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August 25, 2020

Chris Raynor, Regional Clerk
Regional Municipality of York
17250 Yonge Street
NEWMARKET ON L3Y 6Z1

via email: christopher.raynor@york.ca

Dear Mr. Raynor,

**RE: Growth Management Services – Planning Department Report GMS-2020-08
Resolution – Proposed York Region Modifications to the *Our King* Official
Plan; File No: OP-2013-03**

At its meeting of August 10, 2020, Council received and supported Growth Management Services – Planning Department Report GMS-2020-08 with respect to the proposed York Region modifications to the *Our King* Official Plan and approved the following recommendations, as amended;

- a) That the proposed modifications to the *Our King* Official Plan, as outlined in Appendix 1 of Report GMS-2020-08, be endorsed; and
- b) That King Township Council supports the approval of the *Our King* Official Plan, as modified by Appendix 1 to Report GMS-2020-08, and subject to any further minor modifications to the satisfaction of the Director of Growth Management Services; and
- c) That King Township Council supports an additional site-modification to the *Our King* Official Plan, to add site-specific policy to enable the two (2) existing detached dwellings located at 3655 and 3653 Loyd-town-Aurora Road to be divided into separately conveyable parcels of land, subject to a zoning by-law amendment and application for consent to sever; and
- d) That King Township Council supports the removal of Deferral 1 for 12470 Weston Road, subject to the York Region's conditions with respect to the deferral being addressed.

Staff report GMS-2020-08 is attached for your information. Any further documents required will be supplied by Kristen Harrison, Policy Planner, in our Growth Management Services – Planning Department (905-833-4065 or kharrison@king.ca).

Yours truly,

Kathryn Moyle
Director of Corporate Services/Township Clerk

c.c. Stephen Naylor, Director of Growth Management Services



THE CORPORATION OF THE TOWNSHIP OF KING

REPORT TO COMMITTEE OF THE WHOLE

Monday, August 10, 2020

Growth Management Services Department
Planning Division
Growth Management Services Report No. GMS-2020-08

RE: Proposed York Region Modifications to the *Our King* Official Plan
File No.: OP-2013-03

1. **RECOMMENDATIONS:**

The Growth Management Services Department respectfully submits the following recommendations:

- a) That the proposed modifications to the *Our King* Official Plan, as outlined in Appendix 1 of Report GMS-2020-08, be endorsed; and
- b) That King Township Council supports the approval of the *Our King Official Plan*, as modified by Appendix 1 to Report GMS-2020-08, and subject to any further minor modifications to the satisfaction of the Director of Growth Management Services.

2. **PURPOSE:**

The purpose of this Report is to provide an update to Council on the *Our King* Official Plan approval process and make recommendations on proposed modifications to the Plan arising from York Region's review process.

3. **BACKGROUND:**

The *Our King* Official Plan (OP) was adopted by Township Council on September 23, 2019. The adoption of the OP followed an extensive public consultation and work program that sought to develop a comprehensive long-term vision for the future of King Township as a whole, which was consistent with/ conformed to all relevant Provincial and Regional policy and regulations. The adopted OP establishes a detailed policy framework to guide growth and development in the three Villages, the Hamlets and the rural area for a planning horizon to 2031.

As the approval authority, York Region has been reviewing the Township's adopted OP to ensure consistency/conformity with the Regional Official Plan (2010) and the applicable Provincial policies and regulations. As a result of this review the Region has proposed certain modifications be made to the Council adopted Official Plan to bring it more into conformity with both Regional and Provincial policy. Township Planning staff have also requested modifications to clarify policy and be consistent with recent Township initiatives. It is anticipated that upon Council's endorsement of the proposed modifications (Appendix 1), York Region will be positioned to consider the approval of the *Our King* Official Plan in September 2020. The OP does not take effect until the Region approves it, and the decision becomes final following an appeal period of 20

days, which is currently estimated to be in mid-October.

4. **DISCUSSION:**

Since the adoption of *Our King*, Township Staff has been working closely with York Region Staff to review and develop a series of text and schedule modifications to address:

- *Planning Act* conformity as a result of the proclamation of Bill 108 – More Homes, More Choice Act, 2019
- Consistency with the new Provincial Policy Statement, 2020 which took effect on May 1, 2020
- Provincial Plans consistency/conformity;
- Regional Official Plan, 2010 conformity;
- Agency review and comments (Appendix 4);
- Public and stakeholder submissions and comments, where appropriate (Appendix 3);
- Recent Local Planning Appeal Tribunal (LPAT) decisions for site specific developments;
- The Township's new Transportation Master Plan (TMP) 2020; and
- Typographical edits and formatting changes.

As a result of the items listed above, there are a number of modifications proposed to the OP; however, the majority are minor in nature and help to improve the clarity of the policies without altering the overall policy direction.

A general overview of the modifications by section of the OP is provided below. The overview focuses mainly on policy changes and does not identify modifications related to omissions, references, and typographical errors. For the complete detail of the proposed modifications, refer to Proposed Modification document in Appendix 1 and the track changes version of the *Our King* Official Plan in Appendix 2.

Overview of Proposed Modifications:

Section 1 – Introduction

- Minor modifications are proposed to fix omissions, references and typographical errors.

Section 2 – Our Community of Communities

- Section 2.3.1 - Modifications are proposed to clarify that future growth in the Nobleton Village Reserve area will require a review and amendment to the Plan. References to a specific planning horizon for that review are proposed to be removed to be consistent with the planning time horizon in the Provincial Policy Statement, 2020.
- Section 2.3.3 – Employment Growth Forecast - proposed to be modified to update the employment growth forecasts for the Township to align with York Region's 2016 employment forecast base data.
- Section 2.3.5 - A policy is proposed to be added to clarify that Hamlet boundary expansions are not permitted, consistent with the Provincial Growth Plan.

Section 3 – Our Sustainable Neighbourhoods

- Throughout Section 3, policy modifications are proposed to address the PPS 2020 policies related to the following:

- Housing – modifications are proposed to be consistent with the Provincial direction that requires planning authorities to address market-based housing and affordable housing, as well as the location of housing in relation to employment opportunities.
 - Natural Hazards – modifications are proposed to ensure natural hazards are considered when locating infrastructure and public service facilities;
 - Excess soils – modifications are proposed to address protecting human health and the environment with the reuse of excess soils.
 - Land Use Compatibility – policy modifications are proposed to address strengthened Provincial policy, which requires that non-sensitive land uses avoid causing adverse effects on sensitive land uses, and clarify the mitigation requirements where avoidance is not possible.
 - On-farm diversified uses – a modification is proposed to address the PPS 2020 definition of on-farm diversified uses, and to permit ground mounted solar facilities in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.
- Section 3.2.2 - additional policy and policy language is proposed to build upon and clarify the sustainable construction practices policies, such as avoiding construction during sensitive habitat life stages.
 - Section 3.4.1 - additional policy language is proposed to be added to clarify increased building heights for affordable housing developments shall not exceed heights permitted in the corresponding land use designation;
 - Section 3.7.8 - a new policy is proposed to conform to the York Region Official Plan and York Region Archaeological Management Plan.
 - Section 3.8.2 - a new policy is proposed to introduce minimum distance separation requirements for on-farm diversified uses in order to prevent conflicts where food service, accommodation, agri-tourism uses and retail uses occur in proximity with existing livestock facilities and manure storage.
 - Section 3.8.9 - policy modifications are proposed to conform to the recent changes to the Planning Act through Bill 108 for secondary residential units. Further, new policies are proposed in this Section to clarify the where secondary residential units are permitted and not permitted within the Oak Ridges Moraine Conservation Plan Boundary.

Section 4 – Our Pristine Environment

- York Region, Township, and Conservation Authority Staff have worked collaboratively to develop a series of proposed modifications for the Natural Heritage System (NHS), to strengthen the policies and provide clarification.
- Throughout Section 4, modifications are proposed to include reference to consultation with the applicable review agencies, such as the Conservation Authority, York Region and/or the Province.
- Section 4.2.1.3.e - which identifies that 'other natural heritage and hydrological features' form part of the NHS. is proposed to be modified to clarify what is intended by 'other natural heritage and hydrological features and functions' by providing examples, such as non-significant woodlands. Corresponding policies to address retention and refinements to these features are proposed to be added (see policies 4.2.1.19 and 4.2.1.20).
- Sections 4.2.2.12, 4.2.5.16, and 6.8.2.7 – regarding a site alteration and tree by-law are proposed to be modified to strengthen the language of the policy from 'consider' to 'adopt' or 'prepare', and to insert the reference to the Oak Ridges Moraine Conservation Act, 2001, so to conform to the Regional Official Plan.

- Section 4.2.3.6 – new policy proposed to provide direction where key natural heritage/hydrological features overlap with natural hazards, the policy details that the greater of the minimum vegetative protective zone and natural hazard setback apply. This new policy is consistent with the Township’s current development practices.
- Sections 4.2.5 and 4.2.6 – proposed new policies for non-significant woodlands and non-significant valleylands to support their protection and integration with proposals, where possible. The proposed policies identify that where it is not possible to maintain the non-significant feature, compensation/ecological offsetting is required.
- Section 4.2.11 – is proposed to be added to the plan. The Section is titled “Greenbelt Plan Area Policies for the Natural Heritage System” and imbeds specific Greenbelt Plan policies in the Plan. This new Section assists with conformity to the Region’s OP and will assist with implementation of the Greenbelt Plan policies through the development application review process at the local level.
- Section 4.7 – Source Protection - modifications to the Source Water Protection and Wellhead Protection policies are proposed to align with the South Georgian Bay Lake Simcoe and CTC Source Water Protection Plans and clarify permitted uses in Wellhead Protection Areas.
- Section 4.8 – the Schomberg Special Policy Area policies are proposed to be modified to be consistent with the Special Policy Area framework that was approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry in 1998.

Section 5 – *Our Thriving Villages*

- Section 5.2.1.8 - proposed to be modified to clarify that public service facilities are permitted throughout the Villages, in all designations.
- Sections 5.4 and 5.8 - The permitted residential uses in the Village Core and Mixed Use designations are proposed to specify the housing typologies permitted. Further clarification is also proposed through additional policy sections to clarify that new single and semi-detached dwellings are not permitted in these designations; however, existing single detached dwellings are permitted to continue and expand. These modifications support the Township’s intensification strategy.
- Section 5.10 – Employment Designation - modifications are proposed to address the strengthened policy direction in the Provincial Policy Statement, 2020 regarding protection of sensitive land uses.
- Section 5.15 - proposed to be retitled as “Village Natural Heritage System Designation” to reflect that within the Villages (and Hamlets) the Natural Heritage System is a land use designation and not an overlay (as it is in the countryside).
- Section 5.16 - Nobleton Village Reserve - is proposed to be modified to continue to recognize the outer boundary of Nobleton as the “Village Boundary” and the inner boundary as the “Nobleton Urban Area Boundary”. The preamble to Section 5.16 is proposed to be expanded to reiterate that a review of the Official Plan will need to be undertaken to determine the need for urban uses within the Reserve, beyond the 2031 horizon of the Plan. Any proposal for urban uses in the Reserve in the interim will be subject to local, Regional, and Provincial policies and are required to occur on the basis of full municipal water and wastewater treatment service. These changes reflect corresponding modifications to Schedule D2. This approach will be re-visited during the Township’s next Official Plan Review.
- Village Site Specific Policy Areas 5, 6 and 7 and corresponding schedule modifications are proposed to be added to the Plan to reflect recent Local Planning Appeal Tribunal (LPAT) decisions in King City, which include the files commonly

referred to as 'Snowberry Consent', 'Mansions of King', and 'Bushland Heights'. The Site Specific Policy Areas simply carry forward the LPAT approved policies for each.

Section 6 – *Our Vibrant Countryside*

- Policies are proposed to be clarified throughout Section 6 to reflect that major development (construction of buildings with a ground floor area of 500 square metres, or creation of four or more lots, or establishment of a major recreational use) is not permitted in the Hamlets, as per the Regional Official Plan, with the exception of public service facilities.
- Policy additions and modifications are proposed throughout Section 6 to align with the Natural Heritage System policies of Section 4 of the Plan, and to better align with the policies of the Lake Simcoe Protection Plan.
- Section 6.2.8 - Hamlet Rural Area Designation - a number of modifications are proposed to add objectives, clarify and expand the permitted uses, and establish criteria to evaluate applications for official plan amendment. These criteria establish what an applicant will need to demonstrate to the Township when seeking to re-designate lands to establish other hamlet type uses, such as hamlet residential or hamlet commercial uses.
- Section 6.2.9 - proposed to be retitled as "Hamlet Natural Heritage System Designation" to reflect that within the Hamlets (and Villages) the Natural Heritage System is a land use designation and not an overlay (as it is in the countryside).
- Sections 6.3.2 and 6.4.2 - Permitted Uses in the Agricultural and Rural Area designations – proposed to be modified to clarify that single detached dwellings are permitted where they are in accordance with the requirements of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan, and when outside of the jurisdiction of the Provincial Plans, on an existing lot of record.
- Section 6.3.4.4 – policy for minor lot adjustments for legal or technical reasons in the Agricultural Area is proposed to be updated to reflect and be consistent with the policy found in Section 9.2.2 (Consents) of the Plan.
- Section 6.7 – Mineral Aggregates - proposed to be modified to permit portable asphalt plants, wayside pits and quarries on a temporary basis without requiring an amendment to the Plan, except within the Regional Greenlands System. Additional policies are also proposed to address development in proximity to hazards and rehabilitation of pits and quarries and petroleum wells. These policy additions are necessary to conform with the York Region Official Plan and the Provincial Policy Statement, 2020.
- Section 6.8.2 – General Policies for the Oak Ridges Moraine - proposed to be modified to add new policies with to conform to the York Region Official Plan with respect to permitted uses in the Agricultural Area.

Section 7 – *Our Flourishing Economy*

- Section 7.5 – Culture and Tourism - proposed to be modified by adding a new policy regarding the Township working with York Region to install signage along cycling routes in the Township. The modification aligns with the recommendations of the Township's Transportation Master Plan, 2020.

Section 8 – *Our Infrastructure and Networks*

- Section 8.2 – policy modifications are proposed to prohibit new waste disposal sites in the Regional Greenlands System in conformity with the York Region Official Plan.
- Policies in Sections 8.2.1 (General Infrastructure Policies), 8.3.1 (General Water and Wastewater Servicing Policies), and 8.4 (Stormwater Management) are

proposed to be modified to align with the direction of the new Provincial Policy Statement, 2020 to protect the environment and public safety.

- Section 8.5 – Transportation, Transit and Mobility - proposed to be modified to reflect the road classifications and recommendations of the Transportation Master Plan, 2020. Further, Section 8.5.1.14 is proposed to identify that future linkages and proposed Township roads on Schedule F are conceptual only.
- Section 8.6 – Energy - a new policy is proposed that will provide the Township the flexibility to consider preparing a Township-wide Community Energy Plan. Further proposed policies in this Section encourage utility networks to adapt to emerging technologies and consider complementary uses on utility corridors, such as trails.

Section 9 – Implementation of Our Plan

- To address conformity with the new PPS, an Excess Soil Management Plan is proposed to be added to the list of Submission Requirements in Table 4.
- Section 9.2.2 – Consents - policy modifications and additions are proposed to ensure that adequate private water and sewage services are evaluated for lot creation proposal outside the Villages.

Section 10 – Interpretation of Our Plan

- Definitions are proposed to be modified in accordance with the Provincial Policy Statement 2020, Provincial Plans, and York Region Official Plan.

Schedules

Several minor modifications are proposed to the *Our King* Official Plan Schedules, which are detailed in Appendix 1.

Public Comments and Landowner Submissions

All input received leading up to the adoption of the *Our King* Official Plan and post-adoption (to July 24, 2020) has been taken into consideration while preparing the draft modifications as attached in Appendix 1. These public comments and landowners submissions are outlined in the Public Comment Response Matrix attached as Appendix 3 to this Report. The majority of these comments can be grouped into the topic areas outlined below. On July 30, 2020, a copy of the Draft Proposed Modifications (Appendix 1), Track Change Version of the *Our King* Official Plan, and the Public Comment Response Matrix (Appendix 3) were posted on the Township's Speaking and an email notification was sent to interested parties. Previous public comment response matrixes (prior to August 19, 2019) can also be found on the Official Plan Review page of Speaking: <https://speaking.king.ca/official-plan-review>.

Nobleton - Growth Management and Village Reserve

Landowner submissions raise concerns with the population forecasts for the Village of Nobleton. The *Our King* Official Plan (OP) provides a comprehensive growth management strategy for the entirety of the Township to the Planning time horizon of 2031. Section 2.3.2 of the OP identifies that Nobleton is expected to grow to a population of 6,750 persons within this time horizon. The population forecast for Nobleton is aligned with the existing servicing capacity for the Village as per comments received by York Region. The focus of growth for the Township is the Village of King City to the 2031 Planning horizon due to available servicing capacity. Planning Staff acknowledge that there is an Environmental Assessment in progress for the Urban Area of Nobleton to explore potential options to provide future capacity. Population growth

forecasts for the Township, including for the Village of Nobleton, will be considered following the Region's ongoing Municipal Comprehensive Review ("MCR"), and through the Township's Official Plan next conformity exercise to be initiated following the completion of the MCR.

Several submissions have also been received from landowners located outside the Urban Area of Nobleton, within the Nobleton Village Reserve. The Nobleton Village Reserve and is not planned to accommodate urban uses or significant growth in the time horizon of the OP. Over the long term, the Nobleton Village Reserve may provide land to accommodate growth, subject to a future review (including an Environmental Assessment) and amendment to the Plan. It is noted that modifications are proposed by the Township and Region to the labels of the outer and inner boundaries of Nobleton. The inner boundary is proposed to change from "Village Boundary" to "Nobleton Urban Area Boundary" and the outer boundary is proposed to change from "Nobleton Reserve Area Boundary" to "Village Boundary". These modifications are consistent with the boundary titles in the Nobleton Community Plan (OPA 57/ 570), the Regional Official Plan, and Provincial Plans which indicate the outer boundary of Nobleton as the settlement area boundary.

Hamlet Boundaries

The *Our King* Official Plan is the Township's first conformity exercise with the Greenbelt Plan and as such is the Township's opportunity to refine and delineate the boundaries of the Hamlets within the Greenbelt Area. It is noted that in 2003, the Township undertook its Oak Ridges Moraine Conformity exercise in accordance with the Provincial Oak Ridges Moraine Conservation Act, 2001, and implementing Plan. This exercise resulted in amendments to the boundaries of the Hamlets within the Oak Ridges Moraine Conservation Plan (ORMCP) (for Kettleby, Snowball, and part of Pottageville), which were generally refined to reflect the limits of the existing Hamlet uses. Through the development of this OP, the boundaries of Laskay, Pottageville, Ansnorveldt, and Lloydtown were further delineated.

Laskay

Since the adoption of the OP in September 2019, three submissions have been received regarding the boundary of Laskay. Two of the landowner submissions seek to have lands included in the Laskay boundary:

- Westlin Farms, 12470 Weston Road – requesting to be kept within the Laskay Hamlet Boundary and designated Rural Area. This property is subject to an outstanding appeal to York Region's Official Plan (2010) and as such, York Region is proposing a site-specific deferral for this property unit such time as the matter of the appeal is dealt with. A modification is proposed to Schedule E to identify the limits of 'Deferral 1'.
- Brutto Consulting submission, 25 Laskay Mills Drive – requesting to be kept within the Laskay Hamlet Boundary and designated for employment uses. In order to allow the Township the opportunity to further review and assess the Township's land use needs in the vicinity of King Road and Highway 400 together with the Hamlet Boundary, Planning Staff recommend a site-specific deferral (non-decision) for the Subject Lands. A modification is proposed to Schedule E to identify the limits of 'Deferral 2'. Following the completion of a review and assessment, and Township Council's endorsement of a preferred land use approach, the Township would be in a position to request a decision on this site-specific deferral.

On a general, guiding principles level, Township's Hamlets are anticipated and planned as principally residential communities, with appropriate and compatible small-scale commercial and employment uses, as well as community facilities. During the planning horizon of the OP, the Hamlets are anticipated to accommodate limited growth in the form of infilling in a manner that protects and enhances their unique identities and ensures that they remain distinct from the Township's Villages. However, in light of:

- Section 1.3 of the adopted Official Plan, which identifies, in part, that this Plan "Establishes a foundation and vision for long-term planning, including setting out the Township's long-term intentions with respect to the long-term revitalization of the Village core areas, economic opportunities created by the Highway 400 corridor and the potential for long-term growth to be accommodated in the Township";
- Section 1.4 of the adopted Official Plan, which identifies, in part, that "In the long-term, it is the vision for the Township to capitalize upon the opportunities afforded by Highway 400, by working with the Province of Ontario and York Region to identify potential employment lands on this corridor."; and
- Once established through the Township's current Official Plan Review process, Hamlet boundary expansions are not permitted, consistent with the Provincial Growth Plan;

Planning staff are recommending a site-specific deferral for the lands located at 25 Laskay Mills Drive in order to allow the Township the opportunity to further review and assess the Township's land use needs in the vicinity of King Road and Highway 400 together with the Hamlet Boundary, as noted above.

In addition to the landowner submissions noted above, comments from one member of the public identify concerns that the Hamlet Boundary of Laskay has shifted too far away from the historic center around the East Humber River. Refer to the Public Comment Response Matrix in Appendix 3 to review the details of all submissions.

Pottageville

Based on comments received from a member of the public regarding lands at the north end of the Hamlet of Pottageville, Township Planning Staff are proposing a modification to include three lots that were recently created and/or zoned for hamlet residential purposes.

Hamlet Rural Area Designation Policies

Submissions on behalf of landowners with lands designated Hamlet Rural Area in Kettleby have been made to the Township expressing concerns that the designation does not provide for lot creation and uses permitted by the Official Plan.

This Official Plan Review is the Township's opportunity to re-evaluate existing policies and to institute a growth management framework for the entirety of the Township, which the Township's previous policy framework did not provide. The OP identifies that Hamlets will accommodate limited growth in the form of infilling in a manner that protects and enhances their unique identities and ensures that they remain distinct from the Township's Villages.

The Township has a total of seven (7) Hamlets and of these, four (4) have significant vacant tracts of lands designated "Hamlet Rural Area". Given the amount of land designated as "Hamlet Rural Area" throughout the Township, and the limited amount of growth that the Hamlets are anticipated to accommodate, Planning Staff find it appropriate to consider the locations, for future uses such as hamlet residential, hamlet

commercial and hamlet employment, through site-specific Official Plan Amendment Applications. As such, a number of modifications are proposed to Section 6.2.8 of the Plan to add objectives, clarify and expand the permitted uses, and establish criteria to evaluate development applications. The criteria establish what an applicant will need to demonstrate to the Township when seeking to re-designate lands.

Natural Heritage System

A number of public comments and landowner submissions identify that the limits Natural Heritage System or key natural heritage or hydrological features have been incorrectly identified on their lands.

The Natural Heritage System and key natural heritage and hydrological feature mapping data included in the OP Schedules is a combination of data obtained from the Conservation Authorities, York Region, and the Province of Ontario. This information is collected and based upon high-level information sources, and detailed field work tends not to inform the precise delineation of the boundaries of the various environmental features. It is typically at the time of a site-specific development or site alteration proposal, the precise location and extent of any key natural heritage/hydrological features are determined through a Natural Heritage Evaluation, in accordance with Section 4 of the OP. The Official Plan allows for the boundaries of the features to be revised in accordance with the more detailed work. Furthermore, policies 4.2.2.4 and 4.2.2.6 address delineation and refinements to features through the development review process.

Density in Village Site Specific Policy Area 1 (OPA 89)

Comments from two landowners within the Village Site Specific Policy Area-1 (King City East) raise concerns with how density is calculated in the adopted OP, which they feel may result in lower unit yields for their lands, based on outdated natural heritage feature mapping, than the King City Community Plan allows.

In the adopted OP, the lands to be excluded from the density calculation are limited to those lands that are within a key natural heritage feature. Lands within the required buffer can be included in the calculation of gross density (but cannot be developed) provided the buffer and features are transferred into public ownership as a condition of development approval.

The mapping of key natural heritage and key hydrological features in the adopted OP was based on latest data available at the time of completing the schedules. The policies of the OP allow refinement to the limits of features, as confirmed through detailed reports prepared during the development review process. Planning Staff find the policy framework of the adopted OP to be appropriate.

The Schedule D1 to the OP is proposed to be modified to remove the lands located at 13711 Keele Street and 13436 Dufferin Street from the Village Site Specific Policy Area-1. The lands would be subject to the Neighbourhood policies which to provide for some flexibility in density, in accordance with policy 5.6.3.2. Policy 5.6.3.2 provides an opportunity to increase the density above 7 units per hectare (uph) up to 12 uph for developments, provided certain criteria is achieved.

Site Specific Development Proposals

Comments regarding several site-specific development proposals have been received throughout the Official Plan Review process. Where it is appropriate to incorporate

general policies within the Plan and to provide clarity, modifications have been proposed; however, it was not the intent of the process to facilitate site-specific development approvals.

Employment Conversions

Prior to the adoption of the OP in September 2019, comments requesting a deferral of adoption for the King City Employment Lands were received. The request identified the ongoing Municipal Comprehensive Review and employment area conversion request for these lands before the Region. The Township cannot include alternative uses for these or any lands which does not conform to the policies of the Regional Official Plan. In the event that the Region approves the conversion of these lands as per Council's previous comments, the conversion can then be formally considered by the Township.

Employment lands are an important component of the Township's overall growth management strategy and as such Township Staff find it appropriate to keep the lands and the adopted site-specific policy framework in the OP, as it moves forward to a decision by York Region.

The conversion of employment lands to a non-employment use can only be considered through the Regional Municipal Comprehensive Review (MCR). Planning Staff acknowledge that the land owner has made a submission through the MCR process for a partial conversion, and that process is currently underway. It is further acknowledged that the OP is required to be updated within one year of the completion of the Region's MCR. Any employment land conversions approved by the Region through its Municipal Comprehensive Review can be updated during the Township's next conformity exercise.

Next Steps

The proposed modifications to the Official Plan identified herein have been developed, in consultation with York Region Staff, with input from agencies, key stakeholders and the public. Specifically, the modifications:

- Are consistent with the Provincial Policy Statement, 2020, and
- Conform to (or not conflict with) the Greenbelt, Growth, Oak Ridges Moraine Conservation, and Lake Simcoe Protection Plans;
- Conform to York Region's Official Plan (2010);
- Carries forward recent Township initiatives including Transportation Master Plan (2020); and
- Align with the vision, goals, objectives and intent of the Council adopted *Our King* Official Plan.

Planning Staff recommend that Township Council advise York Region that the proposed modifications are acceptable and that the *Our King* Official Plan be approved, in accordance with the modifications identified in Report GMS-2020-08.

In September 2020, York Region Committee of the Whole will consider a Regional Staff Report regarding the approval of the *Our King* Official Plan, as proposed to be modified. The Committee's decision will then go to Regional Council for a final decision.

Once York Region Council renders a decision on the OP, notice of the decision will be circulated in accordance with the Planning Act, which will provide the required 20 day appeal period. Pending York Region Council's decision and any appeals to the LPAT, the OP, in whole or in part, would come into force and effect.

The approval of the *Our King* Official Plan will position the Township well for growth management in the future in accordance with a comprehensive and leading edge policy regime.

8. INTEGRATED SUSTAINABILITY PLAN LINKAGE:

The *Our King* Official Plan and proposed modifications contributes to the implementation of a broad range of appropriate action items for all four (environmental, economic, socio-cultural, and financial) pillars of King's Integrated Community Sustainability Plan, including in particular, the following immediate priorities identified:

- Strengthen King's planning legislation and by-laws to reinforce environmental protection and public health and safety, and create a natural heritage inventory;
- Develop a strategy for intensification and infill; and
- Update and implement the village plans.

9. FINANCIAL IMPLICATIONS:

Funds to continue post-adoption processing are sourced from the Planning Departments Operating Budget.

10. CONCLUSIONS:

The purpose of this Report is to present the proposed modifications to the *Our King* Official Plan for Council's consideration and endorsement. Township Planning Staff are satisfied that the proposed modifications maintain the vision, goals, objectives and intent of the *Our King* Official Plan that were developed throughout a comprehensive public process. Planning Staff are supportive of the modifications attached as Appendix 1 and will continue to work with York Region Staff towards the anticipated September 2020 approval by the York Region.

It is respectfully recommended the proposed modifications to the *Our King* Official Plan as outlined in Appendix 1 be endorsed, as per the Recommendations in Section 1 of this Report.

11. ATTACHMENTS:

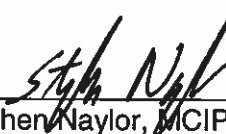
- Appendix '1' – Draft Modifications to the *Our King* Official Plan, August 2020
- Appendix '2' - Track Changes Version of the *Our King* Official Plan, August 2020
- Appendix '3' - Public Comment & Response Matrix (August 2020)
- Appendix '4' - Agency Comments & Response Matrix, (August 2020)

Prepared By:



Kristen Harrison, MCIP, RPP
Policy Planner

Submitted By:



Stephen Naylor, MCIP, RPP
Director of Growth Management Services

