

May 18, 2022

Our File No.: 062771

Via Email

Regional Committee of the Whole
Regional Municipality of York
Administrative Centre
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Attention: Mr. Chris Raynor, Regional Clerk

Dear Chairman Emmerson and Members of Regional Council:

**Re: Region of York's Comprehensive Municipal Review
Further Submission by Baif Developments Ltd.**

We are solicitors for Baif Developments Ltd. (“**Baif**”), the owner of a 9.42 ha property in the City of Richmond Hill (the “**Baif Lands**”), bordered to the east by Highway 404, to the south and southwest by the Rouge Valley, and to the north by lands owned by Treasure Hill / Montagna Capital known municipally as 1577-1621 Major Mackenzie East (the “**Treasure Hill Lands**”).

An aerial photo depicting the Baif Lands and the adjacent Treasure Hill Lands is enclosed.

Previous Regional Council Consideration of Conversion Requests

As you may recall, Regional Council previously considered conversion requests in respect of both the Baif Lands and the Treasure Hill Lands on October 22, 2020. At that time, Regional staff were recommending that both requests be refused.

Regional Council elected not to follow staff's recommendation for the Treasure Hill Lands and instead supported the conversion request. A Ministerial Zoning Order was issued on December 2, 2020 pursuant to Ontario Regulation 698/20 to permit a wide range of residential and community uses (including a long term care home) on the Treasure Hill Lands (the “**Treasure Hill MZO**”).

In contrast, Regional Council elected to follow staff's recommendation and refused Baif's request for a conversion of the Baif Lands, notwithstanding that the Baif Lands and Treasure Hill Lands



form an isolated triangle at the northeast corner of Headford, separated from the balance of the business park by the Rouge Valley, and require compatible planning permissions.

Recent Issuance of a MZO for the Baif Lands

While we acknowledge that Regional Council previously refused Baif's conversion request, the circumstances are now much different than they were 19 months ago.

On October 29, 2021, Richmond Hill City Council convened a special meeting and passed a motion to formally request that a Ministerial Zoning Order be issued for the Baif Lands, as it had become clear through the processing of a subdivision application for the Treasure Hill Lands that there would be significant land use compatibility issues if the Baif Lands were to remain designated and zoned for industrial and employment uses.

In a letter to the Minister of Municipal Affairs and Housing dated November 3, 2021, then Acting Mayor Di Paola highlighted the unique and unprecedented circumstances which caused City Council to conclude that complementary residential and community uses should be permitted on the Baif Lands, even though the protection of employment lands is generally a high priority.

Copies of the Richmond Hill Special Council Minutes and the Acting Mayor's letter to the Minister are enclosed for reference.

On January 28, 2022, in response to the City's request, a Ministerial Zoning Order was issued pursuant to Ontario Regulation 39/22 to permit a wide range of residential and community uses on the Baif Lands (the "**Baif MZO**"), a copy of which is also enclosed.

Renewed Conversion Request Resulting from Baif MZO

As a result, we wrote to Regional staff on behalf of Baif on March 31, 2022, during the YROP public consultation period, to request that the YROP be modified to reflect the updated land use permissions arising out of the Baif MZO. Specifically, we requested the following modifications:

- Map 1A – change the land use designation of the Baif Lands from “Employment Area” to “Community Area”; and
- Appendix 1 – change the designation of the Baif Lands from “Highway 400 and Highway 407 Employment Area Zone” to “Urban Area”.

We have reviewed the recommendation report from the Commissioner of Corporate Services and Chief Planner dated May 19, 2022, and are disappointed that staff are continuing to recommend no change to the proposed designations for the Baif Lands for the sole reason that the “policy or mapping is consistent with Council direction” (see Appendix 2; Item #34). With all due respect, the staff recommendation is flawed as it ignores the monumental change in land use permissions for the Baif Lands resulting from the Baif MZO.



We acknowledge that Baif's renewed conversion request is inconsistent with the previous Council direction, but the facts have changed significantly since that previous direction was given. As such, it was incumbent on Regional staff to advise Council of the Baif MZO and to re-evaluate whether an "Employment Area" designation continues to make sense for the Baif Lands in the circumstances. We believe it does not.

We also note that the staff report is inconsistent to the extent that it supports certain urban boundary adjustments in Whitchurch-Stouffville made necessary by the issuance of MZOs in the intervening period since Regional Council had endorsed its urban boundary, even though such adjustments are inconsistent with the previous Council direction (see page 6). Staff are supporting these requests for mapping changes as a result of the subsequent MZOs (see Appendix 2, item #61).

Given that the YROP mapping is proposed to be adjusted to address the recent issuance of MZOs in other instances, we respectfully request that the same logic be applied to the Baif Lands.

It would not be in the public interest for the Region to adopt its new YROP with conflicting and outdated land use designations on the Baif Lands, as that would only lead to confusion and misunderstanding. Policy 4.3.14 of the draft YROP expressly prohibits uses within the "Employment Area" designation that are expressly permitted on the Baif Lands by the Baif MZO (e.g. residential, long term care homes and retirement homes). The "Community Area" designation that is already recommended for the Treasure Hill Lands in the draft YROP more appropriately recognizes the uses now envisaged for this corner of Headford and should therefore be applied to both properties.

We intend to make a deputation during the statutory public meeting on May 19, 2022 and would be happy to answer any questions you may have. Thank you in advance for your consideration.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "Ian Andres", written over a light blue horizontal line.

Ian Andres
IA/vw
encl.

cc: Paul Minz and Lynn Barkey, Baif Developments
Roslyn Houser, Goodmans LLP





Special Council Meeting

Minutes

C#44-21

Friday, October 29, 2021, 1:00 p.m.

(Electronic Meeting pursuant to Section 238(3.3) of the *Municipal Act, 2001*)

An electronic Special Council meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Friday, October 29, 2021 at 1:00 p.m. via videoconference.

Council Member present in Committee Room 1:

Acting Mayor DiPaola

Council Members present via videoconference:

Regional and Local Councillor Perrelli
Councillor Beros
Councillor Muench
Councillor Liu
Councillor Cilevitz
Councillor West
Councillor Chan

Staff Members present via videoconference:

M. Dempster, City Manager
S. Adams, Commissioner of Corporate and Financial Services
K. Kwan, Commissioner of Planning and Infrastructure
D. Flaherty, Chief of Staff
C. Thorne, Assistant City Solicitor
G. Galanis, Director, Development Planning
D. Terzievski, Director, Infrastructure Planning and Development Engineering
P. Lee, Director, Policy Planning
T. Steele, Director, Community Standards
G. Li, Manager, Fiscal Planning and Strategy

Staff Members present in the Committee Room 1:

S. Huycke, City Clerk
R. Ban, Deputy City Clerk

L. Sampogna, Council/Committee Coordinator
S. Dumont, Council/Committee Coordinator

1. Adoption of Agenda

Moved by: Councillor West
Seconded by: Regional and Local Councillor Perrelli

That the agenda be adopted as distributed by the Clerk, with the following additions:

- a) Delegation - Tina Pernica, 72 Rockport Crescent, regarding the Member Motion submitted by Councillor Muench with respect to an Economic Development Opportunity - (Agenda Item 3.1);
- b) Delegation - Ian Andres, Goodmans LLP, on behalf of Baif Developments Ltd. regarding the Member Motion submitted by Councillor Muench with respect to an Economic Development Opportunity - (Agenda Item 3.2)
- c) Correspondence regarding the Member Motion submitted by Councillor Muench with respect to an Economic Development Opportunity – (Agenda Item 4.1.1)

Carried

2. Disclosures of Pecuniary Interest and General Nature Thereof

There were no members of the public who addressed Council during the Public Forum.

3. Delegations

3.1 Tina Pernica, 72 Rockport Crescent, regarding the Member Motion submitted by Councillor Muench with respect to an Economic Development Opportunity - (refer to Item 4.1)

Tina Pernica, 72 Rockport Crescent, addressed Council regarding the Member Motion submitted by Councillor Muench. She advised that there was a housing shortage in Richmond Hill and York Region, and more specifically a shortage of housing for seniors, including long-term care facilities, medical, wellness and care services. Ms. Pernica outlined the new concept plan submitted by Baif Developments Ltd. (Baif), highlighted the compatibility of that plan with Treasure Hill lands, and shared her opinion that it should be a condition that a long-term care facility be included in Baif's development concept. Ms. Pernica shared her belief that

the proposed mixed-use community proposed by Baif would eliminate the land compatibility dilemma with Treasure Hill lands and allow the land to develop with appropriate and complimentary uses that would assist in addressing the housing shortage in the City.

3.2 Ian Andres, Goodmans LLP, on behalf of Baif Developments Ltd. regarding the Member Motion submitted by Councillor Muench with respect to an Economic Development Opportunity - (refer to Item 4.1)

Ian Andres, Goodmans LLP, on behalf of Baif Developments Ltd. (Baif), addressed Council regarding the Member Motion submitted by Councillor Muench. He highlighted the need for the land compatibility issues between Baif and Treasure Hill lands to be resolved, and the possible implications that may arise if Baif lands were restricted to employment uses, as outlined in his correspondence submitted as Agenda Item 4.1.1. Mr. Andres advised that the proposed uses and development standards set out in the draft Minister's Zoning Order (MZO) were consistent with the standards in the Treasure Hill MZO and would result in a complimentary and compatible development. He outlined Baif's proposed concept plan, highlighting the reservation of land for seniors housing and a community wellness hub, and the opportunity for job creation. Mr. Andre requested Council recognize the opportunity to resolve the dilemma that was constraining development on the Baif lands, and requested that Council ask the Province to work with Baif, Treasure Hill and City staff to have infrastructure built and issue the MZO.

4. Scheduled Business

4.1 Member Motion - Councillor Muench - Economic Development Opportunity - (Deferred from the October 27, 2021 Council meeting)

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Perrelli

Whereas Baif Developments Ltd. owns a 9.42 ha property in the northeast quadrant of the Headford Business Park ("Headford") as depicted on Schedule "A" attached hereto (the "Baif Lands");

Whereas the Baif Lands are located immediately south of the lands known municipally as 1577-1621 Major Mackenzie Drive East, also depicted on Schedule "A" attached hereto (the "Treasure Hill Lands");

Whereas the Baif Lands and Treasure Hill Lands comprise an isolated pocket of Headford, bounded by Highway 404 to the east, the Rouge

Valley to the west and southwest, and Major Mackenzie Drive East to the north, which are physically separated from the balance of the Headford employment lands by significant highways and a large natural heritage feature;

Whereas the Baif Lands will remain landlocked unless and until Vogell Road is built within the Treasure Hill Lands to provide road access to Major Mackenzie Drive East and/or a new vehicular bridge is constructed across the Rouge Valley to establish a connection with Vogell Road to the south;

Whereas these important road connections are unlikely to be constructed without a viable development opportunity on the Baif Lands;

Whereas the Baif Lands have been designated for employment uses for decades without any viable development opportunity having materialized;

Whereas it has been recognized and acknowledged through numerous planning applications and Ontario Municipal Board hearings that the Baif Lands and the Treasure Hill Lands have distinct characteristics from the balance of Headford and are integrally linked from a land use planning and infrastructure perspective;

Whereas the Headford Master Servicing Plan, which was established decades ago and remains sound, contemplates a shared municipal water and wastewater servicing scheme for the Baif Lands and Treasure Hill Lands, with a single connection to the existing YDSS trunk sewer and a single stormwater outlet to the Rouge Valley;

Whereas the Baif Lands were identified as Provincially Significant Employment Lands when the Provincial Growth Plan was issued in 2019, notwithstanding that the Treasure Hill Lands were not so identified;

Whereas the City of Richmond Hill Council at its meeting on February 26, 2020 recommended to the Region of York its support of an employment lands conversion for the Treasure Hill Lands, while deciding at the same meeting to not recommend a conversion for the Baif Lands;

Whereas the Region of York Council at its meeting of October 22, 2020 approved an employment land conversion to permit residential uses on the Treasure Hill Lands, with such conversion to be implemented through the ongoing municipal comprehensive review and forthcoming Region and City official plan amendments, while deciding at the same meeting to refuse a conversion for the Baif Lands;

Whereas the City of Richmond Hill Council at its meeting of October 28, 2020 approved a concept plan and draft Minister's Zoning Order submitted by Treasure Hill Homes to permit the development of a new long-term care facility and residential community on the Treasure Hill Lands (the "Treasure Hill Development");

Whereas the Minister of Municipal Affairs and Housing issued a Zoning Order on December 2, 2020 pursuant to Ontario Regulation 698/20 to permit the Treasure Hill Development (the "Treasure Hill MZO");

Whereas site plan and subdivision applications were subsequently filed with the City to obtain additional planning approvals required for the Treasure Hill Development;

Whereas the Treasure Hill MZO has irreversibly changed the planned function of the northeast portion of Headford and the development prospects of the Baif Lands;

Whereas Baif has raised serious and valid concerns with the City in respect of the incompatible land uses and proposed residential lots and grading on the Treasure Hill Lands along the shared property line, including the potential for heavy industrial uses to be constructed on the Baif Lands immediately adjacent to the proposed long-term care facility and single family homes proposed on the Treasure Hill Lands;

Whereas the Provincial Land Use Compatibility Guidelines do not permit sensitive land uses to be located in close proximity to certain industrial uses;

Whereas a future employment development on the Baif Lands could produce significant negative noise, odour and air quality impacts for the Treasure Hill Development;

Whereas the truck traffic, loading and servicing for a future employment development on the Baif Lands would be required to traverse the Treasure Hill Lands, through the proposed residential community, in order to access the Highway 404 interchange at Major Mackenzie Drive East, which is not an acceptable or appropriate traffic outcome;

Whereas Baif has submitted a new concept plan prepared by Bousfields Inc. dated October 25, 2020, attached hereto as Schedule "B", showing a proposed mixed-use community on the Baif Lands (the "Baif Development") which would eliminate the land use compatibility problems

with the Treasure Hill Lands and enable the Baif Lands to finally develop with appropriate and complementary uses;

Whereas Baif has also submitted a draft Minister's Zoning Order to permit the proposed Baif Development, attached hereto as Schedule "C" (the "Draft Baif MZO");

Whereas new seniors housing, long-term care facilities and associated medical and wellness services are needed in the Region of York and City of Richmond Hill;

Whereas the proposed Baif Development includes 1.2 ha reserved for seniors housing and a community wellness hub, with the possibility of providing an additional long-term care facility should it be desired by the City and Region and supported by the market;

Whereas the proposed Baif Development, like the Treasure Hill Development, will fulfill important City objectives including delivery of critical road and servicing infrastructure;

Whereas the economy of the City and Region has suffered as a result of the global pandemic, and the Province has encourage municipalities to plan for the economic recovery including getting projects shovel ready; and

Whereas the proposed Baif Development will generate significant short term and permanent jobs for the City and Region, as well as significant development charge and long-term property tax revenue.

Now Therefore Be It Resolved:

That the Council of the City of Richmond Hill has considered the Draft Baif MZO and the concept plan illustrating the proposed Baif Development, with further details to be considered and approved through the processing of future site plan and subdivision applications for the Baif Lands; and

That the City formally request the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, substantially in the form attached hereto as Schedule "C", to implement the proposed Baif Development, and if necessary to amend the Provincially Significant Employment Area mapping to remove the Baif Lands; and

That the City formally request the Region of York to reconsider Baif's request for an employment land conversion of the Baif Lands, for the reasons set out herein, and to confirm that the City supports the

conversion and redesignation of the Baif Lands through the ongoing municipal comprehensive review and forthcoming Region and City official plan amendments to permit residential and community uses on the Baif Lands as set out in the Draft Baif MZO; and

That the City Clerk be directed to, forthwith, forward a copy of this resolution to the Minister of Municipal Affairs and Housing as a statement of Council's request; and

That the City Clerk be directed to forward a copy of this resolution to the Region of York for its information and as a statement of Council's request.

A recorded vote was taken:

In favour: (6): Councillor Muench, Councillor Beros, Acting Mayor DiPaola, Regional and Local Councillor Perrelli, Councillor Chan, Councillor Liu

Opposed: (2): Councillor West, Councillor Cilevitz

Carried (6 to 2)

4.1.1 Correspondence regarding the Member Motion submitted by Councillor Muench with respect to an Economic Development Opportunity

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Perrelli

a) That the correspondence regarding the Member Motion submitted by Councillor Muench with respect to an Economic Development Opportunity be received as follows:

I. Brenda Hogg, 69 Starlight Crescent, dated October 28, 2021;

II. Ian Andres, Goodmans LLP, on behalf of Baif Developments Ltd., dated October 28, 2021.

b) That the Clerk append the correspondence received by Members of Council from Treasurer Hill, dated October 28, 2021, to the agenda for the October 29, 2021 Special Council meeting.

A recorded vote was taken:

In favour: (6): Councillor Muench, Councillor Beros, Acting Mayor DiPaola, Regional and Local Councillor Perrelli, Councillor Chan, Councillor Liu

Opposed: (2): Councillor West, Councillor Cilevitz

Carried (6 to 2)

5. By-law to Confirm the Proceedings of Council at this Meeting

5.1 By-law 153-21

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

That By-law 153-21, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried Unanimously

6. Adjournment

Moved by: Councillor Chan

Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 2:13 p.m.

Joe DiPaola, Acting Mayor

Stephen M.A. Huycke, City Clerk



Office of the Mayor

Hon. Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON
M5G 2E5

November 3, 2021

Dear Minister Clark,

Re: Baif Headford MZO

I am writing to request your assistance in resolving a time-sensitive planning dilemma that has arisen in Richmond Hill which could negatively affect our ability to secure the seniors housing and municipal infrastructure that our community desperately needs.

Specifically, I am asking that you exercise your discretion to issue a Minister's Zoning Order in respect of lands owned by Baif Developments Limited. in the southwest quadrant of the Highway 404 and Major Mackenzie Drive interchange.

As you know, a Minister's Zoning Order was issued last December (O. Reg. 698/20) to facilitate the delivery of a new long-term care facility by Mon Sheong on lands owned by Treasure Hill Homes, immediately adjacent to the Baif lands. However, through the City's processing of the Treasure Hill subdivision applications, it has become clear that there are significant land use compatibility issues with the adjacent Baif lands, which remain within a provincially significant employment zone, designated as an employment area and zoned for industrial uses.

As depicted on the attached aerial photo, the Treasure Hill and Baif lands together comprise an isolated pocket within the Headford Business Park. They are bounded by Major Mackenzie Drive to the north, Highway 404 to the east, and are physically separated from the employment lands to the south and southwest by the Rouge Valley. A new bridge and municipal services are required before the collector road network can be completed.

It would be extremely problematic if manufacturing or warehousing facilities were to be constructed on the Baif lands, as the truck traffic and noise (and potentially other emissions) would negatively impact the adjacent housing and long-term care home. If complementary uses are not permitted



Office of the Mayor

on the Baif lands, they will either remain vacant such that the bridge and other critical infrastructure will not get built, or they will be developed with incompatible employment uses.

In hindsight, the City should have requested that the previous MZO address the Treasure Hill and Baif lands together.

I am pleased to advise that City Council passed a motion last week to formally request the issuance of a new MZO. Since Regional Council will not reconsider a conversion request at this stage of its municipal comprehensive review, your assistance is required.

While I recognize that the protection of employment land is generally a high priority, these circumstances are unique and unprecedented. Maintaining the existing zoning and designations on the Baif lands will not achieve anything if employment uses are not actually viable or appropriate from a land use planning perspective.

Baif is a well-respected development company with deep roots in Richmond Hill. It is prepared to commit to at least 3 acres of seniors housing and an associated wellness hub including medical offices, active recreational uses and other support services. Should there be market demand for a second long-term care facility in this location, Baif is also open to exploring that option.

The senior-friendly uses proposed by Baif will deliver at least as many quality new jobs as would a low-density automated industrial facility in this location, along with numerous other economic and public benefits. Permitting complementary uses on the Baif lands will also result in a more efficient use of land and timely delivery of needed infrastructure

City Council has endorsed a draft MZO for the Baif lands with a structure and content that is consistent with the Treasure Hill MZO, but our staff would be pleased to work with Ministry staff should any changes be required.

Thank you very much for considering this request.

Acting Mayor
City of Richmond Hill

**ONTARIO REGULATION 39/22**

made under the

PLANNING ACT

Made: January 28, 2022

Filed: January 28, 2022

Published on e-Laws: January 28, 2022

Printed in The Ontario Gazette: February 12, 2022

ZONING ORDER — CITY OF RICHMOND HILL, REGIONAL MUNICIPALITY OF YORK**Definitions**

1. In this Order,

“stacked back-to-back town house dwelling” means a building containing three or more dwelling units in which each dwelling unit,

- (a) is divided both horizontally and vertically from another dwelling unit by a common wall,
- (b) has an independent external access, and
- (c) shares a common rear exterior wall;

“stacked townhouse dwelling” means a building containing three or more dwelling units in which each dwelling unit,

- (a) is divided both horizontally and vertically from another dwelling unit by a common wall, and
- (b) has an independent external access;

“zoning by-law” means Zoning By-law No. 55-15 of the City of Richmond Hill.

Application

2. (1) This Order applies to the lands in the City of Richmond Hill in the Regional Municipality of York, in the Province of Ontario, being the lands on a map numbered 286 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

(2) For the purposes of this Order, the lands located in the areas shown as the Multiple Residential 1 Exception Zone and the Multiple Residential 4 Exception Zone on the map described in subsection (1) shall be considered a single lot.

Multiple Residential 1 Exception Zone

3. (1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands located in the area shown as the Multiple Residential 1 Exception Zone on the map described in subsection 2 (1), except for the following:

- 1. Single detached dwellings.
- 2. Semi-detached dwellings.
- 3. Street townhouse dwellings.
- 4. Block townhouse dwellings.
- 5. Rear-lane townhouse dwellings.
- 6. Stacked townhouse dwellings.

7. Back-to-back dwellings.
8. Stacked back-to-back townhouse dwellings.
9. Home occupations.
10. Private home day cares.
11. The uses set out in section 5.18 of the zoning by-law.

(2) The zoning requirements for the uses permitted under paragraph 1 of subsection (1) are the zoning requirements for Zone R3 set out in Table A2 of the zoning by-law with the following exceptions:

1. The minimum interior lot area is 280 square metres.
2. The minimum corner lot area is 325 square metres.
3. The maximum lot coverage is 55 per cent.
4. The minimum required front yard is three metres.
5. The minimum required side yard is 0.6 metres.
6. The minimum required rear yard is six metres.
7. The maximum height is four storeys.

(3) The zoning requirements for the uses permitted under paragraph 2 of subsection (1) are the zoning requirements for Zone R2 set out in Table A2 of the zoning by-law, with the following exceptions:

1. The minimum interior lot area is 370 square metres.
2. The minimum corner lot area is 415 square metres.
3. The maximum lot coverage is 55 per cent.
4. The minimum required front yard is three metres.
5. The minimum required side yard is 0.6 metres.
6. The minimum required rear yard is six metres.
7. The maximum height is four storeys.

(4) The following are the zoning requirements for the uses permitted under paragraphs 3 to 7 of subsection (1):

1. The minimum interior lot frontage is 5.5 metres.
2. The minimum corner lot frontage is 5.5 metres.
3. The minimum East front yard is three metres.
4. The minimum required North side yard is three metres.
5. The minimum required South side yard is three metres.
6. The minimum required West rear yard is three metres.
7. The maximum height is four storeys.

(5) The following are the zoning requirements for the uses permitted under paragraphs 3 to 8 of subsection (1):

1. The minimum building separation is three metres.
2. The minimum setback from a street is three metres.
3. The minimum setback from a private lane is 0.5 metres.

(6) The maximum height of a building used for the uses permitted in paragraphs 8 to 10 of subsection (1) is six storeys.

Multiple Residential 4 Exception Zone

4. (1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands located in the area shown as the Multiple Residential 4 Exception Zone on the map described in subsection 2 (1), except for the following:

1. Long-term care facilities.
2. Senior citizen dwellings.
3. Retirement residences.
4. Apartment dwellings.
5. Street townhouse dwellings.
6. Block townhouse dwellings.
7. Rear-lane townhouse dwellings.
8. Stacked townhouse dwellings.
9. Back-to-back dwellings.
10. Stacked back-to-back townhouse dwellings.
11. Home occupations.
12. Private home day cares.
13. Live-work units.
14. The uses set out in section 5.18 of the zoning by-law.

(2) The following uses are permitted on the ground floor of a building used for the purposes referred to in paragraphs 1 to 4 of subsection (1):

1. Artist or photographic studios.
2. Clinics.
3. Commercial uses .
4. Day nurseries.
5. Places of worship.
6. Offices.
7. Financial institutions.
8. Laundry and dry-cleaning establishments.
9. Medical offices.
10. Retail stores.
11. Personal service shops.
12. Restaurants or take-out restaurants.
13. Public parks.
14. Community centres.

(3) The zoning requirements for the uses permitted under paragraphs 1 to 4 of subsection (1) are the zoning requirements for Zone RM4 set out in Table A2 of the zoning by-law, with the following exceptions:

1. The minimum required West front yard is three metres.
2. The minimum required East rear yard from the provincial highway right-of-way is 14 metres.
3. The minimum required North side yard is 3 metres.
4. The minimum required South side yard is 3 metres.
5. The maximum height is 40 storeys.
6. The maximum floor area ratio is 4.0.

7. The minimum building separation 30 metres above grade is 25 metres.

(4) The zoning requirements for the uses permitted under paragraphs 5 to 10 of subsection (1) are the zoning requirements for Zone RM4 set out in Table A2 of the zoning by-law, with the following exceptions:

1. The minimum townhouse width is 5.5 metres.
2. The minimum required West front yard is three metres.
3. The minimum required East rear yard from the provincial highway right-of-way is 14 metres.
4. The minimum required North side yard is three metres.
5. The minimum required South side yard is three metres.
6. The maximum height is four storeys.
7. The maximum floor area ratio is 4.0.
8. The minimum building separation is three metres.
9. The minimum setback from a street is three metres.
10. The minimum setback from a private lane is 0.5 metres.

(5) Except with respect to non-residential uses, the uses set out in paragraphs 4 to 14 of subsection (1) and paragraphs 1 to 13 of subsection (2) shall not comprise more than 5.8 hectares of the Multiple Residential 4 Exception Zone.

Environmental Protection 2 Zone

5. Every use of land and every erection, location or use of any building or structure is prohibited on the lands located in the area shown as the Environmental Protection 2 Zone on the map described in subsection 2 (1), except for the uses set out in Table D1 of the zoning by-law.

Term of use

6. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

7. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Richmond Hill.

Commencement

8. **This Regulation comes into force on the day it is filed.**

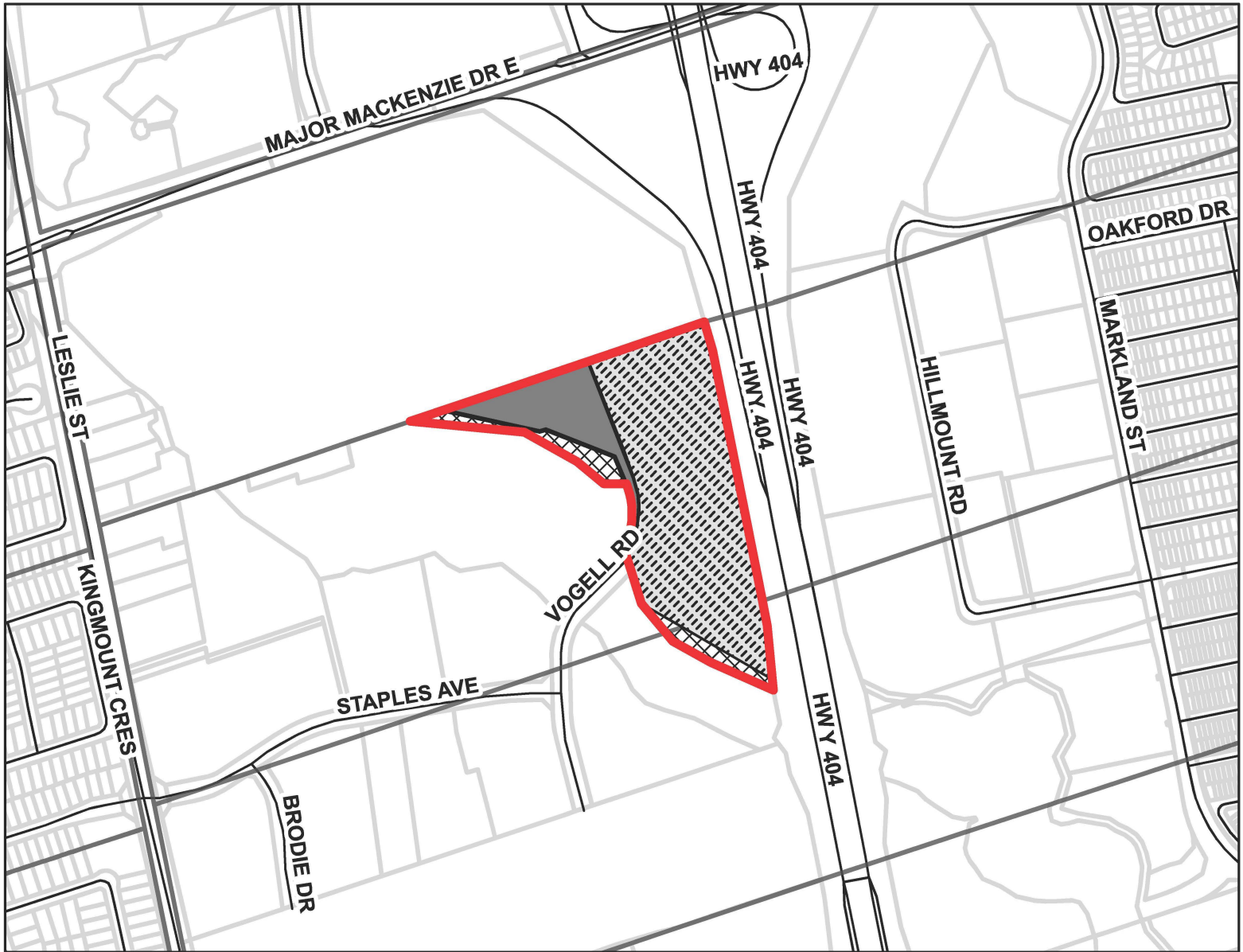
Made by:

Steve Clark

Minister of Municipal Affairs and Housing

Date made: January 28, 2022

Part of Lots 18 and 19, Concession 3,
City of Richmond Hill, Regional Municipality of York



MAP No. 286








Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario, Planning Act

Ontario Regulation: 39/22

Date: January 28, 2022

Original Signed By: Minister of Municipal Affairs and Housing

LEGEND

-  Lands Subject to Zoning Order
-  Multiple Residential 4 Exception Zone
-  Residential Multiple 1 Exception Zone
-  Environmental Protection 2 Zone
-  Parcels
-  Lot & Concession
-  Roads

0 100 200 400

Metres

1 cm equals 86 metres



Map North (Degrees): 0°



THIS IS NOT A PLAN OF SURVEY

Information provided by the Ministry of Municipal Affairs and Housing, under licence with the Ministry of Natural Resources.
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Map Description:

This is map no. 286 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lots 18 and 19, Concession 3, City of Richmond Hill, Regional Municipality of York. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email (mininfo@ontario.ca) for regulation details.