



Office of the Chief Planner
Corporate Services Department

MEMORANDUM

To: Regional Chair Emmerson and Members of Regional Council

From: Paul Freeman
Chief Planner

Date: September 22, 2020

Re: Township of King Official Plan 2019 Follow-up Items

This memorandum provides Council with updates on:

1. Submissions made on behalf of King Hill Inc. requesting a site-specific deferral to the Township of King Official Plan 2019.
2. Proposed site-specific Deferral 1.

York Region received submissions requesting a site-specific deferral on lands currently subject to an employment land conversion request in King City

On September 10, 2020, Regional Committee of the Whole received written and verbal [deputations](#) on behalf King Hill Inc., landowners of property municipally known as 2955 King Road. King Hill Inc. requested a deferral of the Employment and Site Specific Policy Area 2 designations in the Township of King Official Plan 2019 (King OP) for their property until York Region's employment land conversion process concludes.

The King OP carries forward the existing employment land-use designation from the King City Community Plan on the subject lands based on the Township's growth management strategy within the 2031 planning horizon.

York Region is required to designate employment lands in the next Regional Official Plan as part of the Region's Municipal Comprehensive Review (MCR) currently underway. This process includes considering employment land conversion requests from landowners throughout the Region. In 2019, a conversion request was submitted for the King Hill Inc. lands, requesting a portion of the property be converted to support non-employment uses (mixed use). In November 2019, King Council supported the employment conversion requested by King Hill Inc. subject to a number of

requirements and conditions being addressed, but did not provide direction to defer the decision to designate the subject lands as employment in the King OP at subsequent meetings.

King Hill Inc. has withdrawn their deferral request as their concerns have since been addressed by King Township and York Region

The timing related to Regional Council's consideration of the King OP employment land conversions requests, combined with future planning approvals needed for the King Hill Inc. lands were the main reasons for the deferral request. Regional staff is now recommending that the lands subject of King Hill Inc.'s conversion request not be identified as employment in the Regional Official Plan and the land use designation be at the discretion of King Township (September 10, 2020 [Memorandum](#) and mapping [Attachment](#) to Regional Council). Regional Council is scheduled to consider staff's recommendations on the employment conversion requests and employment area mapping as part of the MCR in October 2020. Any change from the existing land use designation requires a local Official Plan Amendment (OPA).

An OPA process is the preferred approach by King Township and York Region to determine the appropriate land use designation(s) and applicable policy framework for the property. The process will ensure that local concerns are addressed and appropriate conditions applied, if required, while at the same time considering the Township's employment land needs.

The deputant cited concerns regarding a two-year moratorium for amendments to a new Official Plan. While the *Planning Act* does contain a provision disallowing an OPA within two years of a new Official Plan coming into effect, it also allows an exception to that provision provided that a request is made, and the Council declares by resolution, that an OPA is permitted within the two-year time frame. Regional staff understands further discussion with the Township has resolved this concern.

Given the above, King Hill Inc., has withdrawn their request for a site-specific deferral to the King OP on September 18, 2020.

A site-specific deferral originally required by York Region is now resolved

York Region proposed a site-specific deferral (Deferral 1) for the King OP as part of the recommended modifications presented at Committee on September 10, 2020. Deferral 1 applied to the lands municipally known as 12470 Weston Road, located on the west side of Weston Road, north of King Vaughan Road, and recognized an active, site-specific appeal to the current York Region Official Plan, 2010.

Deferral 1 is now resolved resulting from recent submissions received on behalf of the landowners, withdrawing the outstanding appeal to the York Region Official Plan, 2010, and requesting closure of an open Regional Official Plan Amendment application for the subject lands known as ROPA 69 (Attachment 1).

The resolution of Deferral 1 will be appropriately reflected in the modification and deferral documents attached to the Notice of Decision to be issued for the King OP 2019.

For more information on this memo, please contact Karen Whitney, Director of Community Planning and Development Services, at Karen.Whitney@york.ca.

Paul Freeman, MCIP, RPP
Chief Planner

Bruce Macgregor
Chief Administrative Officer

Attachments (1)
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