwithstanding Policy 4.3.4.1(8)(b) and (c), a *mid-rise* building eight (8) storeys in height or less shall generally not require a podium.
10. To ensure that new *development* within East Beaver Creek and Highway 7 Local Centre is contributing to the minimum density target assigned to the applicable PMTSA area as shown on **Schedule A3** (Settlement Area), new *development* shall provide a minimum site density of 1.5 FSI.
11. New *development* within the East Beaver Creek and Highway 7 Local Centre shall provide a maximum site density of 3.5 FSI.
12. Notwithstanding Policies 4.3.4.1(10) and (11), the distribution of minimum and maximum FSI for specific blocks and/or sites within the East Beaver Creek and Highway 7 Local Centre shall be established through a *Secondary Plan* in accordance with Section 5.1. Allocations on a block and/or *site* basis may be less than or greater than the maximum density identified in Policy 4.3.4.1(11) provided that the overall density across the East Beaver Creek and Highway 7 Local Centre Secondary Plan Area does not exceed the density identified in Policy 4.3.4.1(11).

2.2.68. That a new Section numbered and titled as 4.3.5 Bathurst and Highway 7 be added as follows:

2.2.68.1. By adding a preamble with the following text:

The Bathurst and Highway 7 Local Centre encompasses the lands generally located east of Bathurst, north of Highway 7 and west of German Mills Creek as shown on **Schedule A2** (Land Use).

This Local Centre shall include mixed-use areas encompassing a wide range of residential, *commercial*, *retail*, *office* and community uses. The Bathurst and Highway 7 Local Centre will support a minimum density target of 160 residents and jobs per hectare in accordance with the target identified in the associated *Protected Major Transit Station area* as shown on **Schedule A3** (Settlement Area).

- 2.2.68.2. By adding new policies 4.3.5.1 (1) to (12) and 4.3.5.2 (1) to (3) with the following policy text:

4.3.5.1 Land Use

It is the policy of Council that:

1. The City may prepare a Tertiary Plan for the Bathurst and Highway 7 Local Centre in accordance with the policies of Section 5.2 of this Plan.
2. The predominant use of land within the Bathurst and Highway 7 Local Centre designation shown on **Schedule A2** (Land Use) to this Plan shall be residential, including mixed-use forms of *development*.
3. The following land uses shall be permitted within the Bathurst and Highway 7 Local Centre:
 - a. *High density residential*;
 - b. *Medium density residential*;
 - c. *Office*;
 - d. *Commercial*;
 - e. *Retail*;
 - f. Community uses in accordance with Section 4.1 of this Plan;
 - g. *Live-work units* in accordance with Policy 3.3.2(14) of this Plan.
4. *Development* fronting onto Bathurst Street and the Highway 7-Bathurst Connecting Road shall be in the form of a *high-rise* and/or *mid-rise* buildings.
5. *Development* fronting onto Bathurst Street and the Highway 7-Bathurst Connecting Road shall be required to provide *commercial*, *retail*, *office* or community uses at grade in a mixed-use building format. *Development* fronting onto Highway 7 and any future interior public streets shall be encouraged to provide *commercial*, *retail*, *office* or community uses at grade in a mixed-use building format. Additional requirements for mixed-use *development* may be articulated in a Tertiary Plan in accordance with Section 5.2.

6. *Retail, commercial* and/or community uses are encouraged to front onto parks and urban plazas in order to animate the public realm.
7. The phasing of *development* shall, to the greatest extent possible, be coordinated with the provision of transportation and servicing *infrastructure*. Detailed phasing policies for *development* shall be set out in the Tertiary Plan in accordance with Section 5.2.
8. The following height requirements shall apply to *development*:
 - a. A minimum building height of 3 storeys;
 - b. A minimum podium height of 2 storeys;
 - c. A maximum podium height of 6 storeys;
 - d. For *development* fronting onto Bathurst Street, north of the Highway 7-Bathurst Connecting Road;
 - i. The maximum building height shall be 15 storeys.
 - e. For *development* fronting onto the Highway 7-Bathurst Connecting Road;
 - i. The maximum building height shall be 20 storeys.
 - f. Notwithstanding Policy 4.3.5.1(8)(e), a maximum height of 20 storeys shall be permitted for the eastern portion of the lands described as Part of Lot 38, Concession 1 W.Y.S. designated as Part 1 to 4, 14 to 19, and 27 to 30 on Plan 65R-40899 and municipally known as 8907 Bathurst Street).
9. Notwithstanding Policy 4.3.5.1(8)(b) and (c), a *mid-rise* building eight (8) storeys in height or less shall generally not require a podium.
10. To ensure that new *development* within the Bathurst and Highway 7 Local Centre is contributing to the minimum density target assigned to the applicable PMTSA area as shown on **Schedule A3** (Settlement Area), new *development* shall provide a minimum site density of 1.0 FSI.

11. New *development* within the Bathurst and Highway 7 Local Centre shall provide a maximum site density of 2.5 FSI.
12. Notwithstanding Policies 4.3.5.1(10) and (11), the distribution of minimum and maximum FSI for specific blocks and/or sites within the Bathurst and Highway 7 Local Centre shall be established through the Tertiary Plan in accordance with Section 5.2. Allocations on a block and/or *site* basis may be less than or greater than the maximum density identified in Policy 4.3.5.1(11) provided that the overall density across the Bathurst and Highway 7 Local Centre does not exceed the density identified in Policy 4.3.5.1(11).

4.3.5.2 Public Realm

It is the policy of Council that:

1. New public and private streets shall be planned in a manner that promotes a fine grain street network.
2. Parks shall be provided within the Bathurst and Highway 7 Local Centre in accordance with the following:
 - a. a community park of sufficient size to accommodate a senior soccer field or ball diamond, as determined by the City and centrally located within the Local Centre and north of the *significant woodland* shown on **Schedule A4** (Key Natural Heritage Features and Key Hydrologic Features); and,
 - b. an expansion to Webster Park, generally located to the west of the existing southerly extent of Webster Park.
3. New *development* is encouraged to provide urban plazas within the Bathurst and Highway 7 Local Centre.

2.2.69. That Section 4.4.1 Land Use For All Key Development Areas be amended as follows:

- 2.2.69.1. That policy 4.4.1 (2) be amended by deleting sub-policy (i), renumbering sub-policy (j) to (i), deleting the words “policies 3.3.3.2(9) and” and adding the word “policy” after the words “in

accordance with” in new sub-policy (i) so that it appears as follows:

The following land uses shall be permitted in the KDA designation:

- a. *Medium density residential*;
- b. *High density residential*;
- c. *Major office*;
- d. *Office*;
- e. *Commercial*;
- f. *Major retail*;
- g. *Retail*;
- h. Community uses in accordance with Section 4.1 of this Plan; and
- i. *Live-work units* in accordance with policy 3.3.2(14) of this Plan.

2.2.70. That Section 4.4.2.1 Mix of Land Use be amended as follows:

- 2.2.70.1. That sub-policy 4.4.2.1 (2) (b) be amended by adding the words “active at-grade street frontages through” after the words “shall provide” and adding the words “in a mixed-use building format along Yonge Street, Carrville Road and 16th Avenue” after the words “uses at grade” so that it appears as follows:

To activate at-grade street frontage(s), *development* shall provide active at-grade street frontages through *commercial, retail*, or community uses at grade in a mixed-use building format along Yonge Street, Carrville Road and 16th Avenue.

- 2.2.70.2. That the second sentence in sub-policy 4.4.2.1 (2) (c) be amended by replacing the words “base building” with the word “podium” so that it appears as follows:

Development along the market promenade shall provide *retail* and *commercial* uses at grade, and where feasible, on floors above grade within the podium.

- 2.2.70.3. That sub-policies 4.4.2.1 (5) (c) through (d) be deleted in their entirety.

- 2.2.70.4. That sub-policy 4.4.2.1 (6) (b) be amended by replacing the words “base building” with the word “podium”, deleting the words “for *high-rise* buildings”, and adding the words “and a minimum podium height of 2 storeys” after the words “6 storeys” so that it appears as follows:
- A maximum podium height of 6 storeys and a minimum podium height of 2 storeys;
- 2.2.70.5. That a new sub-policy 4.4.2.1 (6) (f) be added with the following text:
- Notwithstanding Policy 4.4.2.1 (6) (b), a *mid-rise* building eight (8) storeys in height or less shall generally not require a podium.
- 2.2.70.6. That policy 4.4.2.1 (7) be deleted and replaced with the following text:
- The City supports the retention and expansion of the existing non-residential uses in this KDA, and as such, commercial “interim development” that is not permanent in nature or duration and is two storeys or less shall be permitted as expansions to the existing building(s) in accordance with Policy 3.4.1 (37) (c) and (d).
- 2.2.70.7. That policies 4.4.2.1 (8) through (9) be deleted in their entirety.
- 2.2.70.8. That policies 4.4.2.1 (10) through (12) be renumbered to policies 4.4.2.1 (8) through (10).
- 2.2.71. That Section 4.4.3 Yonge Street and Bernard Avenue Key Development Area be amended as follows:
- 2.2.71.1. That sub-policy 4.4.3 (1) (b) be amended by replacing the words “base building” with the word “podium” and adding the words “and a minimum podium height of 2 storeys” after the words “6 storeys” so that it appears as follows:
- A maximum podium height of 6 storeys and a minimum podium height of 2 storeys;
- 2.2.71.2. That sub-policy 4.4.3 (1) (c) be amended by adding the words “is dependent on not exceeding the allocated density of *development* as described in **Schedule 2** (Density) to **Chapter 12** (Yonge/Bernard Key Development Area Secondary Plan) of

this plan and” after the words “maximum building height” so that it appears as follows:

A maximum building height is dependent on not exceeding the allocated density of *development* as described in **Schedule 2** (Density) to **Chapter 12** (Yonge/Bernard Key Development Area Secondary Plan) of this plan and shall be determined through a policy led framework that includes the application of allocated site densities and angular plane policies, among others for specific sites within the KDA; and

- 2.2.71.3. That a new sub-policy 4.4.3 (1) (e) be added with the following text:

Notwithstanding Policy 4.4.3 (1) (b), a *mid-rise* building eight (8) storeys in height or less shall generally not require a podium.

- 2.2.72. That Section 4.5.1 Land Use be amended as follows:

- 2.2.72.1. That policy 4.5.1 (3) be amended by deleting sub-policy (f), renumbering sub-policy (g) to (f), deleting sub-policy (h), renumbering sub-policy (i) to (g), deleting the words “policies 3.3.3.2.9 and” and adding the word “Policy” after the words “in accordance with” in new sub-policy (g) so that it appears as follows:

The following land uses shall be permitted within the LDA designation:

- a. *Medium density residential*;
 - b. *High density residential*;
 - c. *Office*;
 - d. *Commercial*;
 - e. *Retail*;
 - f. Community uses in accordance with Section 4.1 of this Plan; and
 - g. *Live-work units* in accordance with Policy 3.3.2(14) this Plan.
- 2.2.72.2. That policy 4.5.1 (8) be amended by replacing the words “3 storeys” with the words “4 storeys” so that it appears as follows:

Development abutting the Neighbourhood designation shall have a maximum height of 4 storeys except where it abuts existing *mid-rise* or *high-rise* residential buildings in the Neighbourhood designation, subject to the angular plane policies of Section 3.4.1 (53) of this Plan. Building heights may progressively increase away from lands within the Neighbourhood designation.

2.2.73. That Section 4.6 Regional Mixed-Use Corridor be amended as follows:

2.2.73.1. That the fifth sentence of the preamble be amended by replacing the words “*municipal comprehensive review*” with the words “*comprehensive review*” so that it appears as follows:

The designation of additional Regional Mixed-Use Corridor lands shall be initiated only by the City and only at the time of a *comprehensive review*.

2.2.74. That Section 4.6.1 Land Use be amended as follows:

2.2.74.1. That policy 4.6.1 (2) be amended by deleting sub-policy (h), renumbering sub-policy (i) to (h), deleting sub-policy (j), renumbering sub-policy (k) to (i), deleting the words “policies 3.3.3.2.9 and” and adding the word “Policy” after the words “in accordance with” in new sub-policy (i) so that it appears as follows:

The following uses shall be permitted within the Regional Mixed-Use Corridor designation:

- a. *Medium density residential*;
- b. *High density residential*;
- c. *Major office*;
- d. *Office*;
- e. *Commercial*;
- f. *Major retail*;
- g. *Retail*;
- h. Community uses in accordance with Section 4.1 of this Plan; and
- i. *Live-work units* in accordance with Policy 3.3.2(14) of this Plan.

- 2.2.74.2. That policy 4.6.1 (3) be amended by adding the words “, except for *medium density residential development* which lawfully existed on the date of adoption of this Plan” after the words “Highway 7” so that it appears as follows:

Medium density residential development in the form of ground-related units within the Regional Mixed-Use Corridor designation shall not be permitted to front directly onto Yonge Street or Highway 7, except for *medium density residential development* which lawfully existed on the date of adoption of this Plan.

- 2.2.74.3. That policy 4.6.1 (5) be deleted in its entirety.

- 2.2.74.4. That policy 4.6.1 (6) be renumbered to policy 4.6.1 (5), and be deleted and replaced with the following text:

Building height and density requirements are set out in **Table 4** and shall apply to *development* on lands within the Regional Mixed-Use Corridor designation as shown on **Schedule A2** (Land Use).

- 2.2.74.5. By adding a new Table 4: Height and Density Requirements by Area for lands designated as Regional Mixed-Use Corridor following the new Policy 4.6.1 (5) with the following table:

Table 4 – Height and Density Requirements by Area for lands designated as Regional Mixed-Use Corridor

Location of lands designated as “Regional Mixed-Use Corridor”	Min. Building Height (storeys)	Max. Building Height (Storeys)	Min. Podium Height (Storeys)	Max. Podium Height (storeys)	Max. Site Density (FSI)
Yonge Street between Bantry Avenue / Scott Drive and the Yonge/16 th Carrville KDA	3	20	2	6	4.5
Yonge Street between the	3	30	2	6	5.5

Location of lands designated as “Regional Mixed-Use Corridor”	Min. Building Height (storeys)	Max. Building Height (Storeys)	Min. Podium Height (Storeys)	Max. Podium Height (storeys)	Max. Site Density (FSI)
Yonge/16 th Carrville KDA and Major Mackenzie Drive					
Yonge Street between the Village Local Centre and the Yonge/Bernard KDA	3	25	2	6	5.0
Yonge Street between the Yonge/Bernard KDA and the Devonsleigh Boulevard/ Nottingham Drive	2	25	2	6	5.0
Yonge Street between Devonsleigh Boulevard/ Nottingham Drive and Tower Hill Road/ Jefferson Forest Drive	2	15	2	6	4.0
Yonge Street between Townwood Drive and Jefferson Sideroad	2	6	n/a	n/a	2.0

Location of lands designated as “Regional Mixed-Use Corridor”	Min. Building Height (storeys)	Max. Building Height (Storeys)	Min. Podium Height (Storeys)	Max. Podium Height (storeys)	Max. Site Density (FSI)
Yonge Street between Stouffville Road and Silver Maple Road	2	6	n/a	n/a	2.0
High Tech Road between Red Cedar Avenue and Bayview Avenue	3	25	2	6	5.0
Highway 7 between Bayview Avenue and German Mills Creek	3	25	2	6	5.0

2.2.74.6. By adding a new policy 4.6.1 (6) with the following text:

Notwithstanding the minimum and maximum podium height as shown in Table 4, a *mid-rise* building eight (8) storeys in height or less shall generally not require a podium.

2.2.74.7. That policies 4.6.1 (7) through (11) be deleted in their entirety.

2.2.74.8. That policy 4.6.1 (12) be renumbered to policy 4.6.1 (7).

2.2.75. That Section 4.7 Local Mixed-Use Corridor be amended as follows:

2.2.75.1. That the fifth sentence of the preamble be amended by replacing the words “*municipal comprehensive review*” with the words “*comprehensive review*” so that it appears as follows:

The identification of additional Local Corridors in the City's urban structure and the designation of additional Local Mixed-Use Corridor lands shall be initiated only by the City and only at the time of a *comprehensive review*.

2.2.76. That Section 4.7.1 Land Use be amended as follows:

2.2.76.1. That policy 4.7.1 (2) be amended by deleting sub-policy (e), and renumbering sub-policy (f) to (e), deleting the words "policies 3.3.3.2.9 through" and adding the word "Policy" after the words "in accordance with" in new sub-policy (e) so that it appears as follows:

The following uses shall be permitted within the Local Mixed-Use Corridor designation:

- a. *Medium density residential*;
- b. *Office*;
- c. Small-scale *commercial* and small-scale *retail* uses that complement the residential character of the area;
- d. Community uses in accordance with Section 4.1 of this Plan; and
- e. *Live-work units* in accordance with Policy 3.3.2(14) of this Plan.

2.2.77. That Section 4.8 Employment Area be amended as follows:

2.2.77.1. That the preamble text under Section 4.8 be deleted and replaced with the following text:

The Employment Area shown on **Schedule A2** (Land Use), comprises the City's designated employment lands. The purpose of the Employment Area designation is to maximize economic potential by ensuring a long-term, stable supply of lands suitable for high-performance industrial uses within strategic locations across the City. The City's designated Employment Area as shown on Figure 3 in Section 3.3.1 is strategically located adjacent to Highway 404 within the Beaver Creek, Headford, and Barker Business Parks and within the Newkirk Business Park.

Given the limited supply of land to accommodate industrial uses, this Plan recognizes the need to preserve

and protect the designated Employment Area. In an effort to maximize the economic-based land uses in the Employment Area and to create a more sustainable place-based business environment, this designation encourages *intensification* of employment uses, where feasible, and innovative approaches to enhancing the design of streetscapes, lots and buildings.

2.2.78. That Section 4.8.1 Employment Area and the preamble text be deleted in its entirety.

2.2.79. That Section 4.8.1.1 Land Use be renumbered to Section 4.8.1, and be amended as follows:

2.2.79.1. That policy 4.8.1.1 (1) be deleted in its entirety.

2.2.79.2. That policy 4.8.1.1 (2) be renumbered to policy 4.8.1 (1), and be deleted and replaced with the following text:

The following uses shall be permitted within the Employment Area designation:

- a. Manufacturing, including assembly, processing and fabricating uses contained within wholly enclosed buildings;
- b. Warehousing, including uses related to the movement of goods;
- c. Research and development, in connection with a manufacturing use;
- d. *Office* uses that are associated with a use permitted in Policies 4.8.1 (1)(a) through (c) and which shall be located on the same *site* as the primary use;
- e. *Retail* uses that are associated with a use permitted in Policies 4.8.1 (1)(a) through (c). Such *retail* uses shall not be located within a standalone building and shall not exceed 15% of the total ground floor area of the building;
- f. Ancillary facilities to uses permitted in Policies 4.8.1 (1)(a) through (e) and are subject to the following:
 - i. Such facilities shall be located on the same property as the use(s) permitted in Policies

4.8.1 (1)(a) through (e) and shall be solely in support of such permitted use(s); and

ii. Such facilities shall not be accessible to the general public;

g. *Public authority*, which shall be limited to *utilities* and *infrastructure*.

- 2.2.79.3. That policy 4.8.1.1 (3) be deleted in its entirety.
- 2.2.79.4. That policy 4.8.1.1 (4) be renumbered to policy 4.8.1 (2), and be amended by deleting the words “on or” and adding the words “No expansion to existing uses, buildings or structures authorized in accordance with this policy shall be permitted.” after the first sentence so that it appears as follows:
- 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 before October 20, 2024. No expansion to existing uses, buildings or structures authorized in accordance with this policy shall be permitted.
- 2.2.79.5. That policies 4.8.1.1 (5) through (6) be deleted in their entirety.
- 2.2.79.6. That policy 4.8.1.1 (7) be renumbered to policy 4.8.1 (3).
- 2.2.79.7. That policy 4.8.1.1 (8) be renumbered to policy 4.8.1 (4), and be amended by deleting sub-policy (a), adding a new sub-policy (a) with the words “A maximum building height of 10 storeys for uses as permitted in Policies 4.8.1 (1) (c) and (d); and”, and renumbering sub-policy (c) to (b) so that it appears as follows:
- The following height requirements shall apply to the Employment Area:
- a. A maximum building height of 10 storeys for uses as permitted in Policies 4.8.1 (1) (c) and (d); and
- b. A maximum building height of 5 storeys for all other *development* in the Employment Area designation.
- 2.2.80. That Section 4.8.1.2 Design be renumbered to Section 4.8.2, and be amended as follows:

- 2.2.80.1. That the sub-heading titled “Leadership in Urban Design” and policy 4.8.1.2 (1) be deleted in its entirety.
- 2.2.80.2. That policies 4.8.1.2 (2) through (4) be renumbered to policies 4.8.2 (1) through (3).
- 2.2.80.3. By adding a new policy 4.8.2 (4) with the following text:

Surface parking lots are encouraged to utilize *low-impact development* measures.
- 2.2.80.4. That the sub-heading titled “Transition to Neighbourhoods” be deleted.
- 2.2.80.5. That policy 4.8.1.2 (4) be renumbered to policy 4.8.1 (5), and be amended by deleting the words “In addition to the policies of 3.4.1.55,” so that it appears as follows:

Development shall be designed to ensure that buffering and screening is provided in accordance with the following:

 - a. Buffering in the form of fencing, planting, and other similar means to ensure visual compatibility and where necessary, safety between uses; and
 - b. Enhancing the quality of the public realm by providing appropriate screening, landscaping and streetscaping along public streets.
- 2.2.81. That Section 4.8.2 Employment Corridor and the preamble text be deleted in its entirety.
- 2.2.82. That Section 4.8.2.1 Land Use be deleted in its entirety.
- 2.2.83. That Section 4.8.2.2 Design be deleted in its entirety.
- 2.2.84. That Section 4.9 Neighbourhood be amended as follows:
 - 2.2.84.1. That the first sentence of the first paragraph in the preamble be amended by replacing the words “day nurseries” with the words “*child care centres*” so that it appears as follows:

Richmond Hill’s neighbourhoods are generally characterized by *low density residential* areas and a range

of service uses and facilities including neighbourhood commercial plazas, schools, *child care centres*, places of worship, community centres and parks and urban open spaces.

2.2.85. That Section 4.9.1 Land Use be amended as follows:

2.2.85.1. That policy 4.9.1 (2) be amended by deleting the words “such as *low-rise* single detached, semi-detached and duplex dwellings” from sub-policy (a), deleting the words “such as *low-rise* townhouses and walk-up apartments” from sub-policy (b), deleting sub-policies (e) through (f), renumbering sub-policies (g) through (h) to (e) through (f), and adding a new sub-policy (g) with the words “*Private home child care.*” so that it appears as follows:

The following uses shall be permitted in the Neighbourhood designation:

- a. *Low density residential* uses
- b. *Medium density residential* uses in accordance with the policies of Section 4.9.1.2 of this Plan;
- c. Neighbourhood commercial uses in accordance with the policies of Section 4.9.1.3 of this Plan;
- d. Community uses in accordance with the policies of Section 4.1 of this Plan;
- e. *Home occupations* in accordance with Policy 3.3.2(9) of this Plan;
- f. *Live-work units* fronting an arterial street and in accordance with Policy 3.3.2(14) of this Plan; and
- g. *Private home child care.*

2.2.85.2. That policy 4.9.1 (5) be amended by adding the words “, including *high density residential* buildings,” after the words “buildings greater than 3 storeys”, and deleting the second sentence so that it appears as follows:

Existing buildings greater than 3 storeys, including *high density residential* buildings, which legally existed on the date of adoption of this Plan shall be permitted.

2.2.86. That Section 4.9.1.2 Medium Density Residential be amended as follows:

- 2.2.86.1. That sub-policy 4.9.1.2 (2) (c) be amended by creating a new sub-policy (c) (i) after the words “and only where”, and replacing the words “in proximity” with the words “abutting or adjacent”, adding the words “fronting along the same street as the existing *medium density residential development* or *high density residential development*”, and adding the word “or” at the end of new sub-policy (c) (i) so that it appears as follows:
- the lands proposed for *development* are abutting or adjacent to an existing *medium density residential development* or *high density residential development* fronting along the same street as the existing *medium density residential development* or *high density residential development*, and as identified in a Concept Plan approved by Council in accordance with Section 5.2 of this Plan; or
- 2.2.86.2. That sub-policy 4.9.1.2 (2) (d) be renumbered to sub-policy 4.9.1.2 (2) (c) (ii), and be amended by deleting the words “A street, where”, and adding the words “abutting or” after the words “for *development* are” so that it appears as follows:
- the lands proposed for *development* are abutting or adjacent to an area designated *Centre* or *Corridor*, and as identified in a Concept Plan approved by Council in accordance with Section 5.2 of this Plan.
- 2.2.86.3. That policy 4.9.1.2 (3) be deleted in its entirety.
- 2.2.86.4. That policies 4.9.1.2 (4) through (5) be renumbered to policies 4.9.1.2 (3) through (4).
- 2.2.87. That Section 4.9.1.3 Neighbourhood Commercial be amended as follows:
- 2.2.87.1. That sub-policies 4.9.1.3 (1) (d) through (e) be deleted in their entirety.
- 2.2.87.2. That policy 4.9.1.3 (2) be deleted in its entirety.
- 2.2.87.3. That policies 4.9.1.3 (3) through (4) be renumbered to policies 4.9.1.3 (2) through (3).
- 2.2.87.4. That policy 4.9.1.3 (5) be renumbered to policy 4.9.1.3 (4), and be deleted and replaced with the following text:

The *development* of neighbourhood commercial uses shall generally not include outdoor storage and outdoor display areas shall generally be limited.

- 2.2.87.5. That policy 4.9.1.3 (6) be renumbered to policy 4.9.1.3 (5).
- 2.2.87.6. By adding a new policy 4.9.1.3 (6) with the following text:

Existing neighbourhood commercial uses which legally existed on the date of adoption of this Plan shall be permitted.
- 2.2.88. That Section 4.9.1.4 David Dunlap Observatory Lands be amended as follows:
 - 2.2.88.1. That policy 4.9.1.4 (9) be amended by adding a new sub-policy (b) with the words "*Public authority*; and", deleting sub-policies (b) through (e), and renumbering sub-policy (f) to (c) so that it appears as follows:

Notwithstanding Policy 4.9.1.4.1 of this Plan, within the cultural heritage conservation area, generally as depicted in the David Dunlap Observatory Lands Planning and Conservation Management Study, January 2010 which has been endorsed by Council, permitted uses shall be limited to the following:

 - a. Observatory and related facilities;
 - b. *Public authority*; and
 - c. Arts and cultural facilities.
- 2.2.89. That Section 4.9.2 Design be amended as follows:
 - 2.2.89.1. That policy 4.9.2 (5) be deleted in its entirety.
 - 2.2.89.2. That policy 4.9.2 (6) be renumbered to policy 4.9.2 (5).
- 2.2.90. That Section 4.10 Greenway System be amended as follows:
 - 2.2.90.1. That the second sentence in the preamble be amended by deleting the words "and the Parkway Belt West Plan Area" so that it appears as follows:

The Greenway System includes natural heritage system components, including natural core and natural linkage areas both on and off the ORMCP Area, rural areas in the ORM countryside, lands within the Greenbelt, and urban open space areas.

- 2.2.90.2. That the third sentence in the preamble be amended by deleting the words “Parkway Belt West,” so that it appears as follows:

Richmond Hill’s Greenway System includes the following land use designations as shown on **Schedule A2** (Land Use) of this Plan: ORM Natural Core, ORM Natural Linkage, ORM Countryside, Greenbelt Plan Protected Countryside, Natural Core, Natural Linkage, Countryside, and Major Urban Open Space.

- 2.2.91. That Section 4.10.1.1 Land Use be amended as follows:

- 2.2.91.1. That sub-policy 4.10.1.1 (1) (d) be amended by deleting the word “Transportation”, deleting the words “, and utilities,”, adding the word “uses” after the word “*infrastructure*”, deleting the words “but only if the need for the project has been demonstrated and there is no reasonable alternative”, and adding the words “but shall not include new waste disposal sites and facilities and organic soil conditioning sites” after the words “the ORMCP” so that it appears as follows:

Infrastructure uses subject to the policies in Section 41 of the ORMCP, but shall not include new waste disposal sites and facilities and organic soil conditioning sites;

- 2.2.91.2. That sub-policy 4.10.1.1 (1) (h) be deleted and replaced with the following text:

On-farm diversified uses, only where the ORM Natural Core designation coincides with the *Prime Agricultural Area* shown in **Schedule A1** (City Structure);

- 2.2.91.3. That a new sub-policy 4.10.1.1 (1) (l) be added with the following text:

Agriculture-related uses, only where the ORM Natural Core designation coincides with the *Prime Agricultural Area* shown on **Schedule A1** (City Structure); and

- 2.2.91.4. That sub-policy 4.10.1.1 (1) (l) be renumbered to sub-policy 4.10.1.1 (1) (m).
- 2.2.92. That Section 4.10.2.1 Land Use be amended as follows:
- 2.2.92.1. That sub-policy 4.10.2.1 (1) (d) be amended by deleting the word “Transportation”, deleting the words “, and utilities,”, adding the word “uses” after the word “*infrastructure*”, deleting the words “Oak Ridges Moraine Conservation Plan”, deleting the words “but only if the need for the project has been demonstrated and there is no reasonable alternative”, and adding the words “but shall not include new waste disposal sites and facilities and organic soil conditioning sites” after the word “ORMCP” so that it appears as follows:
- Infrastructure* uses subject to the policies in Section 41 of the ORMCP, but shall not include new waste disposal sites and facilities and organic soil conditioning sites;
- 2.2.92.2. That sub-policy 4.10.2.1 (1) (h) be deleted and replaced with the following text:
- On-farm diversified uses*, only where the ORM Natural Linkage designation coincides with the *Prime Agricultural Area* shown on **Schedule A1** (City Structure);
- 2.2.92.3. That a new sub-policy 4.10.2.1 (1) (m) be added with the following text:
- Agriculture-related uses*, only where the ORM Natural Linkage designation coincides with the *Prime Agricultural Area* shown on **Schedule A1** (City Structure);
- 2.2.92.4. That sub-policies 4.10.2.1 (1) (m) through (n) be renumbered to sub-policies 4.10.2.1 (1) (n) through (o).
- 2.2.92.5. That a new policy 4.10.2.1 (4) be added with the following text:
- An application for a new *mineral aggregate operation* and/or *wayside pits* shall be in accordance with Section 35 of the ORMCP.
- 2.2.93. That Section 4.10.3.1 Land Use be amended as follows:

- 2.2.93.1. That sub-policy 4.10.3.1 (1) (d) be amended by deleting the word “Transportation”, deleting the words “, and utilities”, and adding the word “uses” after the word “*infrastructure*” so that it appears as follows:

Infrastructure uses subject to the policies in Section 41 of the ORMCP;
- 2.2.93.2. That sub-policy 4.10.3.1 (1) (h) be amended by replacing the words “*Farm vacation homes*” with the words “*On-farm diversified uses*” so that it appears as follows:

On-farm diversified uses in accordance with Policy 3.2.1.1 (17) of this Plan;
- 2.2.93.3. That a new policy 4.10.3.1 (5) be added with the following text:

An application for a new *mineral aggregate operation* and/or *wayside pits* shall be in accordance with Section 35 of the ORMCP.
- 2.2.93.4. That policies 4.10.3.1 (5) through (9) be renumbered to policies 4.10.3.1 (6) through (10).
- 2.2.94. That Section 4.10.4 Greenbelt Plan Protected Countryside be amended as follows:
 - 2.2.94.1. That the second sentence of the third paragraph in the preamble be amended by adding the words “, and agricultural viability and system” after the words “features and functions” so that it appears as follows:

The purpose of the Greenbelt Plan Protected Countryside designation area is to maintain and, wherever possible, improve or restore the ecological integrity of natural features and functions, and agricultural viability and system within the Greenbelt Plan Area.
- 2.2.95. That Section 4.10.6 Natural Linkage be amended as follows:
 - 2.2.95.1. That the third sentence of the first paragraph in the preamble be amended by deleting the word “Regional” and that “Greenlands System” be uncapitalized so that it appears as follows:

Natural Linkage areas function as movement corridors between natural features and functions within the Greenway System and the larger greenlands system.

2.2.96. That Section 4.10.7.1 Land Use be amended as follows:

2.2.96.1. That policy 4.10.7.1 (1) be amended by deleting sub-policy (i), renumbering sub-policies (j) through (l) to (i) through (k), adding a new sub-policy (l) with the words “*On-farm diversified uses*; and” so that it appears as follows:

The following uses shall be permitted in the Countryside designation shown on **Schedule A2** (Land Use) of this Plan:

- a. Fish, wildlife and *forest management*;
- b. Conservation projects and flood and erosion control projects;
- c. *Agricultural uses*;
- d. Transportation, *infrastructure*, and *utilities*;
- e. *Detached dwellings*;
- f. *Home businesses*;
- g. *Home industries*;
- h. *Bed and breakfast establishments*;
- i. Low-intensity recreational uses;
- j. *Unserviced parks*;
- k. *Agriculture-related uses*;
- l. *On-farm diversified uses*; and
- m. Uses *accessory* to the uses set out in policy 4.10.7.1(1) (a) through (l) of this Plan.

2.2.96.2. That policy 4.10.7.1 (2) be amended by replacing the words “Regional *municipal comprehensive review*” with the words “*comprehensive review*” so that it appears as follows:

Outside of the Greenbelt Plan and ORMCP Area, refinements to the Countryside designation, shown on **Schedule A2** (Land Use) of this Plan, are not permitted unless undertaken through a *comprehensive review*.

2.2.97. That the Section 4.10.8 Parkway Belt West be deleted in its entirety.

2.2.98. That Section 4.10.9 Major Urban Open Space be renumbered to Section 4.10.8.

2.2.99. That Section 4.10.9.1 Land Use be renumbered to Section 4.10.8.1, and be amended as follows:

2.2.99.1. That policies 4.10.9.1 (1) through (3) be renumbered to policies 4.10.8.1 (1) through (3).

2.2.100. That Section 4.10.9.2 Design be renumbered to Section 4.10.8.2, and be amended as follows:

2.2.100.1. That policy 4.10.9.2 (1) be renumbered to policy 4.10.8.2 (1).

2.2.101. That Section 4.11 Utility Corridor be amended as follows:

2.2.101.1. That policy 4.11.1 (1) be amended by deleting sub-policies (a) through (e), adding a new sub-policy (a) with the words "*Public authority* uses", adding a new sub-policy (b) with the words "*Commercial* uses on the lands municipally known as 5 Red Maple Road (Part of Lots 36 and 37, Concession 1. E.Y.S.),", and renumbering sub-policy (f) to (c) so that it appears as follows:

The following uses shall be permitted in the Utility Corridor designation shown on **Schedule A2** (Land Use) of this Plan:

- a. *Public authority* uses;
- b. *Commercial* uses on the lands municipally known as 5 Red Maple Road (Part of Lots 36 and 37, Concession 1. E.Y.S.),
- c. Parking.

2.2.102. That Section 4.12.1 Land Use be amended as follows:

2.2.102.1. That policy 4.12.1 (2) be amended by deleting sub-policy (e), and renumbering sub-policy (f) to (e) so that it appears as follows:

The following land uses shall be permitted within the Leslie Street Institutional Area designation:

- a. Community uses in accordance with Policy 4.1.1(4) of the Official Plan;

- b. *Office*;
- c. Small-scale *commercial*;
- d. Small-scale *retail*;
- e. Uses *accessory to long term care facilities* and private schools listed in Policy 4.1.1(4) of this Official Plan;

2.2.102.2. That policy 4.12.1 (7) be deleted in its entirety.

2.2.102.3. That policy 4.12.1 (8) be renumbered to policy 4.12.1 (7).

2.2.103. That a new Section numbered and titled as 4.13 Business Commercial be added as follows:

2.2.103.1. By adding a preamble with the following text:

The City's designated Business Commercial lands are shown on **Schedule A2** (Land Use). The purpose of this land use designation is to provide for a range of higher density employment-generating uses such as *commercial*, *retail*, *office* and community uses that serve the City's nearby *employment lands* and surrounding communities. For the lands located along Highway 7 and Leslie Street, these Business Commercial lands will also serve as a transitional land use between the Employment Area and nearby mixed-use areas.

2.2.103.2. By adding new policies 4.13.1 (1) to (5) and 4.13.2 (1) with the following policy text:

4.13.1 LAND USE

It is the policy of Council that:

1. The following land uses shall be permitted in the Business Commercial designation:
 - a. *Major office*;
 - b. *Office*;
 - c. *Commercial*;
 - d. *Retail*; and
 - e. Community uses in accordance with Section 4.1 of this Plan.

2. The following additional land uses shall be permitted in the Business Commercial designation located north of Elgin Mills Road East:
 - a. Manufacturing, including assembly, processing and fabricating;
 - b. Warehousing, including uses related to the movement of goods; and,
 - c. *Major retail.*
3. *Development* shall be encouraged to provide a mix of uses integrated physically within the same building or in separate buildings that are functionally integrated on the same *site*.
4. Outdoor storage shall generally not be permitted.
5. The following height permissions shall apply to *development*:
 - a. A maximum height of 10 storeys;
 - b. Notwithstanding Policy 4.13.1(5)(a) , *development* within the Business Commercial designation located south of West Pearce Street shall have a maximum building height of 20 storeys and the tallest buildings shall be directed towards the Highway 7 and Leslie Street frontages.

4.13.2 DESIGN

It is the policy of Council that:

Walkable Streets and People Places

1. Built form may be designed to create breaks in the streetwall to provide pedestrian-oriented parks and urban open spaces or other appropriate pedestrian amenities to the satisfaction of the City. Access routes may also be permitted to create breaks in the streetwall within the Business Commercial designation in accordance with Policy 3.4.1(31) of this Plan.

2.2.104. That Section 5.1 Secondary Plans be amended as follows:

- 2.2.104.1. That policy 5.1 (2) be amended by replacing the word “Urban” with the word “City” so that it appears as follows:

Secondary Plans may be prepared for the areas of the City Structure identified on **Schedule A1** (City Structure) of this Plan.

- 2.2.104.2. That policy 5.1 (3) be amended by deleting the words “as shown on **Schedule A10** (Secondary Plan Areas) of this Plan”, deleting sub-policies (a) through (b), and adding a new sub-policy (a) with the words “East Beaver Creek and Highway 7 Local Centre.” so that it appears as follows:

Secondary Plans shall be prepared for the following areas of the City:

- a. East Beaver Creek and Highway 7 Local Centre.

- 2.2.104.3. That policy 5.1 (7) be deleted in its entirety.

- 2.2.105. That Section 5.4 be amended as follows:

- 2.2.105.1. That the heading of Section 5.4 be retitled from “Pre-Application Meeting” to “Pre-Application Consultation Meeting”.

- 2.2.105.2. That policy 5.4 (1) be amended by replacing the word “shall” with the words “are encouraged to”, adding the word “consultation” after the words “attend a pre-application”, replacing the words “Planning and Regulatory Services Department” with the words “Planning and Building Services Department”, adding the word “consultation” after the words “The pre-application”, adding the words “and identify the additional reports, studies and drawings that could be required to support a complete application, as outlined in Section 5.3” after the words “change in land use”, and deleting the third sentence so that it appears as follows:

Prior to the submission of any *development* application for Official Plan amendment, Zoning By-law amendment, draft plans of subdivision, draft plans of condominium, site plan approval and consent, applicants are encouraged to attend a pre-application consultation meeting with the City’s Planning and Building Services Department. The pre-application consultation meeting is intended to scope the issues associated with a specific *development* proposal and/or change in land use and identify the additional reports, studies and drawings that could be required to support a complete application, as outlined in Section 5.3.

2.2.105.3. That policy 5.4 (2) be deleted in its entirety.

2.2.106. That Section 5.5 Bonusing (Bonusing By-laws) be amended as follows:

2.2.106.1. That a new policy 5.5 (7) be added with the following text:

In accordance with the transition provisions set out in Section 37.1 of the *Planning Act*, Policies 5.5 (1) through 5.5 (6) of this Plan remain in full force and effect.

2.2.107. That Section 5.12 Consents be amended as follows:

2.2.107.1. That a new sub-policy 5.12 (2) (i) be added with the following text:

Notwithstanding Policy 5.12(2)(c), minor extensions to existing municipal services may be permitted to service a new lot(s).

2.2.108. That Section 5.13 Legal Non-Conforming Uses be amended as follows:

2.2.108.1. That policies 5.13 (4) through (9) be renumbered to sub-policies 5.13 (3) (a) through (f).

2.2.108.2. That policies 5.13 (10) through (11) be renumbered to policies 5.13 (4) through (5).

2.2.109. That Section 5.14 Site Plan Control be amended as follows:

2.2.109.1. That policy 5.14 (3) be amended by deleting the words “, high-quality exterior design and the incorporation of sustainable design elements” and deleting and replacing sub-policy (a) with the words “Matters relating to proposed buildings or structures in accordance with the *Planning Act*, including without limitation the massing and conceptual design of the proposed building or structure and, where appropriate, their sustainable design; and” so that it appears as follows:

The Site Plan Control By-law to be enacted by Council shall provide that for the purposes of ensuring consistency with the requirements of this Plan, the following matters (among others) shall be subject to the approval of Council:

- a. Matters relating to proposed buildings or structures in accordance with the *Planning Act*, including without limitation the massing and conceptual design of the proposed building or structure and, where appropriate, their sustainable design; and
- b. The sustainable design elements on any adjoining street under the City's jurisdiction including, without limitation, trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.

2.2.110. That Section 5.16 Development Permits be amended as follows:

2.2.110.1. That policy 5.16 (3) be renumbered to sub-policies 5.16 (2) (c) (i) through (iii).

2.2.110.2. That policy 5.16 (4) be renumbered to policy 5.16 (3).

2.2.111. That Section 5.18 Maintenance and Occupancy Standards be amended as follows:

2.2.111.1. That policy 5.18 (1) be amended by adding the words "and the *Building Code Act*" after the words "the *Municipal Act*" so that it appears as follows:

The City may enact a Property Standards By-law in accordance with the *Municipal Act* and the *Building Code Act*.

2.2.111.2. That policies 5.18 (2) through (4) be deleted in their entirety.

2.2.112. That Section 5.19 Demolition Control be amended as follows:

2.2.112.1. That sub-policy 5.19 (3) (b) be amended by replacing the word "designated" with the word "identified" so that it appears as follows:

Protect identified cultural heritage buildings or structures;

2.2.113. That Section 5.20 be amended as follows:

2.2.113.1. That the heading of Section 5.20 be retitled from “Notice Procedures” to “Notice Procedures, Engagement and Consultation”.

2.2.113.2. By adding a preamble with the following text:

The City works with Indigenous Peoples, stakeholders, local residents and businesses, as well as other levels of government to implement and achieve the objectives of the Official Plan. As such, this section guides Indigenous and public engagement and partnerships so that diverse perspectives can contribute to better outcomes in the land use planning process.

2.2.114. That a new Section numbered and titled as 5.20.1 Indigenous Engagement be added as follows:

2.2.114.1. By adding new policies 5.20.1 (1) to (6) with the following policy text:

It is the policy of Council that:

1. This Official Plan shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and *Treaty* Rights in Section 35 of the *Constitution Act*, 1982. The City will work with *Treaty* Rights holders and other Indigenous Peoples on building a constructive and cooperative relationship based on mutual respect and collaboration.
2. The City recognizes urban Indigenous Peoples in the City of Richmond Hill and the importance of collaborating on environmental stewardship, educational programming, cultural heritage sharing and economic development opportunities.
3. The City acknowledges the value of the traditional knowledge and cultural heritage of Indigenous Peoples and will encourage and actively pursue further partnerships and will support mutual learning, understanding and strengthen relationships.
4. When engaging with Indigenous Peoples, the City will adhere to and where possible, will strive to exceed Provincial and federal requirements, including the *Planning Act*, the *Environmental Assessment Act*, and the *Ontario Heritage Act*.

5. The City shall undertake early engagement with Indigenous Peoples and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or *Treaty* Rights.
6. The City, in conjunction with *Treaty* Rights holders and other Indigenous Peoples, shall develop an Indigenous engagement framework to provide guidance on engaging Indigenous Peoples on planning matters.

2.2.115. That a new Section numbered and titled as 5.20.2 Consultation be added as follows:

- 2.2.115.1. By adding the words “It is the policy of Council that:” under the heading “Consultation”.
- 2.2.115.2. That policy 5.20 (1) be renumbered to policy 5.20.2 (1), and be amended by deleting the words “One of the objectives of “building a new kind of urban” is transparency and participation with the public. In recognition of the “People Plan Richmond Hill” consultation approach to develop this Plan,”, deleting the word “shall”, and replacing the word “encourage” with the word “encourages” so that it appears as follows:

The City encourages the involvement of residents, businesses, stakeholders and other levels of government in the planning process.

- 2.2.115.3. That policy 5.20 (2) be renumbered to policy 5.20.2 (2).
- 2.2.115.4. That a new policy 5.20.2 (3) be added with the following text:

Public consultation on land use planning shall reflect the City’s Diversity, Equity, and Inclusive Strategy and Action Plan.

- 2.2.115.5. That policy 5.20 (3) be renumbered to policy 5.20.2 (4).

2.2.116. That Section 5.21 be amended as follows:

- 2.2.116.1. That the heading of Section 5.21 be retitled from “Alternative Notice Procedures” to “Notice Procedures”.
- 2.2.116.2. That policies 5.20 (4) be moved to Section 5.21 and be renumbered to policy 5.21 (1), and be amended by replacing the words “a yearly consolidation” with the words “updated consolidations” and adding the words “to reflect new amendments” after the words “of the Plan” so that it appears as follows:

The City shall prepare updated consolidations of the Plan to reflect new amendments.

- 2.2.116.3. That policies 5.20 (5) be moved to Section 5.21 and be renumbered to policy 5.21 (2).
- 2.2.116.4. That policies 5.20 (6) be moved to Section 5.21 and be renumbered to policy 5.21 (3), and be amended by adding a new sub-policy (g) with the words “Email;”, adding a new sub-policy (h) with the words “Social media;”, and renumbering sub-policies (g) through (h) to (i) through (j) so that it appears as follows:

The City shall use a variety of communication methods to seek public consultation, participation and input on planning matters. Depending on the planning matters in question and in accordance with the requirements of the *Planning Act*, the City shall choose the most appropriate method of communication, which may include, among other methods:

- a. Direct mail outs;
- b. Newspaper notice;
- c. Surveys, electronic or mail out;
- d. Public information open houses;
- e. Public meetings;
- f. City website postings;
- g. Email;
- h. Social media;
- i. Charettes; and
- j. Workshops.

- 2.2.116.5. That policy 5.21 (1) be renumbered to policy 5.21 (4), and be amended by deleting the words “Section 5.20 of” so that it appears as follows:

The City may forgo the notice procedures outlined in this Plan if the proposed amendments will not affect the policies and intent of this Plan, the Zoning By-law, or a Community Improvement Plan, with respect to the following matters:

- a. Deleting obsolete references and provisions;
- b. Altering the number and arrangement of provisions of the Plan;
- c. Correcting clerical and grammatical errors;
- d. Changing format, presentation, wording or reference errors;
- e. Consolidating the Plan or Zoning By-law to incorporate approved amendments;
- f. Changing reference to legislation where legislative changes have resulted; or
- g. Altering language or punctuation to obtain a uniform mode of expression.

- 2.2.117. That Section 5.22 Monitoring be amended as follows:

- 2.2.117.1. That policy 5.22 (2) be amended by replacing the words “*municipal comprehensive review*” with the words “*comprehensive review*” that it appears as follows:

This Plan shall undergo a *comprehensive review* every 5 years to ensure the continued relevance of the principles and policies of the Plan. This review shall determine if:

- a. The principles and policies of this Plan remain valid in view of changing circumstances; and
- b. The policies of this Plan are adequate to achieve the vision and principles of this Plan; and
- c. Evaluate or reveal new emerging priorities and initiatives.

- 2.2.117.2. That policy 5.22 (3) be amended by deleting sub-policies (a) through (b), renumbering sub-policy (c) to (a) and deleting the words “across the Region”, deleting sub-policies (d) through (e), renumbering sub-policies (f) through (h) to (b) through (d),

replacing the number “30%” with “35%” in new sub-policy (d), and deleting sub-policy (i) so that it appears as follows:

The City shall develop, in co-operation with York Region, common measuring and reporting tools to monitor progress towards targets established in this Plan, including:

- a. A minimum 25% of new housing units to be *affordable*;
- b. Energy and water efficiency standards and other sustainable design policies in this Plan;
- c. A city-wide GHG emissions reduction target of net zero, as stated in Policy 3.1.1 (2); and
- d. A minimum tree canopy cover of 35%, and a woodland cover target of 15% across the City.

2.2.117.3. That a new policy 5.22 (5) be added with the following text:

The City will regularly monitor planning and *development* activity, including summarizing activity within priority *intensification* areas such as *centres and corridors* and *protected major transit station areas*.

2.2.118. That Section 5.29 Sustainability Metrics be amended as follows:

2.2.118.1. By adding the words “It is the policy of Council that:” under the heading “Sustainability Metrics”.

2.2.118.2. That policy 5.29 (1) be amended by replacing the words “may be required” with the words “are encouraged” and replacing the words “Sustainability Assessment Tool” with the words “Sustainability Metrics Program or equivalent” so that it appears as follows:

Proponents of site plan and/or plan of subdivision are encouraged to submit a completed Sustainability Metrics Program or equivalent form.

2.2.118.3. That policy 5.29 (2) be amended by replacing the word “must” with the words “are strongly encouraged to” so that it appears as follows:

For applications that are subject to Policy 5.29(1), as a prerequisite for approval, such applications are strongly

encouraged to achieve the applicable minimum threshold score as determined by Council.

2.2.119. That a new Section numbered and titled as 5.30 Delegation of Authority be added as follows:

2.2.119.1. By adding new policies 5.30 (1) to (2) with the following policy text:

It is the policy of Council that:

1. The City may, pursuant to Section 39.2(1) of the *Planning Act*, by by-law, delegate the authority to pass by-laws under Section 34 of the *Planning Act* that are of a minor nature, to a committee of Council or an individual who is an officer, employee or agent of the municipality for the following:
 - a. A by-law to remove a holding symbol;
 - b. A by-law to authorize the temporary use of land, buildings or structure in accordance with Section 39(1) of the *Planning Act*, including any grant of extension in accordance with subsection 39(3) of the *Planning Act*.
2. The City may, pursuant to Section 5(1) of the *Planning Act*, by by-law, delegate the authority to a committee of Council or an individual who is an officer, employee or agent of the municipality in respect of the following:
 - a. with respect to part lot control pursuant to Subsection 50(7) of the *Planning Act*, to enact:
 - i. a by-law to remove lands from part lot control;
 - ii. a by-law extending the time period specified in a part lot control by-law; and
 - iii. to enact a by-law to repeal or amend a part lot control by-law.
 - b. to approve, amend, withdraw approval or make minor modifications to the conditions of plans of subdivision pursuant to

Subsections 51.2, 51(44) and 51(47) of the *Planning Act*;

- c. to approve plans of condominium pursuant to Subsection 51.2 of the *Planning Act* and Subsection 9(3) of the *Condominium Act*;
- d. to exempt plans of condominium from the provisions of Section 51 and 51.1 of the *Planning Act* pursuant to Sections 9(3) of the *Condominium Act*; and
- e. a by-law to designate any plan of subdivision, or part thereof, that has been registered for eight years or more, not to be a registered plan of subdivision for the purposes of the subdivision control provisions of the *Planning Act* pursuant to Subsection 50(4) of the *Planning Act*.

2.2.120. That Section 6 Exceptions be amended as follows:

2.2.120.1. That policy 6 (1) be deleted and replaced with the following text:
Intentionally blank.

2.2.120.2. That policy 6 (3) be deleted and replaced with the following text:
Intentionally blank.

2.2.120.3. That sub-policies 6 (12) (a) through (c) be deleted in their entirety.

2.2.120.4. That sub-policy 6 (12) (d) be amended by replacing the word “dedicate” with the word “provide”, deleting the words “and free of all encumbrances”, replacing the words “public right-of-way” with the words “publicly accessible access easement”, adding the word “and” after the words “The location”, and deleting the words “and dedication of the right of way” so that it appears as follows:

The Owner of the lands shall be required to obtain approval pursuant to Section 41 of the *Planning Act*, and enter into an agreement with the City obligating the Owner to provide to the City, at no cost, a publicly accessible access easement with a minimum width of 5.5 metres to provide a continuous pedestrian/cycling link between Yonge Street and Kozak Park. The location and limits

shall be determined through the site plan approval process.

- 2.2.120.5. That the first sentence of policy 6 (14) be amended by deleting the words “Sections 4.6.1.7(b) and 4.6.1.7(c) and” so that it appears as follows:

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 11, Concession 2, E.Y.S. (municipally known as 386, 396 and 400 Highway 7 East) and shown as Exception Area “14” on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- 2.2.120.6. That policy 6 (15) be deleted and replaced with the following text:
Intentionally blank.

- 2.2.120.7. That policy 6 (18) be deleted and replaced with the following text:
Intentionally blank.

- 2.2.120.8. That policy 6 (19) be amended by deleting the word “for”, deleting the words “the following”, replacing the word “apply” with the words “be subject to Minister’s Zoning Order 698/20, as amended.”, and deleting sub-policy (a) so that it appears as follows:

Notwithstanding any other provision of this Plan to the contrary, the lands known municipally as 1577-1621 Major Mackenzie Drive East, shown as Exception Area “19” on **Schedule A11** (Exceptions) to this Plan, shall be subject to Minister’s Zoning Order 698/20, as amended.

- 2.2.120.9. That policy 6 (20) be amended by deleting the word “for”, replacing the word “and” after the words “Concession 3” with the word “as”, deleting the words “the following”, replacing the word “apply” with the words “be subject to Minister’s Zoning Order 39/22, as amended.”, deleting the words “In addition to the uses permitted by Policy 4.8.1.1.2, the following uses shall be permitted.”, and deleting sub-policies (a) through (f) so that it appears as follows:

Notwithstanding any other provision of this Plan to the contrary, the lands known as Part of Lots 18 and 19, Concession 3 as shown as Exception Area “20” on **Schedule A11** (Exceptions) to this Plan, shall be subject to Minister’s Zoning Order 39/22, as amended.

2.2.120.10. That sub-policy 6 (31) (d) be deleted in its entirety.

2.2.120.11. That sub-policy 6 (33) (d) be deleted in its entirety.

2.2.120.12. That policy 6 (35) be deleted and replaced with the following text:
Intentionally blank.

2.2.120.13. That sub-policy 6 (40) (d) be deleted in its entirety.

2.2.120.14. That policy 6 (49) be deleted and replaced with the following text:
Intentionally blank.

2.2.120.15. That a new policy 6 (57) be added with the following text:

Notwithstanding any other provision of this Plan to the contrary, social services, which may take the form of detached dwelling and low-rise apartment built forms, shall be permitted within the Neighbourhood designation on the lands known as Part of Lots 54 and 55, Concession 1 E.Y.S and Part of Lots 54 and 55, Concession 1. E.Y.S, designated as Part 23 on Plan 65R-19621 (Municipal Addresses: 11339 Yonge Street and 355 Yorkland Street) and shown as Exception Area Number 57 on **Schedule A11** (Exceptions) to this Plan.

2.2.120.16. That a new policy 6 (60) be added with the following text:

Notwithstanding any other provision of this Plan to the contrary, for the lands identified as Part of Lots 39, 40, 45 and 46 on Registered Plan 2766 and Part of Block 109 on Registered Plan 65M-2895 (municipally known as 500 Elgin Mills Road East and 93 Edward Avenue), the following shall apply:

- a. The lands be re-designated from Employment Area to Business Commercial;
- b. Only the following uses shall be permitted:
 - i. a private elementary school;
 - ii. a private secondary school; and
 - iii. *public authority*.
- c. A private elementary school and/or private secondary school shall include an accessory outdoor sports field with a minimum area of 4,500

square metres to be provided on the lands municipally known as 93 Edward Avenue.

2.2.121. That Section 7.1 Interpretation be amended as follows:

- 2.2.121.1. That policy 7.1 (1) be amended by deleting the words “and is subject to the approval of York Region as the approval authority” and deleting sub-policy (a) so that it appears as follows:

This Plan shall be referred to as the Richmond Hill Official Plan.

- 2.2.121.2. That policy 7.1 (2) be amended by adding the words “In the event of a conflict, the more specific land use policies contained in **Chapter 4** (Land Use Policies) shall take precedence over the general policies contained in **Chapter 3** (City Building).” after the third sentence so that it appears as follows:

This Plan is to be read as a whole. All policies of this Plan must be considered together to guide its interpretation and determine conformity. Individual policies should not be read or interpreted in isolation from other relevant policies. In the event of a conflict, the more specific land use policies contained in **Chapter 4** (Land Use Policies) shall take precedence over the general policies contained in **Chapter 3** (City Building).

- 2.2.121.3. That policy 7.1 (4) be amended by replacing the year “2031” with the year “2051” so that it appears as follows:

The implementation of this Plan shall occur over the planning horizon to 2051.

- 2.2.121.4. That policy 7.1 (27) be amended by deleting the words “or by the Lake Simcoe Region Conservation Authority for the Holland River Watershed” so that it appears as follows:

The term “watershed plan” when used in this Plan means a watershed plan approved by the Toronto and Region Conservation Authority for the Rouge River Watershed, Humber River Watershed and the Don River Watershed.

- 2.2.121.5. That sub-policy 7.1 (33) (a) be amended by adding the words “and Minister’s Zoning Orders” after the words “Zoning By-laws” so that it appears as follows:

This Plan shall not be construed so as to affect pre-existing rights respecting legally existing and legally permitted uses of land, buildings or structures that comply with in-force Zoning By-laws and Minister's Zoning Orders at the time this Plan is approved, nor to affect pre-existing rights respecting lands, building or structures that are legal non-conforming under Section 34(9) of the *Planning Act*.

- 2.2.121.6. That sub-policy 7.1 (33) (b) be amended by replacing the words "Ontario Municipal Board between adoption and approval of this Plan" with the words "Ontario Land Tribunal prior to the approval of this Plan", adding the words "of the application" after the words "complete application or approval", and deleting the words "until the date this Plan is amended pursuant to the next municipal comprehensive review" so that it appears as follows:

Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision or Condominium approval or Site Plan approval which were deemed complete and still in process prior to approval of this Plan, or which were approved by the City or Ontario Land Tribunal prior to the approval of this Plan are required to conform only with the policies in force at the time of the complete application or approval of the application.

- 2.2.121.7. That sub-policy 7.1 (33) (e) be amended by deleting sub-policies (e) (i) through (e) (iii), and renumbering sub-policy (e) (iv) to (e) (i) so that it appears as follows:

In addition, and without limiting the foregoing, applications for site plan approval in respect of the following site-specific *development* applications shall be deemed to conform with the policies of this Plan provided they are consistent with the final approved Official Plan and/or Zoning By-law Amendments in respect of such *development* applications, and provided that a complete application for site plan approval has already been submitted or is submitted by no later than December 31, 2013:

- i. Rosetown Suites (lands municipally known as 115 and 119 Church Street South, 64 and 72 Major Mackenzie Drive East) (City File No. D01-06004, D02-06015 and D06-06027).

- 2.2.121.8. That policies 7.1 (34) through (35) be deleted in their entirety.

2.2.121.9. That a new policy 7.1 (34) be added with the following text:

In the event of any conflict between the policies, schedules, land use designations or mapping of this local Official Plan and any portions of the York Region Official Plan deemed to constitute or apply as an official plan of the City, the policies, schedules, land use designations or mapping of this local Official Plan shall prevail to the full extent of the conflict, save and except the provisions described in section 17(21.1) of the *Planning Act*.

2.2.122. That Section 7.2 Definitions be amended as follows:

2.2.122.1. By adding a new definition for “Active Transportation” with the following text:

ACTIVE TRANSPORTATION

means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

2.2.122.2. By replacing the definition for “Affordable” with the following text:

AFFORDABLE

means,

- a. in the case of ownership housing, the least expensive of:
 - i. housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households; or
 - ii. housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the City.
- b. means in the case of rental housing, the least expensive of:
 - i. a unit for which the rent does not exceed 30% of gross annual household income for low- and moderate-income households; or
 - ii. a unit for which the rent is at or below the average market rent of a unit in the City.

For the purposes of this definition, “low and moderate-income households” means,

- a. in the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the City; or,
- b. in the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the City .

- 2.2.122.3. By adding a new definition for “Agricultural Condition” with the following text:

AGRICULTURAL CONDITION

means in regard to *prime agricultural land* outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored, or enhanced.

- 2.2.122.4. By adding a new definition for “Agricultural System” with the following text:

AGRICULTURAL SYSTEM

means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

- a. An agricultural land base comprised of *prime agricultural areas*, including specialty crop areas. It may also include rural lands that help create a continuous productive land base for agriculture; and
- b. An *agri-food network* which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

- 2.2.122.5. By adding a new definition for “Agricultural Uses” with the following text:

AGRICULTURAL USES

means,

- a. growing crops, including nursery, biomass and horticultural crops,
- b. raising livestock and other animals, including poultry and fish, for food, fur or fibre,

- c. aquaculture,
- d. apiculture,
- e. agro-forestry and maple syrup production, and
- f. uses associated with on-farm buildings and structures including,
 - i. livestock facilities,
 - ii. manure
 - iii. value-retaining facilities, and
 - iv. accommodations for full-time farm labour.

2.2.122.6. By replacing the definition for “Agriculture-Related Uses” with the following text:

AGRICULTURE-RELATED USES

means farm-related commercial and industrial uses that:

- a. are directly related to, and *compatible* with, farm operations in the surrounding area and do not hinder those farm operations.
- b. support agriculture,
- c. Benefit from being in close proximity to farm operations, and
- d. provide products or services, or both, directly to farm operations as primary activity.

2.2.122.7. By adding a new definition for “Agri-Food Network” with the following text:

AGRI-FOOD NETWORK

means within the *Agricultural System*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; agricultural operations including on-farm buildings and primary processing; *infrastructure*; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

2.2.122.8. By replacing the definition for “Alternative Energy Systems” with the following text:

ALTERNATIVE ENERGY SYSTEMS

means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth, and water) when compared with conventional energy systems.

2.2.122.9. That the definition for “Ancillary” be deleted in its entirety.

2.2.122.10. That the definition for “Built Boundary” be deleted in its entirety.

2.2.122.11. By replacing the definition for “Centres and Corridors” with the following text:

CENTRES AND CORRIDORS

means the primary areas for *intensification* that comprise the City’s strategic growth areas, and include the Richmond Hill Centre, Key Development Areas, Local Centres, Local Development Areas, certain areas of the Regional Corridors and certain areas of the Local Corridor. The centres and corridors also incorporate the City’s *projected major transit station areas*.

2.2.122.12. By replacing the definition for “Day Nursery” with the following text:

CHILD CARE CENTRE

means a facility licensed under the *Child Care and Early Years Act*.

2.2.122.13. By replacing the definition for “Commercial” with the following text:

COMMERCIAL

means the use of land, buildings or structures for the purpose of buying or selling commodities and supplying of services. Commercial uses include *retail*, *office* and *automotive service commercial*. Commercial uses shall exclude the following:

- a. auto body repair shop;
- b. *major office*; and,
- c. *major retail*.

2.2.122.14. By replacing the definition for “Municipal Comprehensive Review” with the following text:

COMPREHENSIVE REVIEW

means an official plan review initiated by a municipality that comprehensively reviews the policies and schedules of this Plan in accordance with the requirements of the *Planning Act*.

- 2.2.122.15. By replacing the definition for “Cultural Heritage Landscapes” with the following text:

CULTURAL HERITAGE LANDSCAPE

means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

- 2.2.122.16. That the definition for “Designated Greenfield Area” be deleted in its entirety.

- 2.2.122.17. By replacing the definition for “Single Detached Dwelling” with the following text:

DETACHED DWELLING

means a building containing only one principal *dwelling unit* and may include *additional residential unit(s)*.

- 2.2.122.18. By replacing the definition for “Development” with the following text:

DEVELOPMENT

means the creation of a new *lot*, a change in land use, or the construction of buildings or structures requiring approval under the *Planning Act*, but does not include:

- a. Activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or
- b. Works subject to the *Drainage Act*.

- 2.2.122.19. By replacing the definition for “Developable Area” with the following text:

DEVELOPABLE AREA

means all lands available for *development* for both private and public uses, including residential and employment uses, parks and *infrastructure* (e.g. local and Regional streets and *stormwater management works*).

The developable area excludes:

- a. Environmental features identified in the Growth Plan for the Greater Golden Horseshoe or the greenlands system;
- b. The Greenway System;
- c. *Key natural heritage features and key hydrologic features*;
- d. Major infrastructure rights-of-way (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, *utility* lines, and rail lines); and
- e. Existing uses (e.g. cemeteries, estate subdivisions).

- 2.2.122.20. By replacing the definition for “Employment Lands” with the following text:

EMPLOYMENT LANDS

means lands designated in this Plan as Employment Area.

- 2.2.122.21. By replacing the definition for “Endangered Species” with the following text:

ENDANGERED SPECIES

means a species that is classified as an “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

- 2.2.122.22. That the definition for “Farm Vacation Home” be deleted in its entirety.

- 2.2.122.23. By replacing the definition for “Fish Habitat” with the following text:

FISH HABITAT

as defined in the *Fisheries Act*, means water frequented by fish and any other areas on which fish depend directly or indirectly in order to carry out their life processes,

including spawning grounds and nursery, rearing, food supply, and migration areas.

- 2.2.122.24. By adding a new definition for “Flood Vulnerable Area” with the following text:

FLOOD VULNERABLE AREA

means a sub-area within the regulatory storm flood plain containing multiple existing structures and/or roads for which a single, comprehensive flood remediation approach may be viable.

- 2.2.122.25. That the definition for “Fugitive Emissions” be deleted in its entirety.

- 2.2.122.26. By replacing the definition for “Habitat of Endangered and Threatened Species” with the following text:

HABITAT OF ENDANGERED AND THREATENED SPECIES

means:

- a. with respect to an *endangered or threatened species* for which a regulation made under clause 55(1)(a) of the *Endangered Species Act, 2007* is in force, the area prescribed by that regulation as habitat of the species, or
- b. with respect to any other *endangered or threatened species*, the area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration, or feeding, and includes places in the area described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

- 2.2.122.27. That the definition for “Habitat of Endangered, Rare and Threatened Species” be deleted in its entirety.

- 2.2.122.28. By adding a new definition for “Hazardous Forest Types For Wildland Fire” with the following text:

HAZARDOUS FOREST TYPES FOR WILDLAND FIRE

means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

- 2.2.122.29. By replacing the definition for “Heritage Attributes” with the following text:

HERITAGE ATTRIBUTES

means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

- 2.2.122.30. By replacing the definition for “High-Rise” with the following text:

HIGH-RISE

means buildings or structures with a height of 11 storeys or greater.

- 2.2.122.31. By replacing the definition for “Home Business” with the following text:

HOME BUSINESS

means a business that is not located on a farm and that:

- a. involves providing personal or professional services or producing custom or artisanal products;
- b. is carried on as a small-scale *accessory use* within a *detached dwelling*, or a building that is *accessory* to the dwelling, by one or more of its residents; and
- c. does not include uses such as an auto repair or paint shop or furniture stripping.

- 2.2.122.32. By adding a new definition for “Home Industries” with the following text:

HOME INDUSTRIES

means an industry that,

- a. is carried out in the home or in a building that is *accessory* to the home or, if the home is located on a farm, to the agricultural operation;
- b. if the home is not located on a farm,

- i. is carried on as a small-scale use that is secondary to the principal use of the home as a *detached dwelling*,
 - ii. provides a service such as carpentry, metalworking, welding, electrical work or blacksmithing, primarily to the farming community, and
 - iii. does not include uses such as auto repair or paint shop or furniture stripping, and
- c. if the home is located on a farm,
 - i. is carried on as a small-scale use that is secondary to the principal use of the farm as an agricultural operation, and
 - ii. may include, but is not limited to, a sawmill, welding or woodworking shop, manufacturing or fabrication shop, equipment repair and seasonal storage of boats or trailers.

2.2.122.33. By replacing the definition for “Home Occupation” with the following text:

HOME OCCUPATION

means, for lands within the *settlement area*, an occupation or profession that is conducted by an individual residing in the same premises and where the business or profession is conducted wholly within the dwelling but is *accessory* to the principal residential use.

2.2.122.34. By replacing the definition for “Infrastructure” with the following text:

INFRASTRUCTURE

means physical structures (facilities and corridors) that form the foundation for *development*. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generating facilities, electricity transmission and distribution systems, communications/telecommunications, including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.

- 2.2.122.35. By replacing the definition for “Key Hydrological Feature” with the following text:

KEY HYDROLOGIC FEATURE

means:

- a. *Wetlands;*
- b. *Permanent and intermittent streams;*
- c. *Kettle lakes; and*
- d. *Seepage areas and springs.*

- 2.2.122.36. By replacing the definition for “Key Natural Heritage Feature” with the following text:

KEY NATURAL HERITAGE FEATURE

means:

For lands located on the Oak Ridges Moraine:

- a. *Habitat of endangered and threatened species;*
- b. *Fish habitat;*
- c. *Wetlands;*
- d. *Areas of Natural and Scientific Interest (life science);*
- e. *Significant valleylands;*
- f. *Significant woodlands;*
- g. *Sand barrens, savannahs and tallgrass prairies; and*
- h. *Significant wildlife habitat (including habitat of special concern species).*

For lands located south of the Oak Ridges Moraine:

- a. *Habitat of endangered and threatened species;*
- b. *Fish habitat;*
- c. *Significant Wetlands;*
- d. *Significant Areas of Natural and Scientific Interest;*
- e. *Significant valleylands;*
- f. *Significant woodlands; and*
- g. *Significant wildlife habitat (including habitat of special concern species).*

- 2.2.122.37. By replacing the definition for “Low Density Residential” with the following text:

LOW DENSITY RESIDENTIAL

means detached or semi-detached dwellings.

- 2.2.122.38. By replacing the definition for “Low Impact Development” with the following text:

LOW IMPACT DEVELOPMENT (LID)

means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and to detention of stormwater. Low impact development can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

- 2.2.122.39. By adding a new definition for “Major Facilities” with the following text:

MAJOR FACILITIES

means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

- 2.2.122.40. By replacing the definition for “Medium Density Residential” with the following text:

MEDIUM DENSITY RESIDENTIAL

means *low-rise* apartments or townhouse dwellings.

- 2.2.122.41. By replacing the definition for “Mid-Rise” with the following text:

MID-RISE

means buildings or structures with heights ranging between 5 storeys and 10 storeys.

- 2.2.122.42. By replacing the definition for “Mineral Aggregate” with the following text:

MINERAL AGGREGATE RESOURCES

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

- 2.2.122.43. By adding a new definition for “Negative Impact” with the following text:

NEGATIVE IMPACT

means:

- a. potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive *development*. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b. in regard to *fish habitat*, any harmful alteration, disruption or destruction of *fish habitat*, except where an exemption to the prohibition has been authorized under the *Fisheries Act*;
- c. in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.
- d. degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive *development* or *site alteration* activities; and

- e. any *development* or *site alteration* that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of planned Provincial transportation and *infrastructure* corridors.

2.2.122.44. By adding a new definition for “On-Farm Diversified Uses” with the following text:

ON-FARM DIVERSIFIED USES

means, with respect to a farming operation, uses that are secondary to the principal *agricultural use* of the property, that are *compatible* with and do not hinder the surrounding agricultural operations and that occupy a limited area of the property including;

- a. *home occupations*;
- b. *home industries*;
- c. agri-tourism uses; and
- d. uses that produce value-added products.

For the purpose of this definition, “home occupations” means:

an occupation that is carried out on a farm that,

- a. involves providing personal or professional services such as those offered at or by a professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, veterinary clinic, kennel classes or workshops, and
- b. is carried on as a small-scale secondary use within a detached dwelling on the farm.

2.2.122.45. By adding a new definition for “Planned Corridors” with the following text:

PLANNED CORRIDORS

means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s), or identified through planning studies where the Province or entities or any successors thereto are actively pursuing, or have completed, the identification of a corridor.

- 2.2.122.46. By adding a new definition for “Prime Agricultural Area” with the following text:

PRIME AGRICULTURAL AREA

means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Lands Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture.

- 2.2.122.47. By adding a new definition for “Prime Agricultural Land” with the following text:

PRIME AGRICULTURAL LAND

means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

- 2.2.122.48. By replacing the definition for “Private Home Daycare” with the following text:

PRIVATE HOME CHILD CARE

means a private home daycare facility licensed under the *Child Care and Early Years Act*.

- 2.2.122.49. By adding a new definition for “Protected Major Transit Station Area” with the following text:

PROTECTED MAJOR TRANSIT STATION AREA

means the area including and around any existing or planned higher order transit station or stop within a *settlement area*; or the area including and around a major bus depot in an urban core. Protected major transit station areas generally are defined as the area within an approximate 500 to 800-metre radius of a transit station. Protected major transit station areas are identified in this Plan and shown in **Schedule A3** (Settlement Area).

All major transit station areas identified in this Plan are designated as protected major transit station areas in accordance with the provisions of the *Planning Act*.

- 2.2.122.50. By adding a new definition for “Public Authority” with the following text:

PUBLIC AUTHORITY

means any Federal or Provincial government authority, agency body or department, the Region, or the Corporation of the City of Richmond Hill, or any agency, body or department of either of these municipalities, public school and post-secondary school.

- 2.2.122.51. By adding a new definition for “Recharge Management Area” with the following text:

RECHARGE MANAGEMENT AREA

means areas that include Wellhead Protection Areas for Quantity where the aquifers in the area are susceptible to impacts where activities take water without returning it to the same source and where these activities that reduce recharge may be a threat to water quantity.

- 2.2.122.52. That the definition for “Sensitive Groundwater Features” be deleted in its entirety.

- 2.2.122.53. By replacing the definition for “Sensitive Land Uses” with the following text:

SENSITIVE LAND USES

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby *major facility*. Sensitive land uses may be a part of the natural or built environment. Examples may include but are not limited to: residences, day care centres, and educational and health facilities.

- 2.2.122.54. That the definition for “Sensitive Surface Water Features” be deleted in its entirety.

- 2.2.122.55. By replacing the definition for “Settlement Area” with the following text:

SETTLEMENT AREA

means the urban area within the municipality that includes:

- a. Lands within the built-up area; and
- b. Lands within the developing greenfield area.

2.2.122.56. By replacing the definition for “Significant” with the following text:

SIGNIFICANT

means,

For lands located on the Oak Ridges Moraine:

means, when used with respect to a natural feature, that the feature has been identified as significant by the Ministry of Natural Resources, using evaluation procedures established by that Ministry, as amended from time to time.

For lands located south of the Oak Ridges Moraine:

the definition of “significant” in accordance with the Provincial Planning Statement, 2024.

2.2.122.57. By replacing the definition for “Significant Groundwater Recharge Area” with the following text:

SIGNIFICANT GROUNDWATER RECHARGE AREA

means a significant groundwater recharge area identified:

- a. as a significant groundwater recharge area by any public body for the purposes of implementing the Provincial Planning Statement, 2024;
- b. as significant groundwater recharge area in the assessment report required under the *Clean Water Act, 2006*; or
- c. as an ecologically significant groundwater recharge area delineated in a subwatershed plan or equivalent in accordance with provincial guidelines.

Ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and *wetlands*.

2.2.122.58. By adding a new definition for “Significant Surface Water Contribution Areas” with the following text:

SIGNIFICANT SURFACE WATER CONTRIBUTION AREAS

means areas, generally associated with headwater catchments, that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a *watershed*.

- 2.2.122.59. By adding a new definition for “Social Services” with the following text:

SOCIAL SERVICES

means a non-government, not-for-profit, non-commercial organization which carries on social, cultural, welfare, athletic or recreational programs for the benefit of the community.

- 2.2.122.60. That the definition for “Solar Design Strategy” be deleted in its entirety.

- 2.2.122.61. By replacing the definition for “Threatened Species” with the following text:

THREATENED SPECIES

means a species that is classified as “Threatened Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

- 2.2.122.62. By adding a new definition for “Transportation Demand Management” with the following text:

TRANSPORTATION DEMAND MANAGEMENT

means a set of strategies that result in more efficient use of the *transportation system* by influencing behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

- 2.2.122.63. By adding a new definition for “Transportation System” with the following text:

TRANSPORTATION SYSTEM

means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park’n’ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

- 2.2.122.64. By adding a new definition for “Treaty” with the following text:

TREATY

means an agreement made between the Government of Canada, Indigenous groups and often provinces and territories that define ongoing rights and obligations on all sides.

These agreements set out continuing *Treaty* Rights and benefits for each group. *Treaty* Rights and Aboriginal Rights, commonly referred to as Indigenous rights, are recognized and affirmed in section 35 of the *Constitution Act, 1982* and are also a key part of the United Nations Declaration of the Rights of Indigenous Peoples, which the Government of Canada has committed to implement in partnership with Indigenous Peoples.

- 2.2.122.65. By adding a new definition for “Urban Agriculture” with the following text:

URBAN AGRICULTURE

means food production in *settlement areas* whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

- 2.2.122.66. By adding a new definition for “Watershed Planning” with the following text:

WATERSHED PLANNING

means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the quality and quantity of water, within a *watershed* and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts. Watershed planning evaluates and considers the impacts of a changing climate on water resource systems and is undertaken at many scales. It may inform the identification of water resource systems.

- 2.2.122.67. By replacing the definition for “Wayside Pit” with the following text:

WAYSIDE PITS AND QUARRIES

means, for lands located south of the ORMCP, a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or

contract of street construction and not located on the street right-of-way.

2.2.122.68. By adding a new definition for “Wayside Pit (ORMCP)” with the following text:

WAYSIDE PIT (ORMCP)

means a temporary pit opened or used by or for a public body solely for the purpose of a particular project of street construction and not located on the street right-of-way.

2.2.123. That Section 7.3 List of Figures be amended as follows:

2.2.123.1. That the list of Figures be deleted and replaced with the following:

Figure No.	Figure Name	Section	Page #
1	Centres and Corridors Identified in the City Structure	3.1.3	3-7
2	Description of the City Structure Components	3.1.3	3-8
3	City of Richmond Hill Business Parks	3.3.1	3-66
4	Mobility Hierarchy	3.5.1	3-98

2.2.124. That Section 7.4 List of Tables be amended as follows:

2.2.124.1. That the list of Tables be deleted and replaced with the following:

Table No.	Table Name	Section	Page #
1	City-wide Population and Employment Forecast	3.1.1	3-2
2	Minimum Density Target and Minimum Site Density Requirements for Protected Major Transit Station Areas	3.1.3.1	3-11

Table No.	Table Name	Section	Page #
3	Minimum Areas of Influence and Minimum Vegetation Protection Zones for Key Natural Heritage Features and Key Hydrologic Features	3.2.1.1	3-35
4	Height and Density Requirements by Area for lands designated as Regional Mixed-Use Corridor	4.6.1	4-37

2.2.125. That Section 7.5 List of Schedules be amended as follows:

- 2.2.125.1. By retitling “Schedule A4 Key Natural Heritage Features and Key Hydrological Features” to “Schedule A4 Key Natural Heritage Features and Key Hydrologic Features” in the list of Schedules which form part of the Official Plan.
- 2.2.125.2. By retitling “Schedule A5 ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas” to “Schedule A5 Highly Vulnerable Aquifers and Wellhead Protection Areas” in the list of Schedules which form part of the Official Plan.
- 2.2.125.3. By retitling “Schedule A6 Landform Conservation Areas” to “Schedule A6 Landform and Aggregate Constraints” in the list of Schedules which form part of the Official Plan.
- 2.2.125.4. By deleting “Schedule A7 Floodplain Regulation Areas/Special Policy Areas/Flood Vulnerable Areas” from the list of Schedules.
- 2.2.125.5. By deleting “Schedule A10 Secondary Plan Areas” from the list of Schedules.
- 2.2.125.6. By retitling “Schedule A12 Line of Subway Easement” to “Schedule A12 Line of Subway Easement on 9251 Yonge St.” in the list of Schedules which form part of the Official Plan.
- 2.2.125.7. By adding “Schedule A16 Wellhead Protection Area for Quantity and Significant Groundwater Recharge Area” to the list of Schedules which form part of the Official Plan.

- 2.2.125.8. By adding “Schedule A17 Significant Surface Water Contribution Area and Ecologically Significant Groundwater Recharge Area” to the list of Schedules which form part of the Official Plan.
- 2.2.125.9. By adding “Schedule A18 Planned Right-of-Way Widths” to the list of Schedules which form part of the Official Plan.
- 2.2.126. That Section 7.6 List of Appendices be amended as follows:
 - 2.2.126.1. By deleting “Appendix 1 Existing Natural Cover” from the list of Schedules.
 - 2.2.126.2. By adding “Appendix 1 TRCA Regulated Areas” in the list of Appendices.
 - 2.2.126.3. By retitling “Appendix 4 Known Closed/Inactive Waste Disposal Facilities” to “Appendix 4 Waste Disposal Facilities and Petroleum Wells” in the list of Appendices.
 - 2.2.126.4. By retitling “Appendix 6 Active Transportation” to “Appendix 6 Active Transportation and Trails Network” in the list of Appendices.
 - 2.2.126.5. By adding “Appendix 10 Treaty Rights Holders - Mississaugas of the Credit First Nation, Toronto Purchase 1805” to the list of Appendices.
 - 2.2.126.6. By adding “Appendix 11 Treaty Rights Holders - Williams Treaties (Clause 2)” to the list of Appendices.
- 2.2.127. That **Schedule A0** (Deferred Areas) be deleted and replaced with Schedule 1 to this amendment as **Schedule A0** (Deferred Areas).
- 2.2.128. That **Schedule A1** (City Structure) be deleted and replaced with Schedule 2 to this amendment as **Schedule A1** (City Structure).
- 2.2.129. That **Schedule A2** (Land Use) be deleted and replaced with Schedule 3 to this amendment as **Schedule A2** (Land Use).
- 2.2.130. That **Schedule A3** (Settlement Area) be deleted and replaced with Schedule 4 to this amendment as **Schedule A3** (Settlement Area).

- 2.2.131. That **Schedule A4** (Key Natural Heritage Features and Key Hydrological Features) be deleted and replaced with Schedule 5 to this amendment as **Schedule A4** (Key Natural Heritage Features and Key Hydrologic Features).
- 2.2.132. That **Schedule A5** (ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas) be deleted and replaced with Schedule 6 to this amendment as **Schedule A5** (Highly Vulnerable Aquifers and Wellhead Protection Areas).
- 2.2.133. That **Schedule A6** (ORM Landform Conservation Areas) be deleted and replaced with Schedule 7 to this amendment as **Schedule A6** (Landform and Aggregate Constraints).
- 2.2.134. That **Schedule A8** (Street Classification) be deleted and replaced with Schedule 8 to this amendment as **Schedule A8** (Street Classification).
- 2.2.135. That **Schedule A11** (Exceptions) be deleted and replaced with Schedule 9 to this amendment as **Schedule A11** (Exceptions).
- 2.2.136. That **Appendix 2** (Existing Parks and Open Space) be deleted and replaced with Schedule 14 to this amendment as **Appendix 2** (Existing Parks and Open Space).
- 2.2.137. That **Appendix 3** (Conceptual Location of East-West Greenway Corridor) be deleted and replaced with Schedule 15 to this amendment as **Appendix 3** (Conceptual Location of East-West Greenway Corridor).
- 2.2.138. That **Appendix 4** (Known Closed/Inactive Waste Disposal Facilities) be deleted and replaced with Schedule 16 to this amendment as **Appendix 4** (Waste Disposal Facilities and Petroleum Wells).
- 2.2.139. That **Appendix 5** (Public Rapid Transit) be deleted and replaced with Schedule 17 to this amendment as **Appendix 5** (Public Rapid Transit).
- 2.2.140. That **Appendix 6** (Active Transportation) be deleted and replaced with Schedule 18 to this amendment as **Appendix 6** (Active Transportation and Trails Network).

2.2.141. That **Appendix 9** (Priority Infill Areas) be deleted and replaced with Schedule 19 to this amendment as **Appendix 9** (Priority Infill Areas).

2.2.142. That the following new schedules and appendices be added to Chapter 7 of the Official Plan as shown and attached in Part Two of this amendment:

- a. **Schedule A16** (Wellhead Protection Area for Quantity and Significant Groundwater Recharge Area) as shown on Schedule 10.
- b. **Schedule A17** (Significant Surface Water Contribution Area and Ecologically Significant Groundwater Recharge Area) as shown on Schedule 11.
- c. **Schedule A18** (Planned Right-of-Way Widths) as shown on Schedule 12.
- d. **Appendix 1** (TRCA Regulated Areas) as shown on Schedule 13.
- e. **Appendix 10** (Treaty Rights Holders - Mississaugas of the Credit First Nation, Toronto Purchase 1805) as shown on Schedule 20.
- f. **Appendix 11** (Treaty Rights Holders - Williams Treaties (Clause 2)) as shown on Schedule 21.

2.2.143. That the following be deleted in their entirety from Chapter 7 of the Official Plan:

- a. **Schedule A7** (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas)
- b. **Schedule A10** (Secondary Plan Areas)
- c. **Appendix 1** (Existing Natural Cover)

2.2.144. That **Figure 3** (City of Richmond Hill Business Parks) be deleted and replaced with Schedule 22 to this amendment as **Figure 3** (City of Richmond Hill Business Parks).

2.2.145. That Chapter 8 The West Gormley Secondary Plan be amended as follows:

- 2.2.145.1. That the second sentence of the second paragraph under the sub-heading “Basis” be amended by deleting the words “the York Region Official Plan and the City of Richmond Hill Official” and adding the word “this” after the words “the policies of” so that it appears as follows:

These lands are subject to the policies of this Plan, in accordance with the policies and requirements of the ORMCP as approved by the Minister of Municipal Affairs and Housing.

2.2.145.2. That the first sentence of the fourth paragraph under the sub-heading “Basis” be deleted.

2.2.145.3. That the second sentence of the fourth paragraph under the sub-heading “Basis” be amended by deleting the words “and the policies of the York Region Official Plan” so that it appears as follows:

The policies in the West Gormley Secondary Plan provide that prior to the approval of *development* of the lands, the provisions and requirements of the ORMCP and Richmond Hill Official Plan be addressed through the Master Environmental Servicing Plan.

2.2.146. That Section 8.4.1 Environmental Sustainability be amended as follows:

2.2.146.1. That the second sentence of the first paragraph in the preamble be amended by deleting the words “, the York Region Official Plan” so that it appears as follows:

This means that *development* will only be approved if it can be demonstrated that the policies of the ORMCP and the Richmond Hill Official Plan have been met.

2.2.146.2. That objective (a) under the first paragraph in the preamble be amended by deleting the words “the Growth Plan for the Greater Golden Horseshoe,”, replacing the words “Provincial Policy Statement” with the words “Provincial Planning Statement”, and deleting the words “the York Region Official Plan” so that it appears as follows:

To conform to all of the applicable policies of the ORMCP, the Provincial Planning Statement, and the Richmond Hill Official Plan.

2.2.147. That Section 8.4.3 Housing Choices be amended as follows:

2.2.147.1. That objective (b) under the first paragraph in the preamble be amended by deleting the words “the Growth Plan for the Greater Golden Horseshoe and” and replacing the words “Provincial

Policy Statement” with the words “Provincial Planning Statement” so that it appears as follows:

To address the requirements of the Provincial Planning Statement.

2.2.148. That Section 8.6.2.1 General Residential Policies be amended as follows:

2.2.148.1. That policy 8.6.2.1 (c) be amended by adding the words “encouraged to be” after the words “conservation shall be” so that it appears as follows:

Energy conservation shall be encouraged to be incorporated into the design of plans of subdivision and site plans in accordance with the energy and sustainable design policies as set out in Section 3.1.9.6 (Energy Conservation) and Section 3.2.3 (Climate Change and Sustainable Development) of the Part I Richmond Hill Official Plan.

2.2.149. That Section 8.6.2.5.1 be amended as follows:

2.2.149.1. That the heading of Section 8.6.2.5.1 be retitled from “Day Nurseries” to “Child Care Centres”.

2.2.149.2. That policy 8.6.2.5.1 (a) be amended by replacing the words “*day nurseries*” with the words “*child care centres*”, and replacing the words “*Day Nurseries Act*” with the words “*Child Care and Early Years Act*” in sub-policy (a) (iii) so that it appears as follows:

Applications for amendments to the Zoning By-law to permit *child care centres* may be permitted in Residential designations subject to the following criteria:

- i. The *development* has access to an arterial, major collector or minor collector street;
- ii. The *development* is adjacent to a commercial or institutional use or community facility;
- iii. The facility is licensed under the *Child Care and Early Years Act*;
- iv. The area of the site is sufficient to provide for adequate parking, circulation of traffic, drop off and pick up areas and outdoor amenity space.

2.2.150. That Section 8.6.4 Institutional Policies be amended as follows:

- 2.2.150.1. That policy 8.6.4 (c) be amended by replacing the words “Stouffville Street” with the words “Stouffville Road”, replacing the words “*day nurseries*” with the words “*child care centres*”, and replacing the words “Stouffville Street” with the words “Stouffville Road” in sub-policy (c) (ii) so that it appears as follows:

The lands located at the north-west intersection of Leslie Street and Stouffville Road are designated “Institutional” on **Schedule “A”** (Land Use Plan) to this Secondary Plan and are currently used as a place of worship with recreational and cultural facilities. Additional uses such as *child care centres*, private schools, seniors housing and other uses considered accessory to the Institutional use may be permitted without amendment to this Secondary Plan subject to the following requirements:

- i. A detailed and comprehensive concept plan showing all of the existing and proposed land uses together with related studies such as traffic, servicing, urban design are approved by Council prior to the adoption of the amending Zoning By-law;
- ii. A detailed streetscape plan is submitted for the Stouffville Road and Leslie Street frontages and approved by Council as part of the site plan;
- iii. The urban design for the *development* includes consideration of the Hamlet of Gormley Heritage Conservation District located to the south of Stouffville Road; and
- iv. The *development* is subject to site plan control including urban design prior to the approval of any additional uses or buildings on the lands.

2.2.151. That Section 8.8.1 General Provisions be amended as follows:

- 2.2.151.1. That the policy 8.8.1 (a) be amended by deleting the words “*Places to Grow Act* and Plan,” and deleting the words “and the York Region Official Plan” so that it appears as follows:

Implementation of the policies of this Secondary Plan shall be in accordance with the *Planning Act*, *Oak Ridges Moraine Conservation Act* and Plan, and other applicable Provincial legislation.

2.2.152. That Chapter 9 The North Leslie Secondary Plan be amended as follows:

- 2.2.152.1. That the fourth sentence of the second paragraph under the sub-heading “The Development Concept” be amended by replacing the words “Provincial Policy Statement” with the words “Provincial Planning Statement” so that it appears as follows:

The boundaries and policies applicable to the Natural Heritage System and Protected Countryside address the requirements of the Provincial Planning Statement, Greenbelt Plan, the ORMCP and Rouge North Management Plan as required by the Greenbelt Plan.

- 2.2.152.2. That the fifth sentence of the second paragraph under the sub-heading “The Development Concept” be amended by deleting the words “the York Region Official Plan and” so that it appears as follows:

The policy framework also addresses the policies of the City and Toronto and Region Conservation Authority.

2.2.153. That Section 9.2 Purpose be amended as follows:

- 2.2.153.1. That the preamble be amended by deleting the words “as shown on **Schedule A10** to Part 1 of the Richmond Hill Official Plan” so that it appears as follows:

The purpose of this Secondary Plan is to establish principles, objectives, policies and a land use plan for the development of the North Leslie Secondary Plan area.

2.2.154. That Section 9.4.1 Environmental Sustainability be amended as follows:

- 2.2.154.1. That objective (a) under the first paragraph in the preamble be amended by deleting the words “the York Region Official Plan”, and replacing the words “Provincial Policy Statement” with the words “Provincial Planning Statement” so that it appears as follows:

To meet the requirements of all of the applicable policies of the ORMCP, the Greenbelt Plan, the Rouge North Management Plan (as required by the Greenbelt Plan), and the Provincial Planning Statement.

2.2.155. That Section 9.5.2.1 General Natural Environmental Policies be amended as follows:

2.2.155.1. That policy 9.5.2.1 (a) be amended by deleting the words “and Regional” and that “Greenlands System” be uncapitalized so that it appears as follows:

It is the intent of Council that the Natural Heritage System as shown on **Schedule “A”** (Land Use Plan) and **Schedule “B”** (Environment) to this Secondary Plan, be created within the North Leslie Secondary Plan Area to form a continuous natural system that contributes to the long-term sustainability of natural environmental features and functions within a larger City-wide greenlands system of interconnected corridors and natural areas.

2.2.156. That Section 9.6.2.4.1 Nursery Schools and Day Care Centres be amended as follows:

2.2.156.1. That policy 9.6.2.4.1 (iii) be amended by replacing the words “Day Nurseries Act” with the words “*Child Care and Early Years Act*” so that it appears as follows:

the facility is licensed under the *Child Care and Early Years Act*;

2.2.157. That Section 9.6.4 be amended as follows:

2.2.157.1. That the heading of Section 9.6.4 be retitled from “Employment Land Policies” to “Employment Corridor Policies”.

2.2.158. That Section 9.6.4.1 be amended as follows:

2.2.158.1. That the heading of Section 9.6.4.1 titled “General Policies” be deleted.

2.2.158.2. That policies 9.6.4.1 (a) through (b) be renumbered to policies 9.6.4 (a) through (b).

2.2.159. That Section 9.6.4.2 be amended as follows:

2.2.159.1. That the heading of Section 9.6.4.2 titled “Employment Corridor Policies” be deleted.

- 2.2.159.2. That policies 9.6.4.2 (a) through (f) be renumbered to policies 9.6.4 (c) through (h).
- 2.2.160. That Section 9.7.2.5 Utilities and Telecommunications be amended as follows:
- 2.2.160.1. That the second sentence in policy 9.7.2.5 (d) be amended by replacing the words “National Energy Board” with the words “Canada Energy Regulator (CER)” so that it appears as follows:
- A TransCanada PipeLines Limited right-of-way crosses the North Leslie Secondary Plan Area. The Canada Energy Regulator (CER) has a number of requirements regulating development in proximity to the pipelines within the right-of-way.
- 2.2.161. That Section 9.8.1 General Policies be amended as follows:
- 2.2.161.1. That policy 9.8.1 (a) be amended by deleting the words “and the York Region Official Plan” so that it appears as follows:
- Implementation of the policies of this Secondary Plan shall be in accordance with the *Planning Act*, the applicable provisions of the *Oak Ridges Moraine Conservation Act*, and the *Greenbelt Act*, 2005, and other applicable Provincial legislation.
- 2.2.162. That Section 9.9.2 Definitions be amended as follows:
- 2.2.162.1. By replacing the definition for “Key Natural Heritage Feature” with the following text:
- means a key natural heritage feature as described in section 22 of the ORMCP;
- 2.2.163. That Chapter 10 Richmond Hill Centre Secondary Plan be amended as follows:
- 2.2.163.1. That the first sentence of the third paragraph under the sub-heading “Basis” be amended by deleting the words “in the York Region Official Plan” so that it appears as follows:
- Richmond Hill Centre is located within *Protected Major Transit Station Area* (PMTSA) 49 'Richmond Hill Centre Subway Station' and Protected Major Transit Station Area

(PMTSA) 41 'Bantry-Scott BRT Station', which contains minimum density targets for each PMTSA.

2.2.164. That Section 10.1.1 Purpose be amended as follows:

2.2.164.1. That the first sentence of policy 10.1.1 (3) be amended by deleting the words “, as shown on **Schedule A10** of the Official Plan” so that it appears as follows:

Richmond Hill Centre ("RHC") is generally focused to the northeast of the intersection of Yonge Street and Highway 7.

2.2.165. That Section 10.2.1 General Land Use be amended as follows:

2.2.165.1. That policy 10.2.1 (5) be amended by deleting the words “Policies 3.3.3.2(9) and” and adding the word “Policy” after the words “in accordance with” so that it appears as follows:

Live-work units and home occupations are permitted in accordance with Policy 3.3.2 (14) of the Part 1 Plan.

2.2.166. That Section 10.3.4 Integrating Higher Density Development be amended as follows:

2.2.166.1. That policy 10.3.4 (3) be deleted in its entirety.

2.2.166.2. That policies 10.3.4 (4) through (6) be renumbered to policies 10.3.4 (3) through (5).

2.2.167. That Section 10.4.6 Parking be amended as follows:

2.2.167.1. That policy 10.4.6 (2) be amended by deleting the words “of the Part 1 Plan. Parking for new *major retail* development shall be required to locate below grade, or where it is not feasible, in structured parking” and adding the words “Limited surface parking may be considered on a case-by-case basis in accordance with Policy 3.4.1(47).” after the words “Policy 3.4.1(46)” so that it appears as follows:

Development shall locate parking below grade or where it is not feasible, in structured parking in accordance with Policy 3.4.1(46). Limited surface parking may be

considered on a case-by-case basis in accordance with Policy 3.4.1(47).

2.2.168. That Section 10.8.1 Development Application Requirements and Review be amended as follows:

2.2.168.1. That policy 10.8.1 (1) be amended by replacing the word “required” with the word “encouraged” so that it appears as follows:

All *development* applications in Richmond Hill Centre are encouraged to achieve Silver or Gold scores per the requirements of the City of Richmond Hill's Sustainability Metrics Program.

2.2.169. That Section 12.1.1 Yonge/Bernard KDA Secondary Plan – Purpose be amended as follows:

2.2.169.1. That the third sentence of the third paragraph be amended by deleting the word “Regional” so that it appears as follows:

In order to meet Major Transit Station Area minimum density targets and targeted mix of land use in this area, at build-out this KDA should accommodate a minimum of approximately 4000 residents and 1300 jobs.

2.2.170. That Section 12.1.2 Vision be amended as follows:

2.2.170.1. That the sixth sentence of the third paragraph be amended by replacing the words “Growth Plan for the Greater Golden Horseshoe, 2019” with the words “Provincial Planning Statement, 2024” so that it appears as follows:

The planned heights and densities are supportive of a major transit station area as directed by the Provincial Planning Statement, 2024.

2.2.171. That Section 12.2.4.2 Angular Plane and Shadowing be amended as follows:

2.2.171.1. That policy 12.2.4.2 (2) be deleted in its entirety.

2.2.171.2. That policy 12.2.4.2 (3) be renumbered to policy 12.2.4.2 (2).

2.2.172. That Section 12.2.5 Community Services be amended as follows:

2.2.172.1. That the second sentence of the first paragraph in the preamble be amended by replacing the words “day nurseries” with the words “*child care centres*” so that it appears as follows:

To support the residents of this area, community services such as schools, recreation centres, libraries, *child care centres*, and emergency facilities shall be planned to keep pace with the growing population.

2.2.173. That Section 12.2.6 Housing be amended as follows:

2.2.173.1. That policy 12.2.6 (1) be amended by adding the words “encouraged to be” after the words “Bernard KSA shall be” and replacing the words “City and Region’s” with the word “City’s” so that it appears as follows:

A minimum of 35 per cent of new dwelling units within the Bernard KDA shall be encouraged to be *affordable* in order to realize the City’s *affordable* housing targets, and to provide housing that is responsive to the needs of the City’s residents.

2.2.174. That Section 12.4.8 Parking be amended as follows:

2.2.174.1. That policy 12.4.8 (2) be deleted and replaced with the following text:

Above-grade structured parking shall be in accordance with Policy 3.4.1 (46) and surface parking shall be in accordance with policy 3.4.1 (47).

2.2.175. That Section 12.5.8 Bonusing (Bonusing By-laws) be deleted in its entirety.

2.2.176. That Section 12.6.1 TSMJC Lands – 10909 Yonge Street be amended as follows:

2.2.176.1. That policy 12.6.1 (12) be deleted and replaced with the following text:

Intentionally blank.

2.2.177. That the word “Accessory/ Accessory Use” be italicized in the following instances:

Policies 3.1.5 (5) (g) (i), 3.3.2 (9) (c), 3.3.2 (9) (h), 4.10.3.1 (7) (a) “Uses” of “Accessory Uses”, 4.12.1 (2) (e), Section 7.2 (under “Home Occupation”), Section 9.9.2 (under “Forest Management”), and Section 9.9.2 (under “Home Business”).

2.2.178. That the word “Affordable” be italicized in the following instances:

Section 3.1.5 (Preamble), Policies 3.1.5 (4) (c), 3.1.7 (5), Section 4.3.3 (Preamble), Section 4.3.3 (Preamble under “Vision”), Policies 5.1 (5) (q), 5.1 (5) (q) (i), 10.7.1 (2), 10.7.1 (3), 10.9.4 (1) (g), and 12.2.6 (1).

2.2.179. That the word “Commercial” be italicized in the following instances:

Policy 3.1.3 (9), Figure 2 (under “2.Key Development Areas (KDAs)”), Policies 3.1.6 (2), 3.1.6 (3), Section 3.4.1 (Preamble), Policy 3.4.1 (37) (a) (vi), Section 4.3.1 (Preamble under “Vision”), Section 4.4 (Preamble), Section 4.4.2 (Preamble), Policy 4.4.2.1 (1), Section 4.5 (Preamble), Section 4.9 (Preamble), Policies 4.9.1.3 (7) (a), and 5.1 (6) (a).

2.2.180. That the italicization of the word “Commercial” be removed in Section 4.9.1.3 (Preamble).

2.2.181. That the word “Compatible” be italicized in the following instances:

Section 2.1 (3rd paragraph after bullet points), Figure 2 (under “10. Leslie Street Institutional Areas (LIA)”), Section 3.3.3.2 (Preamble), Policy 3.4.1 (40) (a), Section 4.5 (Preamble), Section 4.9 (Preamble), and Section 4.12 (Preamble).

2.2.182. That the word “Connectivity” be italicized Policy 3.2.1 (7) and Section 3.2.1.3 (Preamble under “Ecological Connections to Adjacent Municipalities”).

2.2.183. That the word “Development” be italicized in the following instances:

Section 2.1 (Preamble, paragraph 3), Section 3.1.3 (Preamble, paragraph 1), Section 3.1.3 (Preamble, paragraph 3), Policies 3.1.3 (4), 3.1.3 (5), 3.1.3 (8), 3.1.3 (9), Figure 2 (under “2. Key Development Area (KDAs)”), Figure 2 (under “7. Neighbourhoods”), Policy 3.1.5 (5) (a), Section 3.1.7 (Preamble), Policies 3.1.7 (5), 3.1.8 (2), 3.1.8 (3) (a), 3.1.8 (3) (a) (i), 3.1.8 (3)

(b), 3.1.8 (3) (c), 3.1.8 (3) (d), 3.1.8 (3) (f) (i), 3.1.8 (3) (f) (v), 3.1.8 (3) (h), 3.1.8 (3) (i), 3.1.8 (3) (j), 3.1.8 (4), Section 3.1.9.1 (Preamble), Policies 3.1.9.3 (6), 3.1.9.4 (2), 3.1.9.8 (5), 3.2.1.1 (4) (c), Section 3.2.2.3 (Sidebar), Policies 3.2.2.4 (2), 3.2.2.4 (3), 3.2.2.4 (4), 3.2.2.5 (2), 3.3.3.2 (2), 3.3.3.2 (3), 3.3.3.2 (7), 3.4.1 (2), 3.4.1 (4), 3.4.1 (15), Section 3.4.1 (Preamble under “Walkable and Cyclable Streets, Built Form and Social Connection”), Section 3.4.1 (Preamble under “Transition to Neighbourhoods”), Policies 3.4.1 (54), 3.4.2 (4), 3.4.2 (5), 3.4.2 (6), 3.4.3 (7), 3.4.4 (15), Section 4.3 (Preamble), Policy 4.3.1.2 (8) (c), Section 4.3.1.3 (Sidebar), Policies 4.3.2.1 (1), 4.3.2.1 (7) (c), Section 4.3.2.3 (Sidebar), Policy 4.3.3.1 (1) (c), Section 4.3.3.3 (Sidebar), Section 4.4 (Preamble), Section 4.4.2 (Preamble), Policy 4.4.2.1 (10), Section 4.4.2.3 (Preamble), Section 4.4.2.3 (Sidebar), Policies 4.4.2.3 (8) (a), 4.4.2.3 (11) (a), 4.4.3 (1), Section 4.9 (Preamble), Policy 4.9.1 (6), Section 4.9.1.1 (Preamble), Policies 4.9.1.2 (2) (c), 4.9.1.2 (2) (c) (i), 4.9.1.2 (2) (c) (ii), 4.9.1.3 (7) (c), 4.10.6.2 (1), 4.12.1 (6), Section 4.12.2 (Preamble), Policies 5.1 (5) (k) (vii), 5.6 (3) (b), 5.6 (3) (c), 5.7 (1), 5.14 (4) (a), Section 7.2 (under “Hazardous Lands”), and Section 7.2 (under “Hazardous Sites”).

2.2.184. By removing the italicization of the word “Development” in Policy 4.4.2.1 (4).

2.2.185. That the word “Infrastructure” be italicized in the following instances:

Section 2.2 (under “Official Plan Principles”), Section 3 (Preamble), Section 3.1 (under “Guiding Principles for a Complete Community”), Section 3.1 (Preamble, paragraph 2), Section 3.1.1 (Preamble), Section 3.1.4 (Preamble), Policies 3.1.4 (2) (a), 3.1.4 (3) (a), 3.1.4 (3) (b), Section 3.1.9 (Preamble), Section 3.1.9.1 (Preamble), Policies 3.1.9.1 (2), 3.5.1 (2) (c), 3.5.1 (4), 3.5.2 (6), 3.5.5 (5) (a) (ii), Section 4.2 (Preamble), Policies 4.3.2.3 (3) (d), 4.4.2.3 (8) (d), Section 4.9.1.1 (Preamble), Policies 4.10.1.1 (1) (d), 4.10.2.1 (1) (d), 4.10.3.1 (1) (d), 4.10.4.1 (1) (c), 4.10.5.1 (1) (c), 4.10.5.1 (2), 4.10.5.1 (2) (b), 4.10.6.1 (2) (b), 4.10.7.1 (1) (d), 5.1 (5) (k) (iii), 5.1 (5) (n), 5.1 (5) (r), 5.5 (1) (c), 5.7 (2) (c), 5.17 (1) (d), 7.1 (14) (d), Section 7.2 (under “Developable Area”), and Section 7.2 (under “Site Alteration”).

2.2.186. That the word “Intensification” be italicized in the following instances:

Section 2.1 (Preamble, paragraph 4), Section 2.1 (Preamble, paragraph 5), Section 3.1 (Preamble, paragraph 2), Section 3.1.2 (Preamble, paragraph 2), Section 3.1.3 (Preamble, paragraph 1), Section 3.1.3 (Preamble, paragraph 3), Policies 3.1.3 (4), 3.1.3

(17), Figure 2 (under “2. Key Development Areas (KDAs)”), Figure 2 (under “3. Regional Corridors”), Figure 2 (under “6. Local Corridors”), Policies 3.2.1.1 (12), 3.2.2.4 (5), 3.2.2.4 (13), 3.2.2.4 (15), Section 3.3.2 (Preamble), Section 3.3.3.2 (Preamble), Section 3.4.1 (Preamble under “Transition to Neighbourhoods”), Section 4.3.1 (Preamble, paragraph 2), Policy 4.3.1.1 (1) (b), Section 4.4 (Preamble), Section 4.5 (Preamble), and Section 4.9.1.1 (Preamble).

2.2.187. That the word “Lot” be italicized in the following instances:

Policies 3.1.5 (5) (f), 3.2.1.1 (11), 3.2.1.1 (18) (a), 3.2.2.3 (6), 3.2.2.4 (7), 3.4.1 (3), Section 4.9.1.1 (Preamble), Policies 4.9.2 (4) (c), 4.10.3.1 (4), 5.12 (1), 5.12(2), 5.12 (2) (b), 5.12 (2) (d), 5.12 (2) (e), 5.12 (2) (f), 5.12 (2) (g), 5.12 (3), 5.12 (3) (b), 5.15 (7), Section 7.2 (under “Accessory/Accessory Use”), Section 7.2 (under “Development”), Section 7.2 (under “Floor Space Index”), Section 7.2 (under “Major Development”), Section 7.2 (under “Original Half Lot”), and Section 7.2 (under “Original Lot”).

2.2.188. That the word “Office” be italicized in Policies 3.1.6 (2) and 3.1.6 (3).

2.2.189. By removing the italicization of the word “Office” in Section 7.2 (under “Major Office”).

2.2.190. That the word “Retail” be italicized in the following instances:

Policy 3.1.3 (9), Figure 2 (under “2. Key Development Areas (KDAs)”), Policies 3.1.6 (2), 3.1.6 (3), Section 3.4.1 (Preamble), Policy 3.4.1(37) (a) (iv), Section 4.4 (Preamble), Section 4.4.2 (Preamble), Policy 4.4.2.1 (1), Section 4.5 (Preamble), Policies 4.9.1.3(7)(a), and 5.1 (6) (a).

2.2.191. That the word “Site” be italicized in the following instances:

Section 3.1.3 (Preamble, paragraph 1), Policies 3.1.3 (8), 3.1.5 (6), 3.1.8 (3) (f) (i), 3.1.8 (3) (f) (iii), 3.1.18 (3) (v), 3.1.9.3 (3), 3.1.9.3 (6), 3.2.2.6 (3), 3.2.3 (22), 3.2.3 (23), 3.3.3.1 (2), 3.4.1 (28), 3.4.1 (29) (a), 3.4.1 (29) (b), 3.4.1 (41), 3.4.1 (44) (b), 3.4.1 (47), Section 4.3.1.1 (Sidebar), Section 4.3.1.3 (Sidebar), Policy 4.3.1.3 (6), Section 4.3.2.1 (Sidebar), Section 4.3.2.3 (Sidebar), 4.3.3.1 (10), Section 4.3.3.1 (Sidebar), Section 4.3.3.3 (Sidebar), Section 4.4.2.1 (Sidebar), Section 4.4.2.3 (Sidebar), Policies 4.6.1

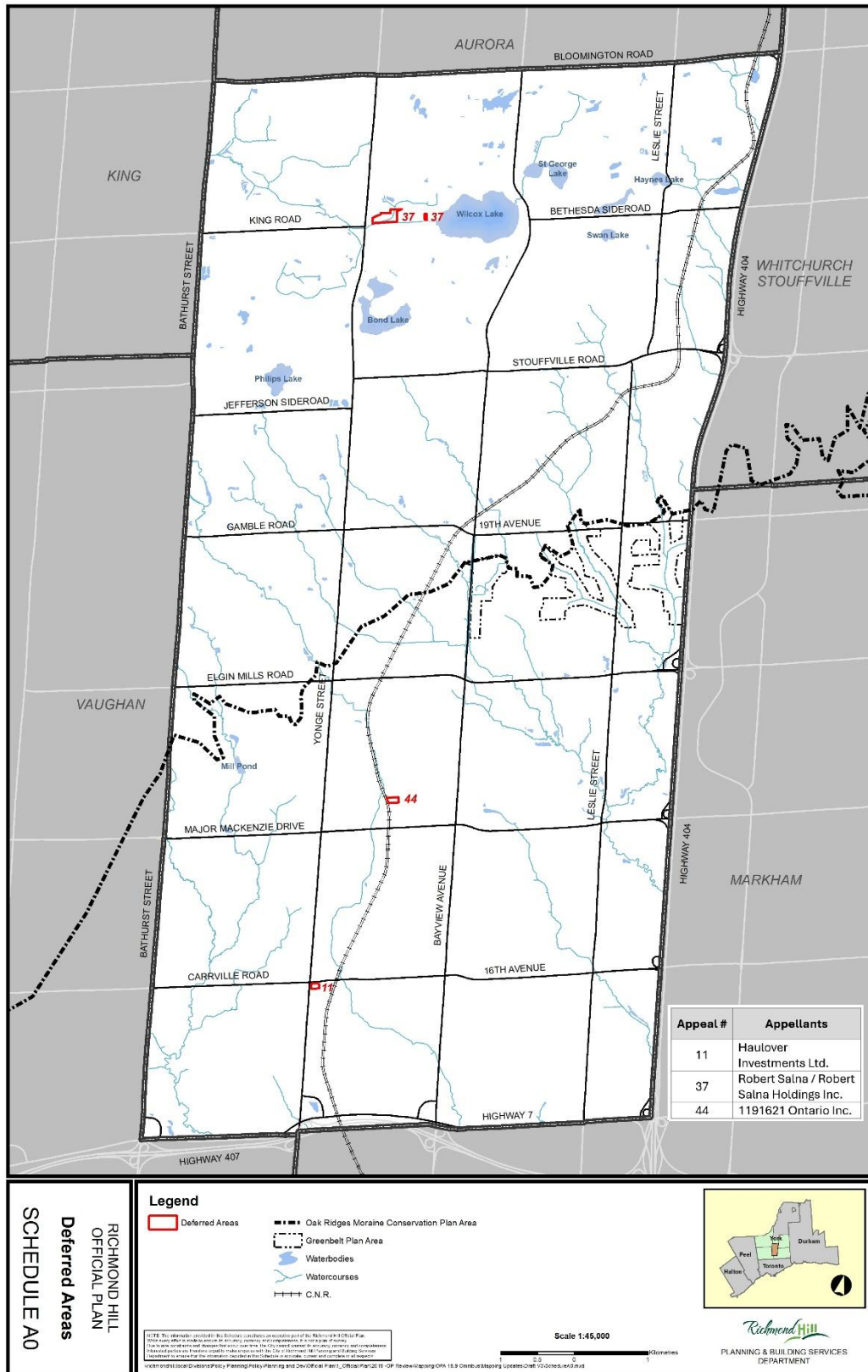
(4), 4.7.1 (3), 4.7.2 (1), 4.9.1.4 (12), 4.10.5.1 (4) (b), 4.10.6.1 (5) (d), 4.12.1 (3), 5.5 (3) (h), 5.7 (3) (a), 5.10 (2) (c), and 5.15 (4).

2.2.192. That the word “Sustainable” be italicized in Policies 3.1.9.2 (5) (e), 3.2.1.1 (6) (a) (v), 3.2.3 (17), and 3.5.1 (2).

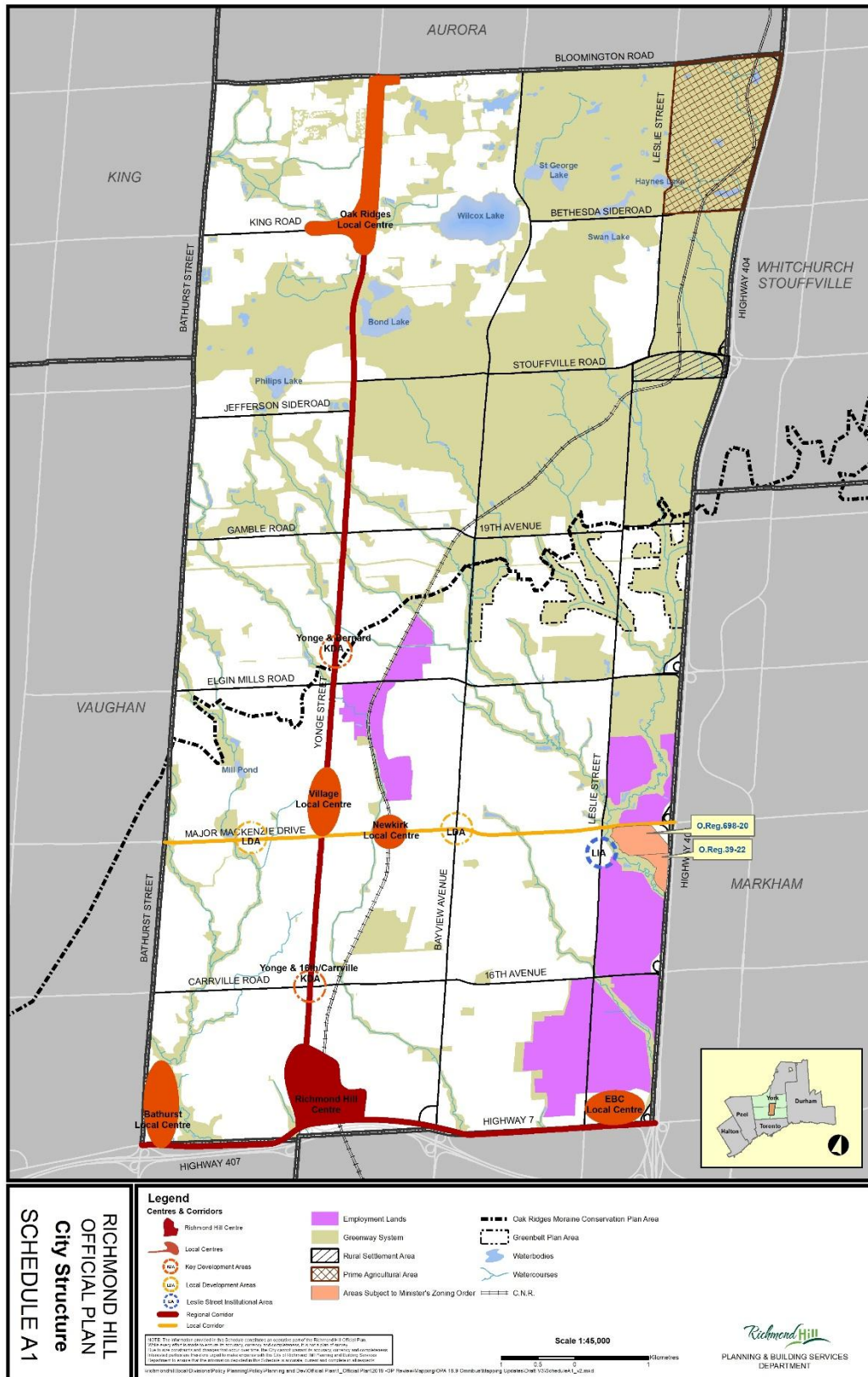
2.2.193. That the word “Utility(ies)” be italicized in the following instances:

Section 3.1.9 (Preamble), Policies 3.1.9.7 (1), 3.1.9.7 (2), 3.1.9.7 (3), 3.1.9.7 (4), 3.1.9.7 (5), 3.1.9.7 (6), 3.1.9.7 (8), 3.2.3 (33), Section 3.4.4 (Preamble), Policy 3.4.4 (1), Section 3.5.5 (Preamble), Policies 3.5.5 (1), 3.5.5 (5) (a) (ii), 3.5.6 (4) (a), 3.5.6 (4) (b), 3.5.6 (5) (a), 3.5.6 (5) (b), 3.5.6 (5) (c), 3.5.6 (5) (h) (ii), 4.10.4.1 (1) (c), 4.10.5.1 (2), 4.10.5.1 (2) (b), Section 4.10.6 (Preamble), Policies 4.10.6.1 (2) (b), 4.10.6.1 (1) (d), 4.10.7.1 (1) (d), Section 4.10.8 (Preamble), Policies 5.7 (2) (d), 5.17 (1) (d), Section 7.2 (under “Developable Area”), and Section 7.2 (under “Site Alteration”).

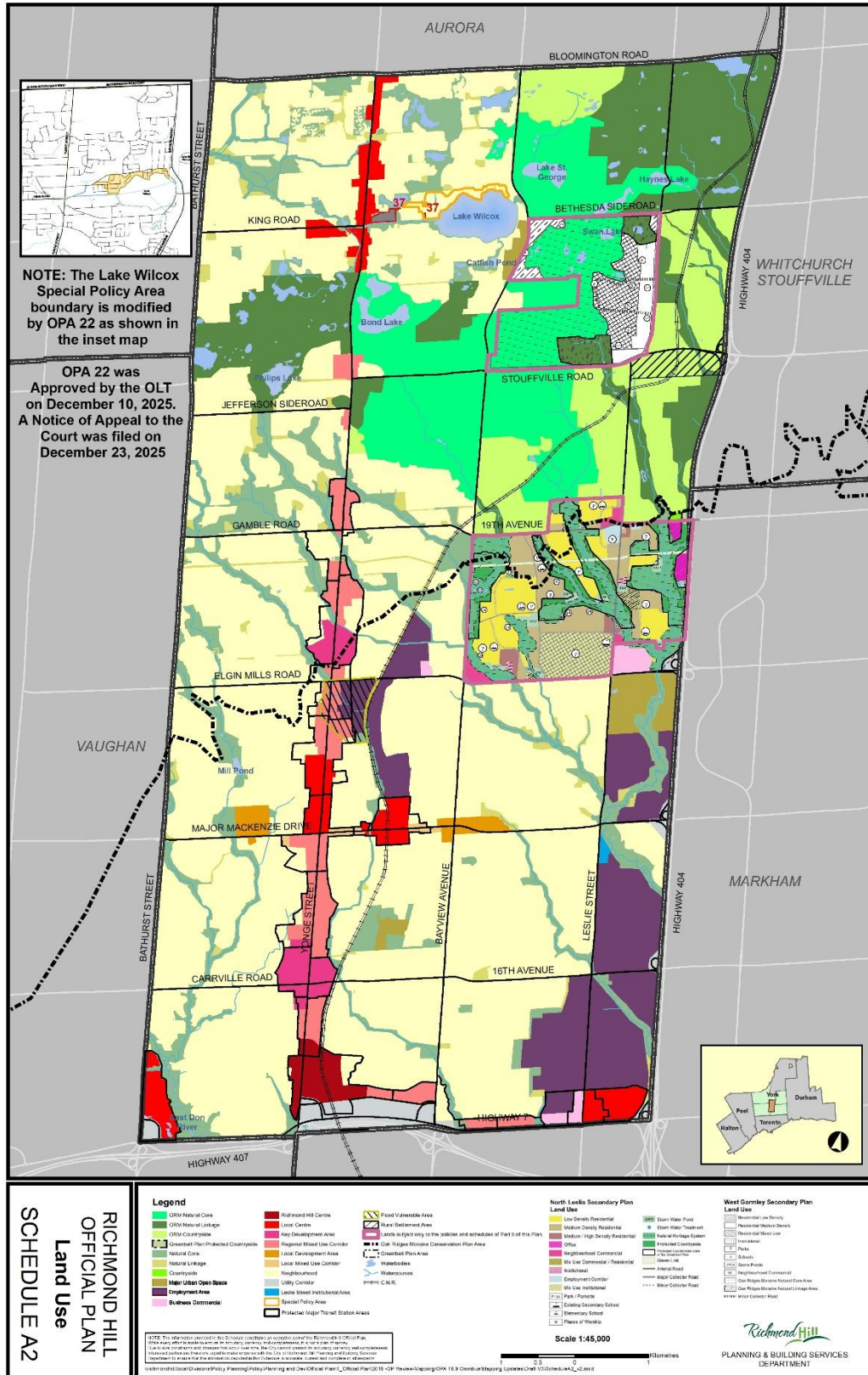
Schedule 1 to OPA 18.9



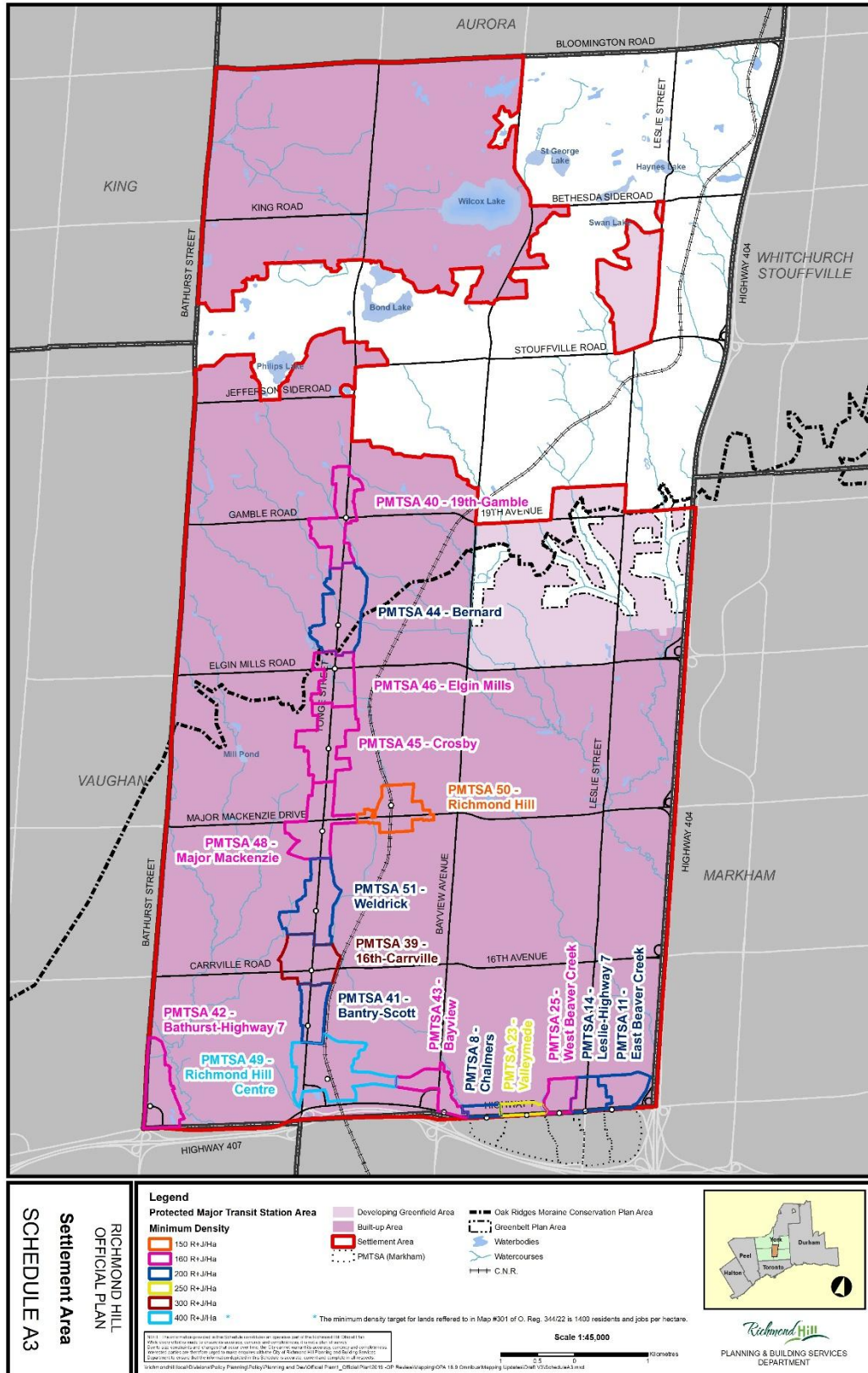
Schedule 2 to OPA 18.9



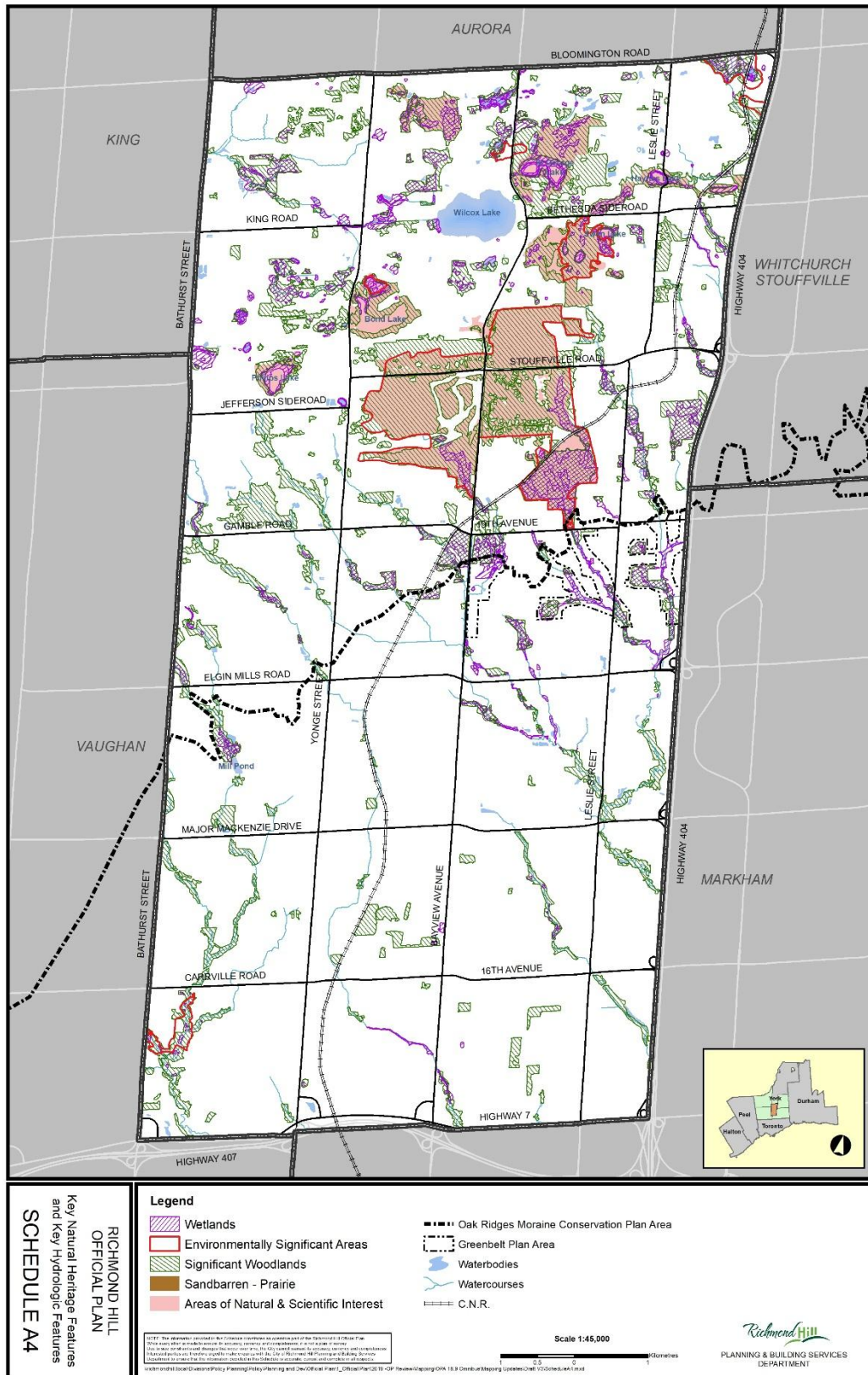
Schedule 3 to OPA 18.9



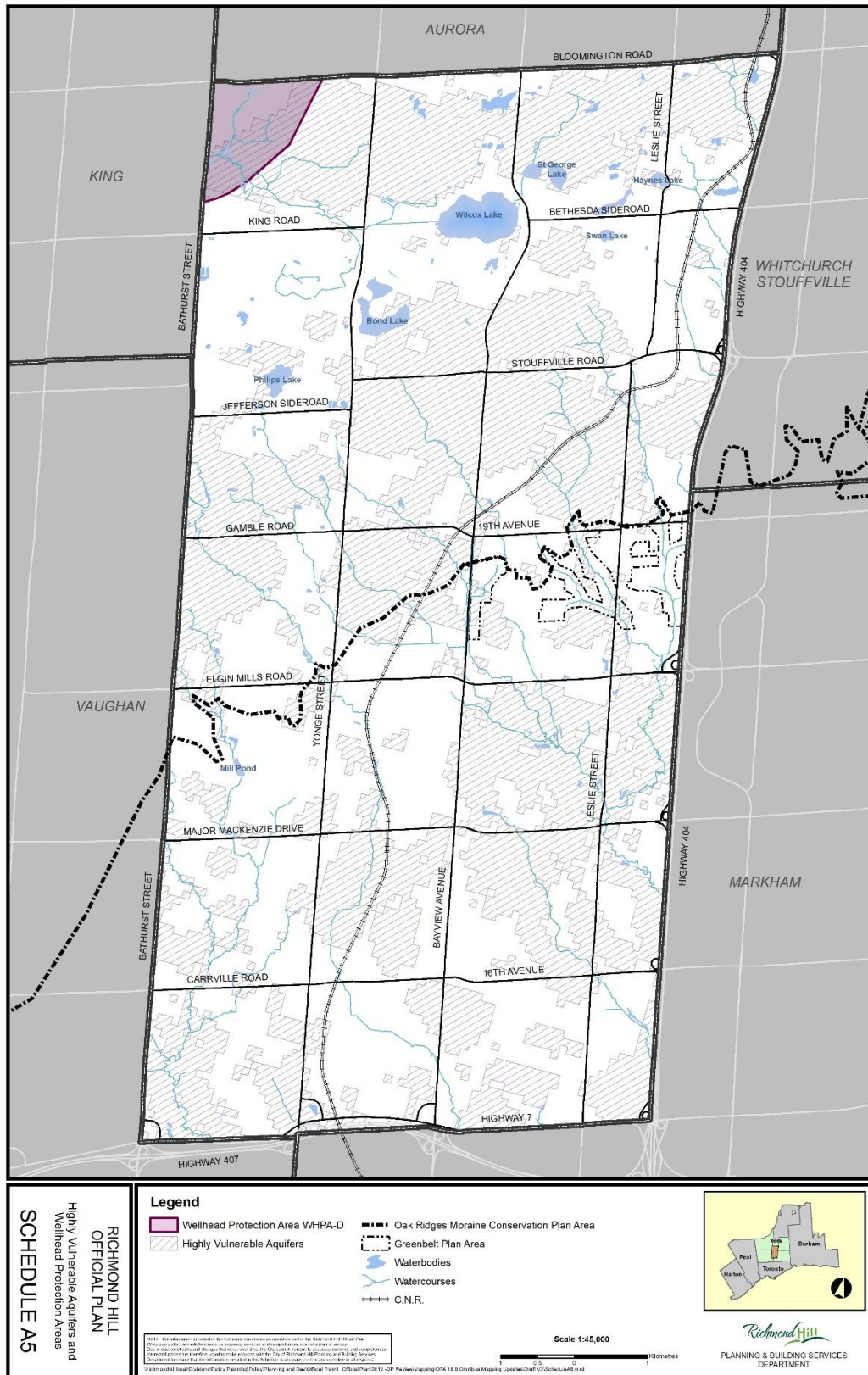
Schedule 4 to OPA 18.9



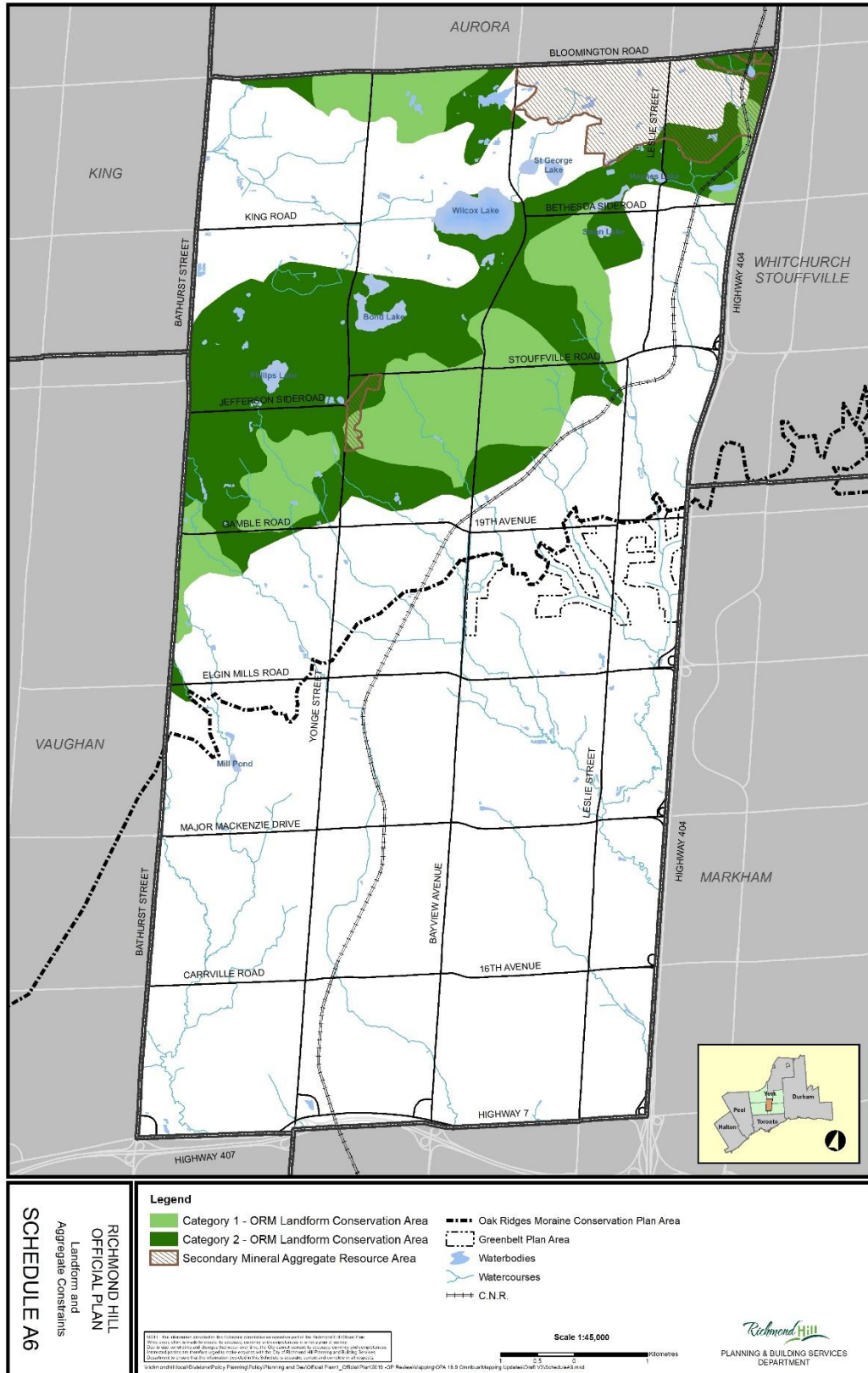
Schedule 5 to OPA 18.9



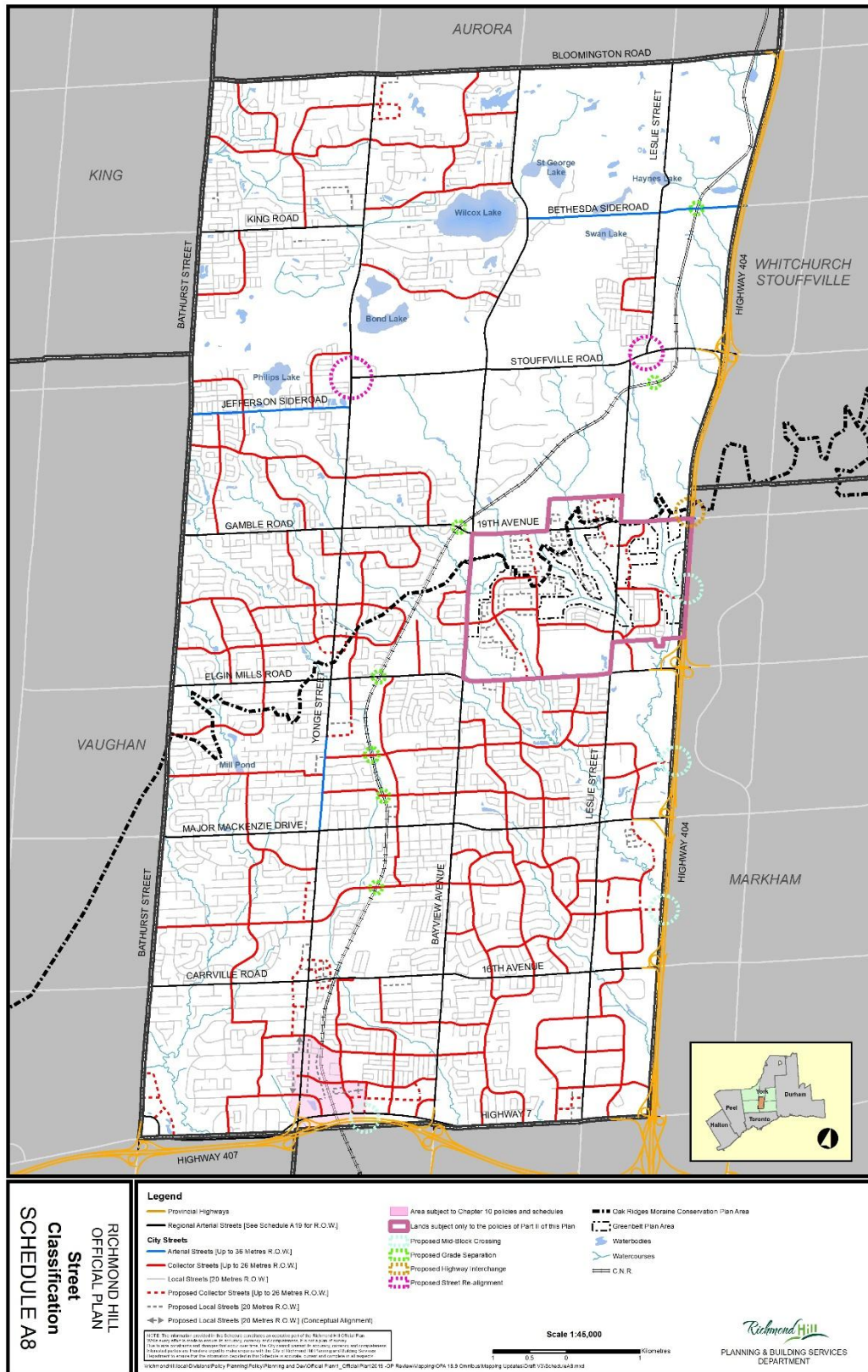
Schedule 6 to OPA 18.9



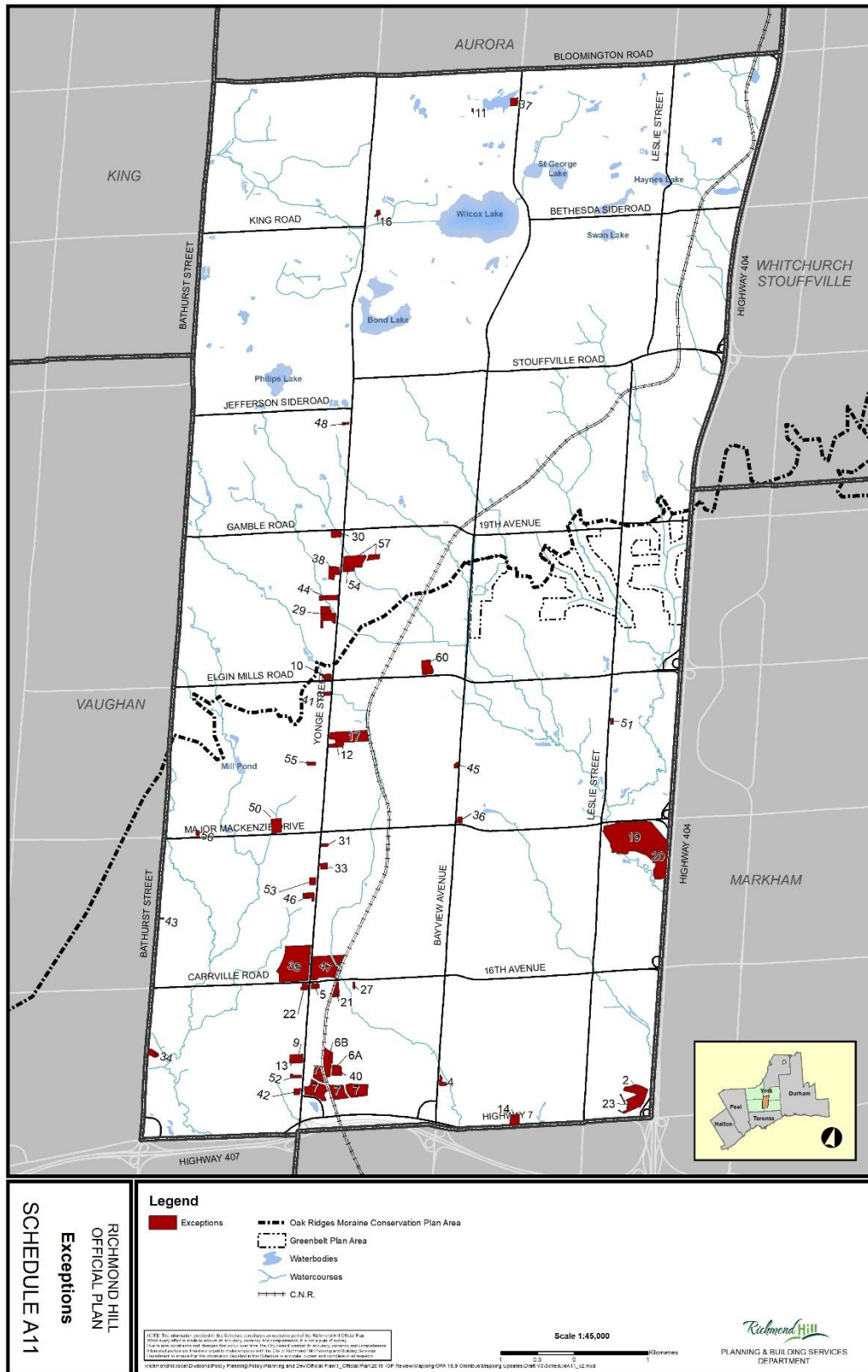
Schedule 7 to OPA 18.9



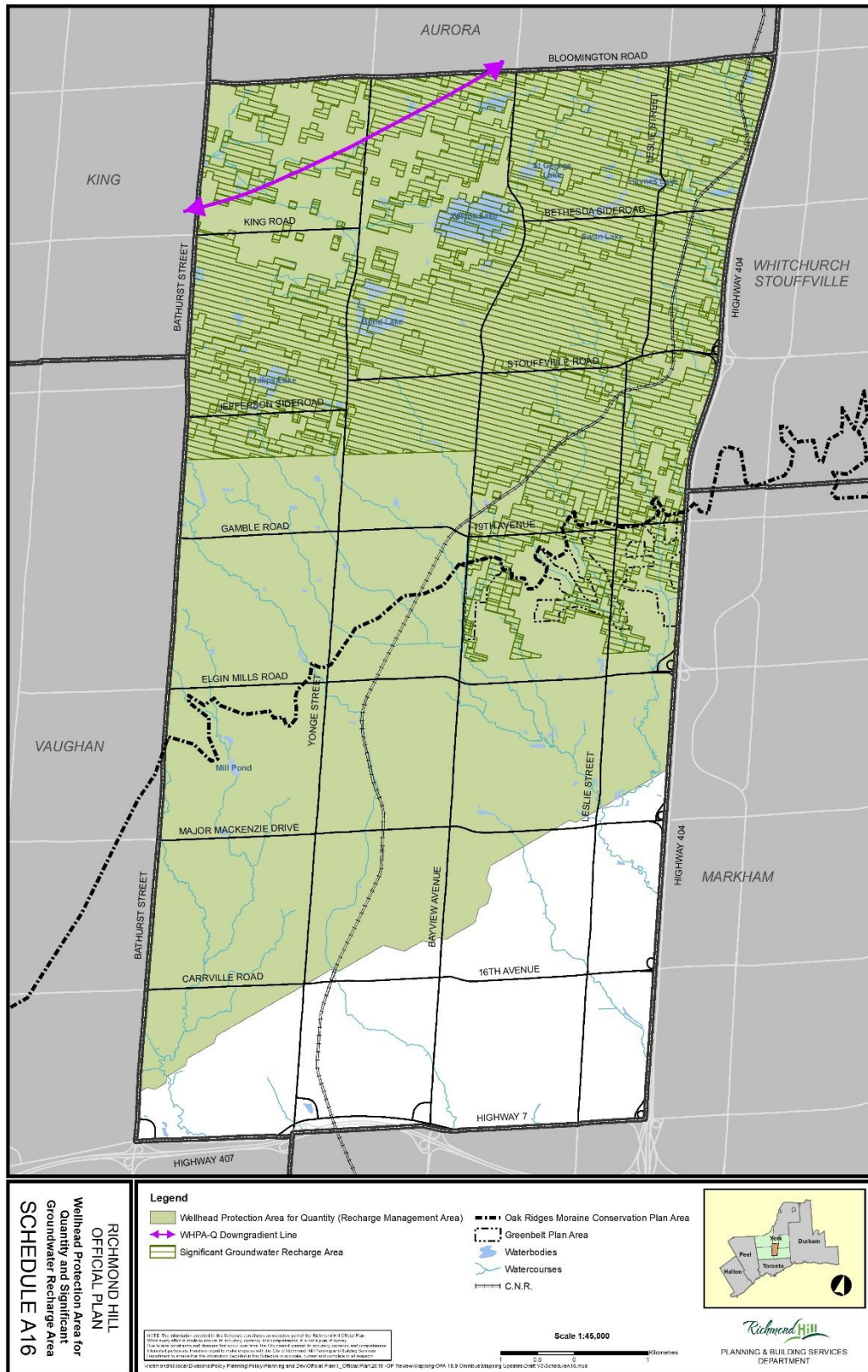
Schedule 8 to OPA 18.9



Schedule 9 to OPA 18.9

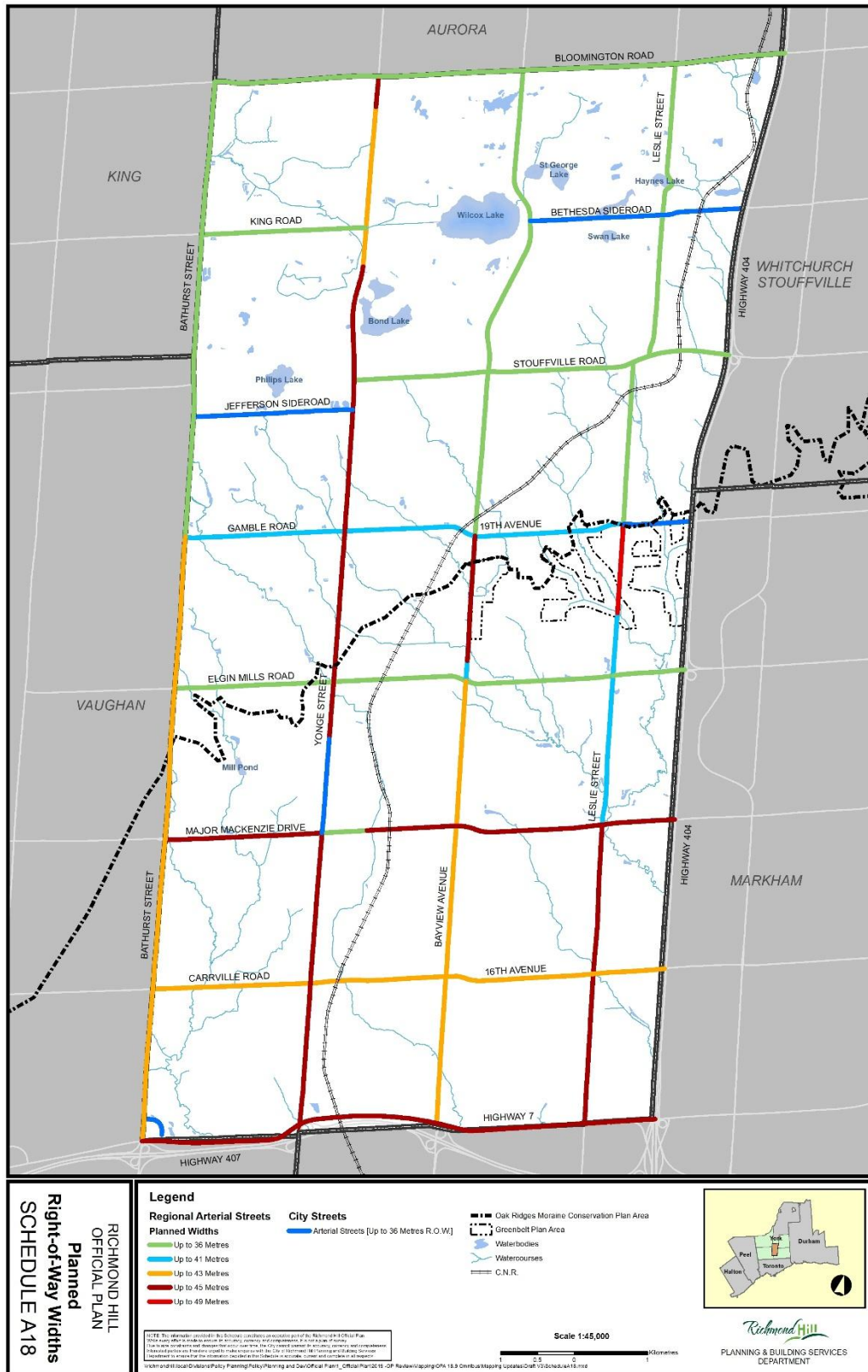


Schedule 10 to OPA 18.9

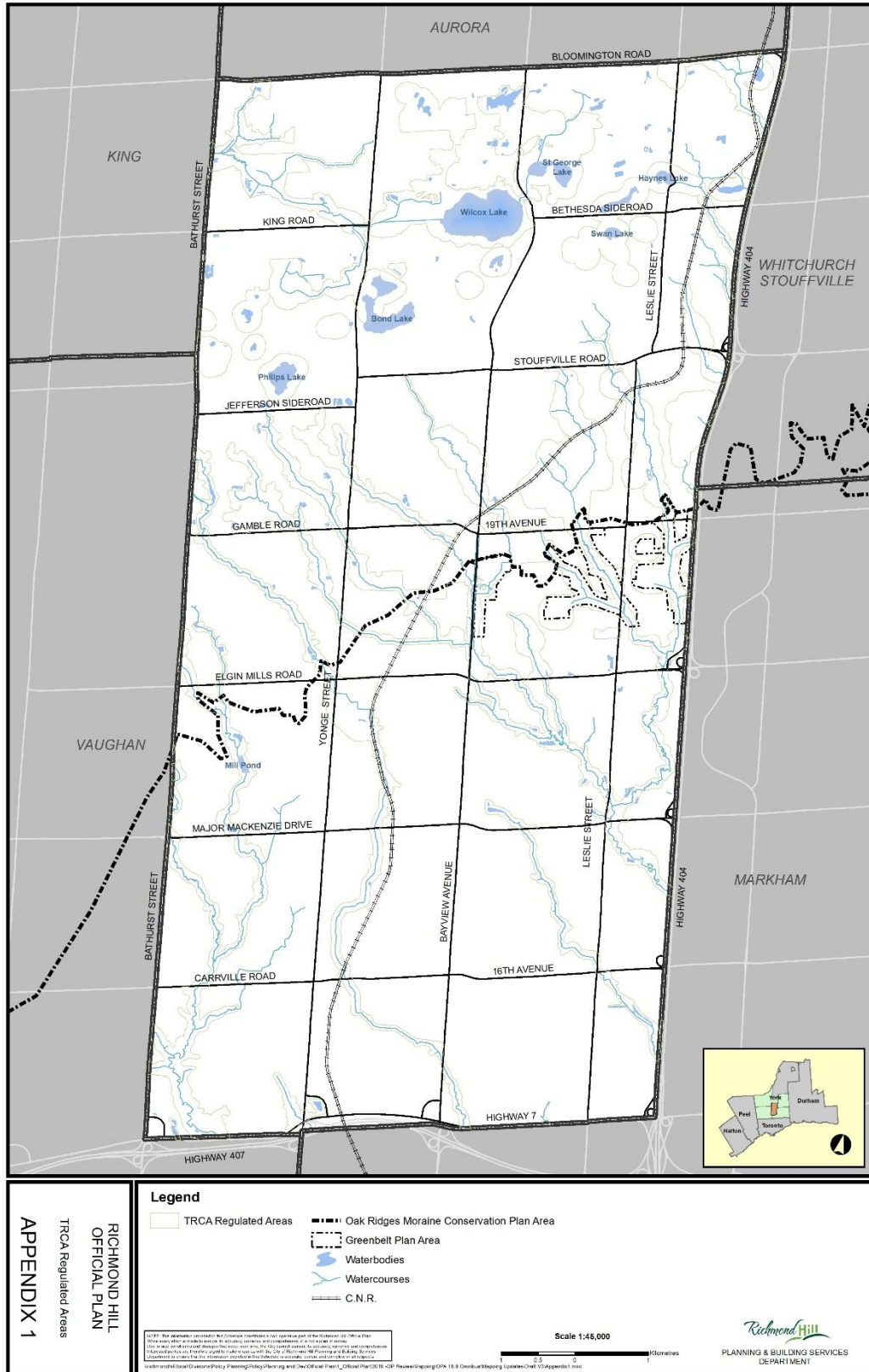




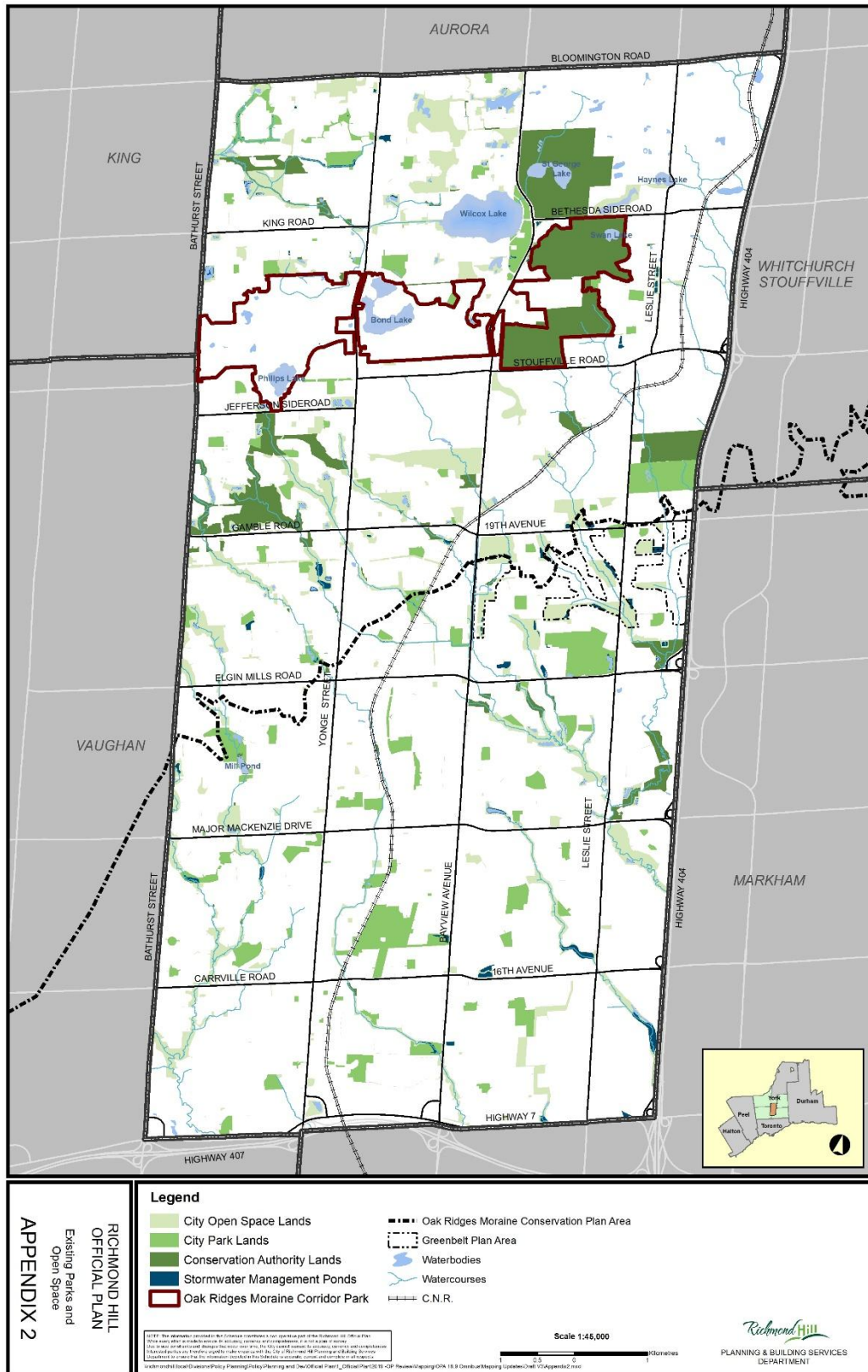
Schedule 12 to OPA 18.



Schedule 13 to OPA 18.9

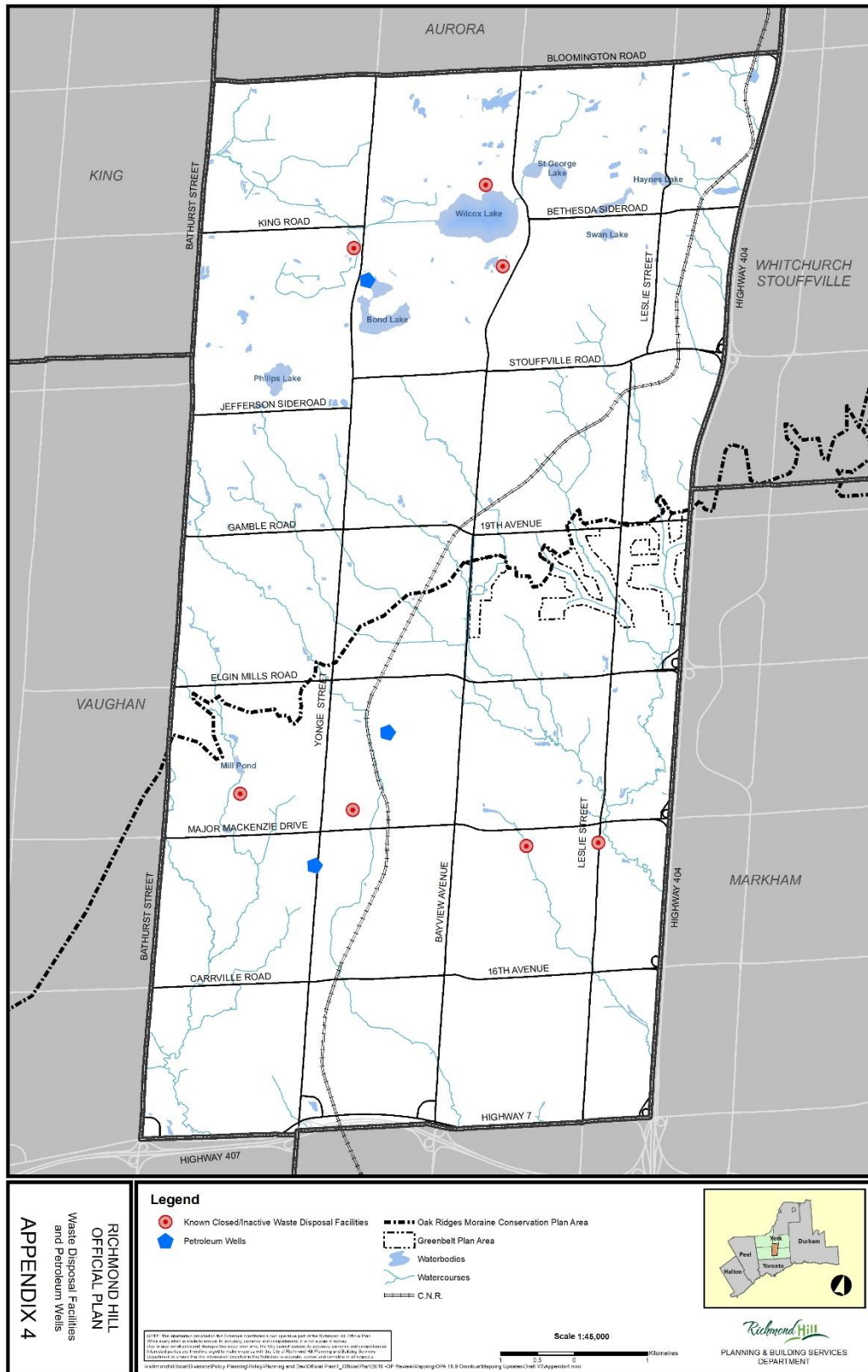


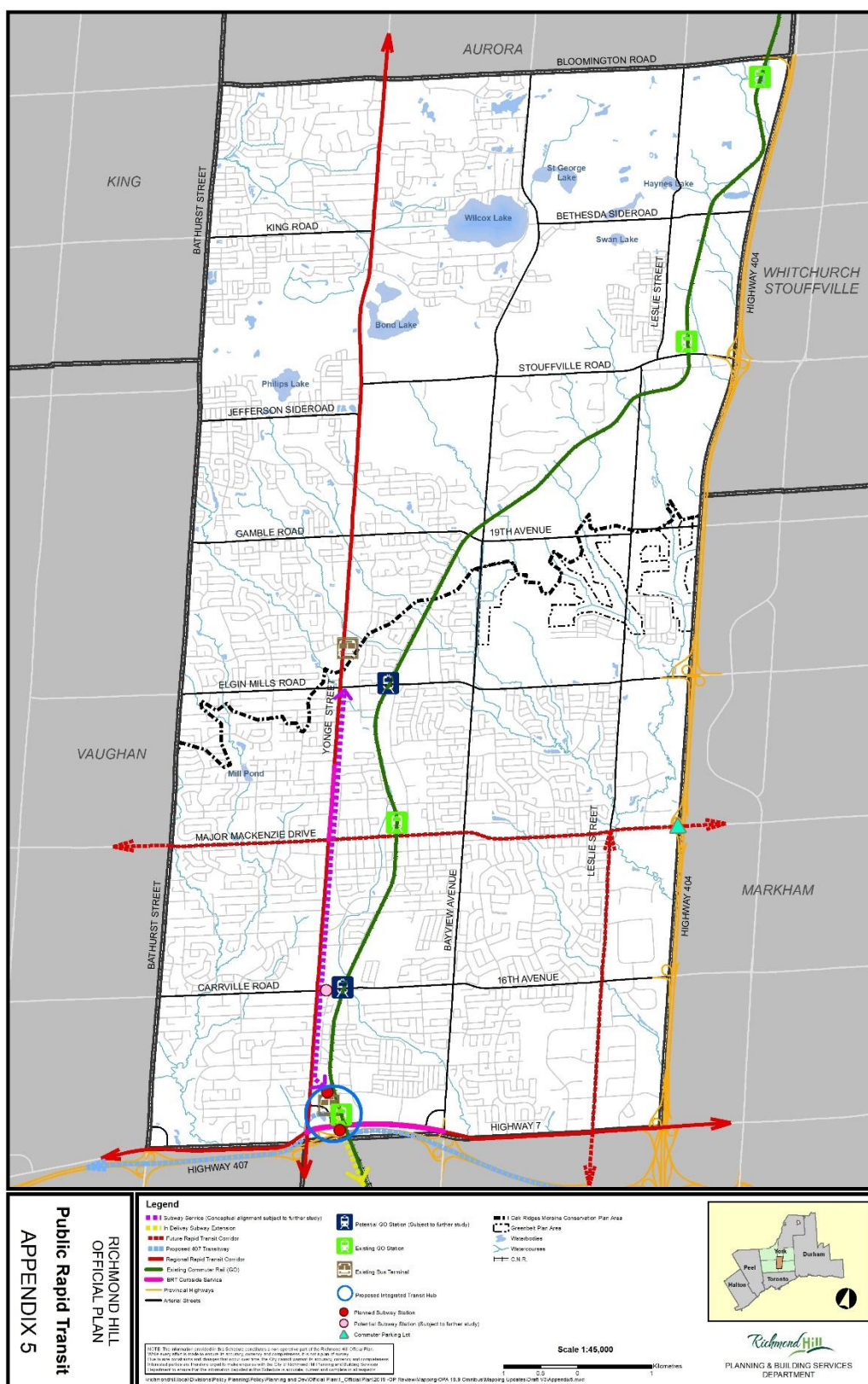
Schedule 14 to OPA 18.9





Schedule 16 to OPA 18.9

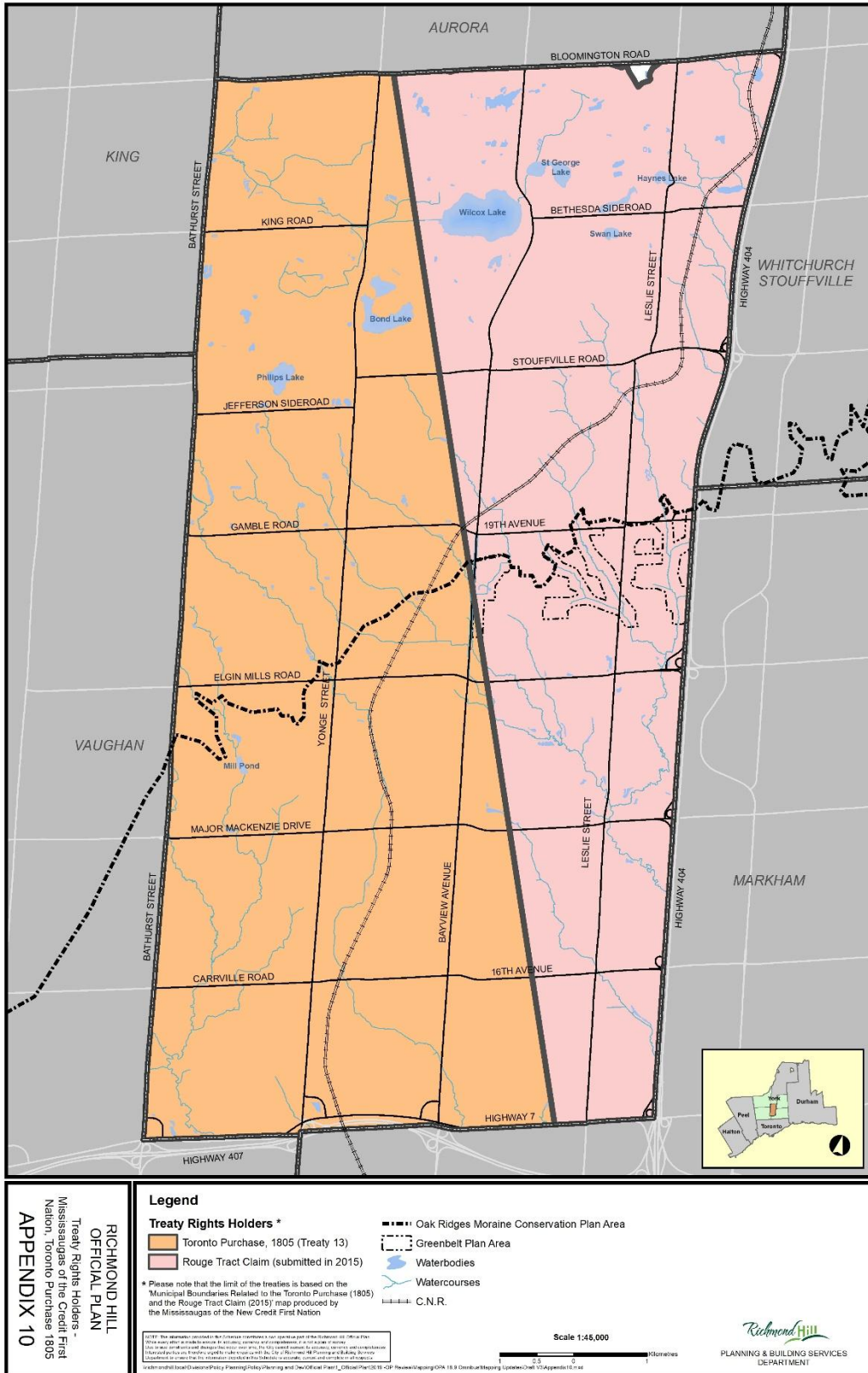




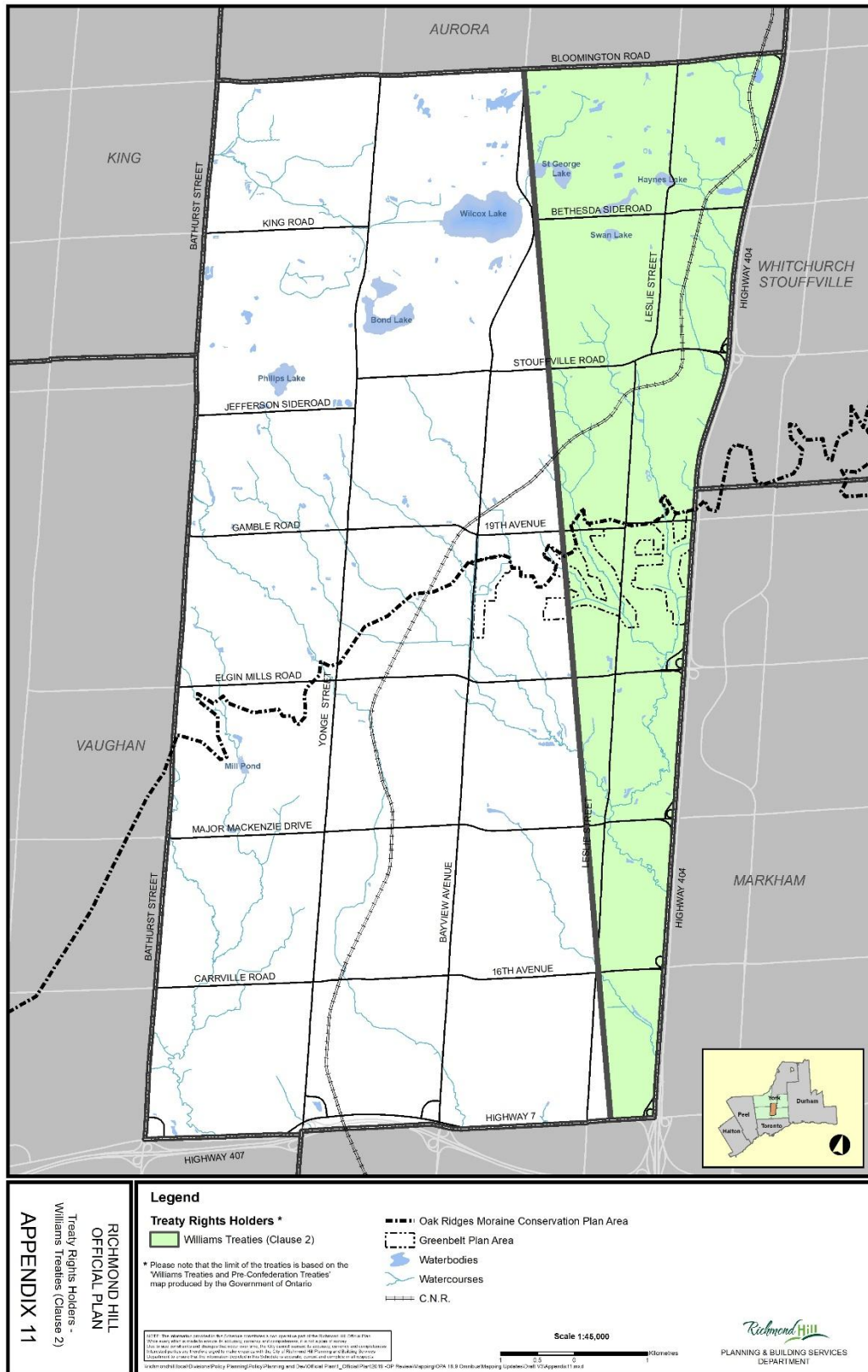




Schedule 20 to OPA 18.9



Schedule 21 to OPA 18.9



Schedule 22 to OPA 18.9

