

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
September 10, 2020

Report of the Commissioner of Corporate Services and Chief Planner

Township of King Official Plan 2019

1. Recommendations

1. Council approve the Township of King “Our King” Official Plan 2019, subject to the modifications outlined in Attachment 1 to this report and site-specific deferrals listed in Attachment 2.
2. The Director of Community Planning and Development Services be authorized to issue Notice of Regional Council’s decision on the Township of King “Our King” Official Plan 2019.
3. The Director of Community Planning and Development Services be authorized to issue Notice regarding the deferrals under delegated authority once resolved.
4. Staff be authorized to appear before the Local Planning Appeal Tribunal in support of the Region’s decision, if required, and the Regional Solicitor or designate, be authorized to execute Minutes of Settlement, if appropriate.

2. Summary

Under the *Planning Act*, upper-tier municipalities are the approval authority for local municipal Official Plans adopted by a local council. Any decision of Council related to this Official Plan is required to be consistent with the Provincial Policy Statement, 2020, and to conform with applicable Provincial Plans, which include: the Growth Plan for the Greater Golden Horseshoe, 2019, the Greenbelt Plan, 2017, the Oak Ridges Moraine Conservation Plan, 2017, the Lake Simcoe Protection Plan, 2009, and the York Region Official Plan, 2010.

Staff recommends approval of the Township of King Official Plan 2019 (King OP), subject to the modifications outlined in Attachment 1 and site-specific deferrals in Attachment 2. The King OP was prepared in accordance with the *Planning Act* requirements for an official plan review, affects all lands within the Township, and replaces the previous Township Official Plan, 1970 and its four secondary plans. The primary purpose of the King OP is to provide direction and to set the planning policy framework for managing growth, land use and infrastructure decisions within King Township to the 2031 planning horizon, as required by the current York Region Official Plan (YROP).

Key Points:

- York Region is the approval authority for the King OP
- The King OP supports King's vision and contains Township-wide goals, objectives, area-wide, and site-specific policies guiding land use planning and development in King to 2031
- Supporting its growth management goals and objectives, the King OP accommodates planned growth as forecasted by YROP of 34,900 people and 11,900 jobs by 2031 distributed amongst its three villages and countryside
- The King OP contains a wide range of policies guiding land use change, ensuring environmental conservation and protection, protecting the agricultural land base, facilitating economic development, promoting cultural and heritage values, and identifying future infrastructure requirements and investment
- Regional staff worked with King staff and modifications are required which have been endorsed by King Council and supported by King staff Township Council further supported two resolutions when endorsing the modifications
- The King OP, as proposed to be modified and subject to the two deferrals, is consistent with, and conforms to the applicable Provincial Plans and the York Region Official Plan, 2010
- As this represents King Township's conformity exercise to the 2010 Regional Official Plan, further amendments will occur after the Region's Municipal Comprehensive Review and updated Regional Official Plan to conform to the new planning horizon proposed by Amendment 1 to the Growth Plan.

3. Background

The King Official Plan review began in 2014 and the new Plan replaces a number of existing planning documents in effect since 1970

King Township is approximately 333 square kilometres in size and includes the Villages of King City, Nobleton and Schomberg, the seven Hamlets of Ansnorvelt, Graham Sideroad, Kettleby, Laskay, Lloydtown, Pottageville and Snowball, and an extensive countryside area that includes the Holland Marsh. The King OP affects all the lands within the Township. King Township is part of the Greater Golden Horseshoe, with the majority of its lands located within the provincially designated Greenbelt. Part of the Township is on the Oak Ridges Moraine, and partially within the Lake Simcoe watershed (Attachment 3).

Land use planning in King has been guided by several local planning documents over the years including the King Official Plan (1970), Hamlet Secondary Plan (1984), Schomberg Community Plan (1996), King City Community Plan (2000) and Nobleton Community Plan (2004/2006). The new King OP replaces these documents. In 2014, King Township launched its Official Plan review process under the *Planning Act* focusing on the Township's long-term

planning requirements to the year 2031 and conformity with current Provincial and Regional land use policy direction.

The Township of King adopted a new Official Plan and Regional approval is required

King Township Council adopted the King OP on September 23, 2019. York Region Council is the approval authority for this Official Plan. The adopted Plan was sent to York Region on October 8, 2019 for decision. The current *Planning Act* gives the approval authority 120 days to undertake its review and make a decision on an official plan, whereas the previous version allowed 210 days. Recent changes to the *Planning Act* now limit who can appeal to the Local Planning Appeal Tribunal (LPAT) for non-decision by York Region to solely the local municipality or the Province.

Since receipt of the adopted King OP, York Region and King Township staff have worked collaboratively in conducting a comprehensive review of this extensive and important Plan in an effort meet the tight review timeline under the *Planning Act*. Consideration of extensive agency and public comments pre and post adoption, further agency and public consultation, ongoing changes to the *Planning Act* (Bill 108) and Provincial Plans (PPS 2020), and working through the proposed modifications recently endorsed by King Council, resulted in a review timeline extending beyond the targeted 120 days.

In developing its new Official Plan, the Township of King undertook extensive public consultation, consulted with key agency stakeholders and conducted various background studies

In developing its new Official Plan, the Township of King undertook substantial work that resulted in a number of drafts and involved an extensive public consultation process. In accordance with the *Planning Act*, three public open houses/ forums were held in 2014/ 2015. Four public open houses and a statutory public meeting were held throughout 2019. The Township's website, along with its community engagement platform "Speaking", have been devoted to providing updates, receiving public input throughout the official plan review process. Prescribed public bodies as required in the *Planning Act*, including indigenous communities, were consulted during the preparation of the King OP.

As part of the Official Plan review process, numerous background studies were conducted, including extensive background reports and information papers, Policy Directions Report and a report on density and intensification.

All documents prepared during the course of the King OP review, including all draft versions of the King OP, background reports and presentations continue to be available on the Official Plan Review project page of King's [website](#), and all documents (since March 2019), including the adopted version of the Official Plan 2019 are available on "[Speaking](#)".

In October 2019, York Region staff circulated the adopted King OP to external review agencies, including the Province, Conservation Authorities, neighbouring local and upper-tier municipalities and various agencies, for further review and comment. Township and Regional

staff met with agencies, stakeholders and landowners to address identified issues. This collaborative approach has resulted in resolving issues.

4. Analysis

Township of King Official Plan 2019 embodies a vision for sustainable growth to 2031 leading to a well-balanced and diverse community

The King OP provides the policy framework to guide land use planning and development to 2031. The Plan anticipates a total population of 34,900 and 11,900 jobs by 2031 as forecasted by the in-force YROP. This represents an increase of 9,400 people and 1,940 jobs from 2016 to 2031. The King OP is based on a unified vision for King Township being an idyllic countryside ‘community of communities’, proud of its rural, cultural and agricultural heritage, respected for treasuring nature, encouraging a responsible local economy, and celebrating a vibrant quality of life. The King OP has transitioned from separate, individual, and dated plans, to a comprehensive, forward-thinking, guiding document that provides a growth management framework, supports and emphasizes the Township’s unique character and heritage. The King OP establishes goals and objectives related to all aspects of land use planning including environmental/sustainability, economic, socio-cultural and financial for the entire Township while respecting the Provincial and Regional planning framework.

The majority of residential and employment growth, and intensification is directed to the Township’s Villages with the bulk of growth being accommodated in King City, and with limited growth directed to the Hamlets and the Township’s extensive countryside. Appropriate land use designations and policies protect natural features, hazard lands, agricultural and rural areas, and source water protection areas. The King OP also includes policies on sustainability, infrastructure and public service facilities including, transportation, waste management, aggregate resources, energy and climate change.

The new King Official Plan, as modified, is consistent with, and conforms to applicable Provincial Plans and Regional Official Plan

A comprehensive review of applicable provincial and regional policies that the King OP must be consistent with and conform to was undertaken as part of the background information prepared by King Township and their consultants, and through subsequent agency review. The King OP, as proposed to be modified and subject to the deferrals, is consistent with, and conforms to, the applicable Provincial plans and the YROP. Table 1 summarizes consistency and conformity to the various Plans. Additional detail is provided in Attachment 4.

Table 1
Planning Policy Analysis for the King Official Plan 2019

Planning Policy Document	Policy Directions	Consistency and Conformity
Provincial Policy Statement, 2020	• Building strong and healthy communities	✓
	• Wise use and management of resources	✓
	• Protecting public health and safety	✓
Growth Plan for the Greater Golden Horseshoe, 2019	• Builds compact, active complete communities	✓
	• Provides convenient access to appropriate mix of jobs, local services, housing and community infrastructure while managing growth	✓
	• Efficient use of land and infrastructure and support transit viability	✓
	• Provides for economic/ employment opportunities including traditional industries	✓
	• Integrates climate change, conserving and promoting cultural heritage resources	✓
Greenbelt Plan, 2017	• Protects agricultural land base	✓
	• Protects natural heritage and water resource systems	✓
	• Provides for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses	✓
	• Builds resilience and mitigates climate change	✓
	• Promotes sustainable infrastructure and natural resource use	✓

Planning Policy Document	Policy Directions	Consistency and Conformity
Oak Ridges Moraine Conservation Plan, 2017	• Ensures that only land and resource uses that protect and maintain the ecological and hydrological functions are permitted	✓
	• Maintains the landform and protects the environment	✓
	• Provides opportunities for public recreational access	✓
Lake Simcoe Protection Plan, 2009	• Protects and improves the ecological health	✓
	• Promotes sustainable land and water uses, activities and development practices	✓
York Region Official Plan, 2010	• Protects Regional urban structure and meets assigned growth forecast for 2031	✓
	• Ensures complete communities and supports for economic growth	✓
	• Protects Regional Greenlands System, water resources and agricultural/ rural areas	✓
	• Plans for effective transportation systems and efficient infrastructure	✓
	• Sustainability and energy conservation	✓

Modifications are required to ensure consistency and conformity with Provincial and Regional Plans, address agency comments and public submissions

Regional staff, with Township staff support, are recommending required modifications to the King OP to:

- Reflect ongoing changes to the *Planning Act*, Provincial Plans and other Provincial initiatives

- Ensure consistency and conformity with Provincial and Regional Plans
- Address pre and post adoption agency comments, including from York Region, the Province, the Conservation Authorities, and others
- Address pre and post adoption landowner/ public submissions
- Reflect recent site-specific Local Planning Appeal Tribunal (LPAT) decisions
- Incorporate additional changes identified by King Township, including the recently approved Township of King Transportation Master Plan, 2020
- Provide clarity and make other minor typographical and formatting edits

These modifications are set out in Attachment 1 and were endorsed by King Township Council on August 10, 2020.

The King Official Plan has adapted to evolving Provincial policy direction

During the course of the King Official Plan review process, a number of changes occurred to the planning framework in Ontario. In 2017, the Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan (ORMCP) underwent updates. In 2018, *the Building Better Communities and Conserving Watersheds Act, 2017* (commonly referred to as Bill 139) transformed the planning appeals system with a shift from the Ontario Municipal Board (OMB) to the LPAT. In 2019 a further updated Growth Plan and the *More Homes, More Choice Act, 2019* (Bill 108) introduced further changes to the *Planning Act* and *LPAT Act*, among others, some of which were enacted on September 3, 2019, just prior to the King OP 2019 adoption on September 23, 2019.

The Provincial Policy Statement, 2020 came into effect on May 1st requiring any planning decision to be consistent with these updated policies. The necessary changes are included in the modifications provided in Attachment 1.

Modifications address comments received from various external agencies, including the Province and the Conservation Authorities

York Region staff circulated the King Official Plan to Provincial staff for review and comment on key areas of provincial interest both pre and post adoption. The Province provided detailed comments with Township staff addressing and incorporating these comments into the adopted King OP. The Province proposed further modifications regarding the Schomberg Special Policy Area policies, wording surrounding the Provincial Agricultural System and other general minor wording changes to add clarity to policies and ensure consistency with Provincial Plans.

The Lake Simcoe Region Conservation Authority (LSRCA) and Toronto Region Conservation Authority (TRCA) reviewed the King OP based upon a number of environmental matters including hazard lands and flood plain management, the Lake Simcoe Protection Plan, natural heritage, storm water management, subwatershed planning, source water protection,

sustainability and climate change. Through extensive collaboration between the conservation authorities and Township staff, the resulting discussions and comments on the King OP are incorporated by way of proposed modifications in Attachment 1.

A summary of the comments received from the external agencies on the adopted King OP can be found in Attachment 5.

Proposed modifications consider Landowner input received by York Region

York Region received a number of landowner submissions and public input on the adopted King OP. A number of comments received relate to growth management, particularly in Nobleton, growth within the Hamlets and Hamlet boundaries, and site-specific requests. The correspondence was reviewed in conjunction with Township staff. It was generally not the intent of the Township's Official Plan review process to facilitate site-specific requests; however, where comments could be addressed in a general manner, changes were made and reflected in the proposed modifications outlined in Attachment 1.

Anticipated growth to 2031 in the Village of Nobleton is directed to the Nobleton Urban Area and recognizes existing servicing infrastructure limitations

This Official Plan provides a comprehensive growth management strategy for the Township to the Planning horizon of 2031, where the majority of the assigned growth is directed towards King City. The population forecast for Nobleton is based on the existing servicing capacity for the existing Nobleton Water Resource Recovery Facility (WRRF) and recognizes its existing capacity constraints which can accommodate a total population 6,750 by 2031. Limitations of the WRRF include its location in the Greenbelt Plan Area where provincial policies limit Great Lakes based water supply; and this area discharges into the Humber River which has stringent phosphorus limits within the watershed under the Ontario Water Quality Objectives. The Nobleton Class Environmental Assessment (EA) is in progress looking at the feasibility for increased capacity at the existing wastewater treatment facility. Additional growth will be considered depending on the outcome of the EA.

Growth forecasts beyond 2031 and expansion of the Nobleton Urban Area are being assessed as part of the ongoing Regional Municipal Comprehensive Review (MCR).

It is recognized that the amount of land currently designated for residential use in Nobleton would permit growth that exceeds its forecasted population. If all land designated for residential development and intensification were developed, the total population of the Nobleton Urban Area would reach between 9,600 and 10,900 persons. However, growth in Nobleton is anticipated to be limited over the horizon of this Plan due to servicing constraints.

The King OP introduces the Nobleton Village Reserve Designation. Lands within this designation are not designated to accommodate growth or urban development within the horizon of this plan. The objective of the reserve is to provide for agricultural and rural uses and prohibit new urban development in the Plan's time horizon. Over the long term, the Village Reserve may provide land to accommodate growth beyond 2031, subject to a future review, servicing expansion feasibility and amendment to this Plan.

A number of submissions were submitted by landowners within the Reserve designation and within the identified Nobleton Urban Area, raising concerns about the limitation of the Nobleton Village Reserve designation policies, particularly that urban uses are not permitted, and with respect to the population forecast numbers for Nobleton to 2031. Landowners submitting comments requesting expansion of urban designations, including within Nobleton, have been directed to the Regional MCR.

Based on the above, no further modifications are proposed by York Region.

The King Official Plan refines Hamlet boundaries in the Greenbelt

The King OP anticipates seven Hamlets, forming part of King's countryside, to function as vibrant and distinctive small communities but are not planned as a focus for new growth. The King OP delineates the boundaries of Hamlets and further refines the boundaries of select Hamlets located within the Greenbelt Plan boundary. King's Official Plan review is the Township's first conformity exercise with the Greenbelt Plan whereby the Hamlet boundaries can be refined. Working from lands subject to the Township's Hamlet Area Secondary Plan – OPA 23, the Hamlet boundaries were specifically refined in Laskay and Pottageville as part of this Official Plan review. Hamlets on the Oak Ridges Moraine were refined subject to OPA 23 during the Township's ORMCP conformity exercise in 2001.

A number of submissions have been received by York Region regarding the Hamlet policies and boundaries, mainly wanting to be included within the Hamlet boundary.

Since the Plan's adoption, a further amendment to the Pottageville boundary is proposed to recognize past approvals of three properties along its northern limit.

A site-specific deferral is needed due to an outstanding York Region Official Plan appeal

York Region is proposing a site-specific deferral (non-decision) in the King OP, as outlined in Attachment 2, to recognize an active appeal to the current YROP. Deferral 1 applies to lands municipally known as 12470 Weston Road, located on the west side of Weston Road, north of King Vaughan Road, (shown as Deferral 1 on Schedule E in Attachment 1), and known as "Westlin Farms".

In 2010, the landowners appealed Maps 1 and 8 of the current YROP which showed their lands in the "Agricultural Area". The lands are the subject of dormant applications, including a Regional Official Plan Amendment (ROPA 69), to redesignate a portion of the lands to "Rural Area" to permit development of a private golf course. The adopted King OP designates the lands as "Agricultural Area" reflective of the current YROP mapping under appeal. A decision on the land use designation for these lands must be deferred until the YROP appeal is resolved. The landowners have made multiple submissions throughout the King OP review. Their latest submission requests the lands be included in the Hamlet Boundary of Laskay and designated "Rural". Deferring the decision for Westlin Farm lands until the YROP appeal is resolved will also help to avoid a potential future appeal to the King OP.

Deferral 1 can be removed once the YROP appeal is resolved. The deferral can then be further approved by the Director of Community Planning and Development Services under delegated authority from Regional Council.

King Township requests a deferral to enable further assessment of long term land use needs

King Township staff have requested a site-specific deferral in the King OP, as outlined in Attachment 2, to allow for further assessment and consideration of future land use needs in the vicinity of King Road and Highway 400, together with the Laskay Hamlet boundary in relation to these lands. Deferral 2 applies to the lands municipally known as 25 Laskay Mills Drive, located between Weston Road and Highway 400, and south of King Road (shown as Deferral 2 on Schedule E of Attachment 1).

Following the review of a landowner submission to York Region requesting a modification to include the subject lands within the Laskay Hamlet Boundary and to designate the lands for employment uses, the Township of King requested a deferral to enable further assessment of long-term land use needs in relation to the purpose and vision outlined in the adopted King OP. Based on the in-force Township Planning documents, the lands are located within the Study Area Boundary of Laskay and are designated “Rural” and “Hazard Lands” in the Township’s Hamlet Secondary Plan (OPA 23). The adopted King OP is currently proposing to designate the lands “Agriculture Area”, outside of the Laskay Hamlet Boundary. The King OP review process is the Township’s first conformity exercise with the Greenbelt Plan and is the Township’s opportunity to refine and delineate the boundaries of the Hamlets located therein.

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 the site-specific deferral.

Township Council endorsed the proposed King Official Plan modifications on August 10, 2020 and supported two further changes

In addition to endorsing the modifications as presented on August 10, 2020, King Council also approved the following two resolutions in response to submissions and deputations received:

- 1) That King Township Council supports an additional site-modification to the Our King Official Plan, to add site-specific policy to enable the two existing detached dwellings located at 3655 and 3653 Lloydtown-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,
- 2) 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.

York Region staff reviewed the written correspondence received on behalf of the owners of 3655 and 3653 Lloydtown-Aurora Road from Dentons Canada LLP, and Groundswell Urban Planner Inc., along with King Council's resolution, in the context of the existing planning policy framework.

The subject lands are located within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan, 2017 (ORMCP) and the Rural Area policies of the YROP. While it is recognized the requested site-specific modification is being made to acknowledge historic/ existing circumstances of two homes on the property, and to facilitate a severance for estate planning purposes, staff are of the opinion that the proposed modification presents a conflict with the consent policies of the ORMCP, as well as those of the YROP. The policy challenges have been recognized by the landowner's representatives and do not present an option to conform to the applicable Plans. Further, staff are of the opinion that the a proposed modification to facilitate this request is not permissible pursuant to Section 3(5) of the *Planning Act* which states that all planning decisions shall conform with provincial plans that are in effect at the time of the decision, or shall not conflict with them as the case may be. Given the apparent conformity issue, York Region staff are not recommending further modification to the King OP to include the requested modification.

York Region acknowledges King Council's resolution supporting the removal of Deferral 1 for 12470 Weston Road. Upon receipt of this resolution, York Region staff reviewed the written correspondence, received by King Township, from Davies Howe LLP on behalf of the landowner, voicing opposition of Deferral 1, and now supporting an Agricultural designation on the lands. York Region staff have been in contact with the landowner's solicitor in an effort to resolve the outstanding appeal to the YROP in an effort address Deferral 1.

Regional Council must consider written and oral submissions to King Council and the effect of any written submissions received by York Region must be explained in the notice of decision

Regional Council is required to have regard to both written and oral submissions made to the Township of King Council. King Council considered a large number of comments from the public in response to the draft Official Plan and supporting material were received and considered by Township Council prior its adoption of the King OP.

Eight oral submissions were made during the June 27, 2019 Statutory Public Meeting and 17 oral submissions were made during the Council Meeting to adopt the King OP held on September 23, 2019. Written submissions were also received in advance of both meetings. The written submissions are summarized in the Public Comment and Response Matrices of Township of King's staff reports ([March 2019](#), [June 2019](#), [September 2019](#) and [August 2020](#)) and in the oral submissions as recorded in the Township's Council minutes of [June 27, 2019](#), [September 23, 2019](#) and August 10, 2020).

The new King Official Plan benefitted from an engaged community that provided comments and input during each phase of the project. Through public consultation in 2019 (Open Houses and Statutory Public Meeting), King Township received a number of oral and written submissions generally summarized as follows:

Environmental Protection – Requests to strengthen policies for the protection of natural heritage features, sustainable development practices, and climate change resiliency. Prohibit/develop criteria and policies for new drive-through uses.

Community Character – The need to better reflect the character of each community to ensure that development will contribute positively to the unique character of each community, especially the Villages. Concerns regarding extent of the Village Core and Mixed use designations in the Villages were identified.

Growth Management – Protecting established neighbourhoods from intensification, employment area conversion requests, and the Nobleton Village and Nobleton Urban Area boundaries.

Transportation – Concerns were raised regarding a potential future interchange at Highway 400 and the 15th Sideroad and potential future linkages in the Villages.

Site-Specific Requests – Various throughout the Plan area.

In accordance with the *Planning Act*, Regional Council is required to explain the effect of written submissions to York Region in making its planning decision. Prior to finalizing this report, twenty-one written submissions have been received (Attachment 6). Staff will include a statement in the notice of decision that reflects Council's consideration of all written submissions.

Additional updates to the King Official Plan will be needed following York Region's Municipal Comprehensive Review

Work to update York Region's Official Plan to the new planning horizon is well underway through the Municipal Comprehensive Review (MCR). Upon completion of the Regional MCR, the King OP will require review and amendment to address conformity with the Regional Official Plan. Current planning legislation requires this update to be completed within one year following the MCR. Having a recent and up-to-date Official Plan for the Township of King will assist in an efficient and less complex conformity exercise.

5. Financial

Once approved, the King OP implements policies of the YROP and provides policy direction that facilitates planned growth, which in turn, increases Regional and local assessments to pay for needed infrastructure and services. The King OP incorporates York Region's assigned population and employment growth to 2031. As such, the required Regional infrastructure costs have been identified in York Region's Transportation Master Plan and the Water and Wastewater Master Plan. Development charge revenues collected from new developments will support required growth related infrastructure.

In the event that Regional Council's decision is challenged at the LPAT there would be costs associated with defending the Region's position including staff resources and other costs of participation in appeal proceedings.

6. Local Impact

King Council adopted the Township of King “Our King”: Official Plan on September 23, 2019. York Region is the approval authority for King’s adopted Official Plan. This new Official Plan will implement the policy framework to guide land use planning and development to 2031. The approval of this new Official Plan, as proposed to be modified will assist King in achieving its vision for the Township.

Township Council endorsed, and staff support, the proposed modifications as presented on August 10, 2020. King Council further supported a change to the modifications and an additional modification. For the reasons outlined in this report, York Region staff are not recommending the additional modifications as a result of the two resolutions supported by Township Council. The proposed modifications in Attachment 1 incorporate updates to provincial planning legislation and planning policy documents, comments provided by external agencies, public/ landowner submissions, recent LPAT decisions within the Township, additional modifications provided by King Township and other policy revisions providing clarity and to ensure conformity with the YROP and Provincial Plans within the King OP.

7. Conclusion

King’s Official Plan review has provided an opportunity to establish an updated, unified vision and policy direction for the entire Township of King. The King OP provides a sustainable framework for effectively managing growth, promoting complete communities that foster and support healthy, active lifestyles, while continuing to protect and enhance the natural environment, agricultural and rural areas that give King its distinctive character for the planning horizon to 2031.

Approval of the Township of King “Our King”: Official Plan 2019, as modified and subject to the deferrals, is consistent with the Provincial Policy Statement 2020, and conforms to the Growth Plan 2019, the Greenbelt Plan 2017, the Oak Ridges Moraine Conservation Plan 2017, the Lake Simcoe Protection Plan 2009 and the York Region Official Plan 2010.

Approximately 52 hectares (128 acres) of land currently subject to an active site-specific appeal to the York Region Official Plan, 2010, are being deferred (Deferral 1) until the landowner’s appeal is resolved.

At the request of Township staff, approximately 30 hectares (74 acres) of additional lands are being deferred (Deferral 2) to allow time for further assessment and consideration of future land use needs in its vicinity (Hamlet of Laskay).

Regional staff recommend the Township of King Our King: Official Plan 2019 be approved subject to the modifications outlined in Attachment 1 and deferrals outlined in Attachment 2.

For more information on this report, please contact Sara Brockman, Senior Planner at 1-877-464-9675 ext. 75750. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**
Chief Planner

Dino Basso
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

August 27, 2020
Attachments (6)
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