

EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER 2025-052

By-law Number 2025-052 is a by-law to adopt Official Plan Amendment #6 for the Township of King Planning Area. Specifically, the amendment concerns a parcel of land located on the east side of Highway 27, south of King Road in the Village of Nobleton and municipally known as 12805 Highway 27. The subject property measures approximately 57.2 hectares with approximately 344 metres of frontage and contains a tributary of the East Humber River. The property also supports a dwelling unit and a sod farm with several agricultural buildings and an irrigation pond.

Amendment #6 amends the Township of King Official Plan, 'Our King' (2019), as amended on a site-specific basis to include a special policy exception, to remove the 'Employment' designation under the Township Official Plan and replace it with a 'Mixed-Use' designation to provide for a range of commercial including drive-thru uses, residential, light industrial and institutional uses, including a secondary school site. The special policy section also proposes to reduce the environmental buffer for non-significant valleylands, vegetation adjacent to a headwater feature and non-significant woodlands to 10 metres. Additional Open Space and Park designations will identify the park, open space and stormwater blocks on the draft plan. The remainder of the site is designated as 'Village Natural Heritage System' and 'Neighbourhood' and will be developed in accordance with the permissions under the Plan.



The Corporation of The Township of King

By-law Number 2025-052

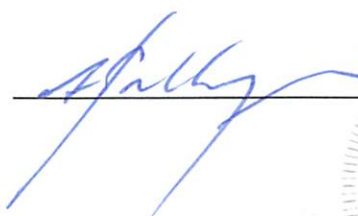
**Being a By-Law to adopt Amendment No. 6
to the Official Plan of King Planning Area**

The Council of the Corporation of the Township of King, in accordance with the provisions of the Planning Act, **enact as follows:**

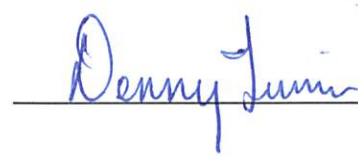
1. **That** Amendment No. 6 to the Official Plan of the Township of King Planning Area, constituting the attached Schedule "1" and explanatory text, is hereby adopted.
2. **That** this By-law shall come into force and take effect on the date of the final passing thereof.

Read a First and Second time this 17th day of June 2025.

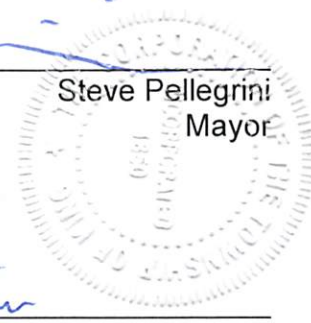
Read a Third time and finally passed this 17th day of June 2025.



Steve Pellegrini
Mayor



Denny Timm
Township Clerk

The seal of the Township of King is a circular emblem. It features a central design surrounded by the text "SEAL OF THE TOWNSHIP OF KING" and "INCORPORATED 1850".

(Ref. Planning Div. Report No: GMS-PL-
2024-034
COUNCIL June
17/25)

By signing this by-law on June 17, 2025, Mayor Pellegrini will not exercise the power to veto this by-law.

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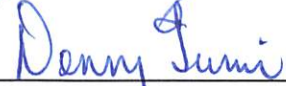
AMENDMENT NUMBER 6
TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF KING
(OUR KING)
CONTENTS OF THIS DOCUMENT

The attached text and schedules constituting Amendment No. 6 to the Official Plan for the Township of King (Our King) were adopted by the Council of the Corporation of the Township of King by By-law No. 2025-052 in accordance with Sections 17 and 22 of the Planning Act, R.S.O. on the 17th date of June, 2025.

THE CORPORATION OF THE TOWNSHIP OF
KING



STEVE PELLEGRINI
Mayor



DENNY TIMM
Township Clerk





RECEIVED

U.S. DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

WASHINGTON, D.C.

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BUREAU OF LAND MANAGEMENT

Part I

THE PREAMBLE

A summary of the background and basis of this document

PART II

THE AMENDMENT

The changes to the affected in the original Official Plan

PART I: THE PREAMBLE

1. Amendment Structure

PART I – THE PREAMBLE is included for information purposes and is not an operative part of this Official Plan Amendment.

PART II – THE OFFICIAL PLAN AMENDMENT, including Schedule A and Schedule B attached hereto, provides specific amendments to the Township of King Official Plan.

2. Purpose

The purpose of the subject Official Plan Amendment ("OPA") application is to amend land use policies of the Our King Official Plan on lands municipally described as 12805 Highway 27, as shown on Schedule 'A' attached hereto. The purpose of this amendment is to establish a Village Site-Specific Policy Area that changes the land use designation from "Employment" to "Neighbourhood", from "Employment" to "Mixed-Use" and from "Employment" to "Parks and Open Space" as shown on Schedule 'A', to facilitate a residential infill development consisting of 416 residential lots and mixed-use, park, stormwater management, buffer, natural heritage systems, open space, road widening and walkway blocks.

3. Location

The lands affected by this Amendment are located on the east side of Highway 27, in the Village of Nobleton in the Township of King. The subject lands have a total area of approximately 57.2 hectares (141.3 acres) and have an approximately 400 meters of frontage onto Highway 27. The subject lands are currently vacant. The subject lands are municipally known as 12805 Highway 27 and legally described as Part of Lot 4, Concession 8. The surrounding area is generally comprised of single-detached residential neighbourhoods, agriculture and farmland.

4. Basis

The proposed Amendment is appropriate for the following reasons:

1. The proposed redevelopment of the subject land is consistent with the Provincial Planning Statement (2024). The proposed redevelopment is consistent with the proposed amendment to the York Region Official Plan, 2022, as it applies to King, detailed in Amendment No. 1 to the York Region Official Plan 2022, as it applies to King. The redevelopment provides for additional residential uses, which will be provided in conjunction within the Mixed-Use area. Prebrick Systems Corp. (the "Owner") intends to provide residential and mixed-uses ensuring consistency with the surrounding built form and open space networks. The subject land is presently underutilized.
2. The proposed development would provide for efficient development at a location where municipal servicing connections have been previously installed. The Functional Servicing Report prepared in support of this development concept concluded that the proposed development can utilize existing municipal services.
3. Various natural heritage features are identified on, and adjacent to, the subject lands, and the proposed development intends to expand on the natural heritage features by implementing parks and open space systems.
4. The proposed amendment is consistent with and does not contradict the Provincial Planning Statement, the Greenbelt Plan, the York Region Official Plan, and the remaining sections of the Township of King Official Plan.

PART II – THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II – The Amendment, consisting of the following text and associated schedules, constitutes Amendment 6 to the Township of King Official Plan.

2. Details of the Amendment

Item 1:

The "Schedule 'D2' Village of Nobleton Land Use Designations" be amended to change the land use designation from "Employment" to "Neighbourhood", change the land use from "Employment" to "Mixed-Use" and change the land use from "Employment" to "Parks and Open Space" as shown on Schedule 'A', attached hereto.

Item 2:

For the lands shown on Schedule 'B' within the Village Site-Specific Policy Area 13 (V-SSPA-13), the following policies apply:

- a) For the lands within the V-SSPA-13 that are designated 'Neighbourhood', the following policies apply:
 - i. That the land use designation policies of Section 5.6 shall apply.
- b) For the lands within the V-SSPA-13 that are designated 'Mixed-use' the following policies apply:
 - i. That the uses permitted under 5.8.2 shall be permitted, as well as the additional uses:
 - i. Light Industrial uses;
 - ii. Drive-Throughs (Only within Block 422), notwithstanding policy 5.8.2.5;
 - iii. Banquet facility;
 - iv. Fitness centre;
 - v. Commercial schools and trade schools;
 - vi. Elementary and Secondary school;
 - ii. Policy 5.8.3.4 shall not apply.
 - iii. Policy 5.8.3.6 shall not apply.
 - iv. No more than 50% of the mixed-use area shall be used for residential purposes.
 - v. A minimum of 15% of lands within the Mixed-Use designation shall be used for commercial purposes.
 - vi. For the purpose of V-SSPA-13, light industrial use shall include buildings or structures for the purpose of light manufacturing, processing, fabrication, assembly, treatment and packaging and incidental storage of goods and materials, including small-scale warehousing uses, provided that all activities are conducted within a wholly enclosed building.
 - vii. Light industrial uses shall be subject to a Holding provision under the implementation Zoning By-law requiring a Land Use Compatibility Study be conducted in accordance with provincial guidelines, standards and procedures demonstrating that adverse effects from odour, noise and other contaminants will be sufficiently minimized and mitigated to ensure land use compatibility with adjacent sensitive land uses.
- c) For the lands within the V-SSPA-13 that are natural heritage features located within the north east corner, southern boundary and south easterly boundary of the area, the lands are considered non-significant valleylands, non-significant vegetation adjacent to a headwater feature and non-significant woodlands, which will allow for a buffer of 10 metres in accordance with the policies of subsections 4.2.5 and 4.2.6.

1. Implementation and Interpretation

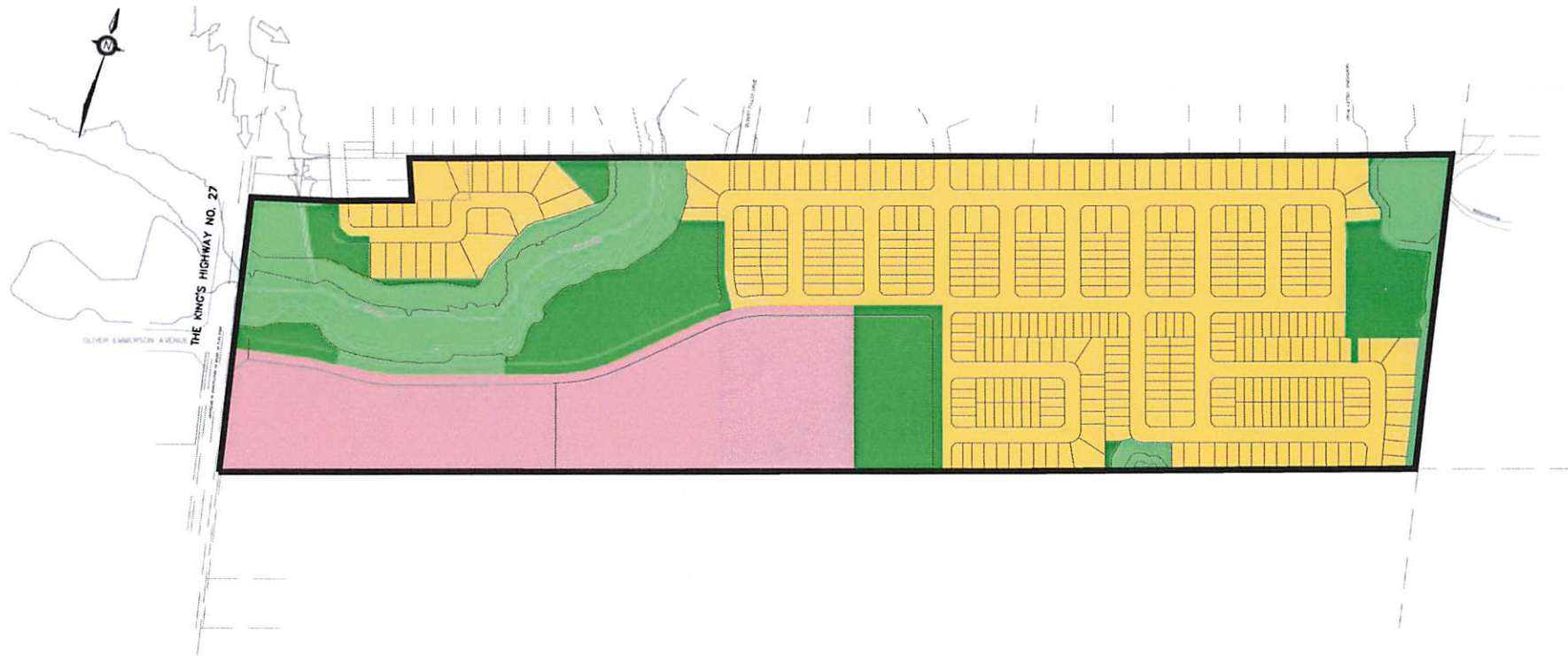
Amendment No. 6 to the Official Plan will be implemented and interpreted.

in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, and the respective policies of the Official Plan of the Township of King Planning Area, as amended.

The boundaries of the subject lands shown on Schedule 'A' attached hereto are approximate. Minor adjustments shall be permitted by the Township of King and shall not require further amendment to the Official Plan as long as the intent of its policies is maintained.

The provisions of the Official Plan as amended from time to time regarding the interpretation of the Official Plan apply in relation to this Official Plan Amendment No. 6. In the event of a conflict with the Official Plan or any amendment thereto, the provisions of this Official Plan Amendment No. 6 shall prevail unless otherwise specified.

PLAN SHOWING
PART OF LOT 4, CONCESSION 8
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK




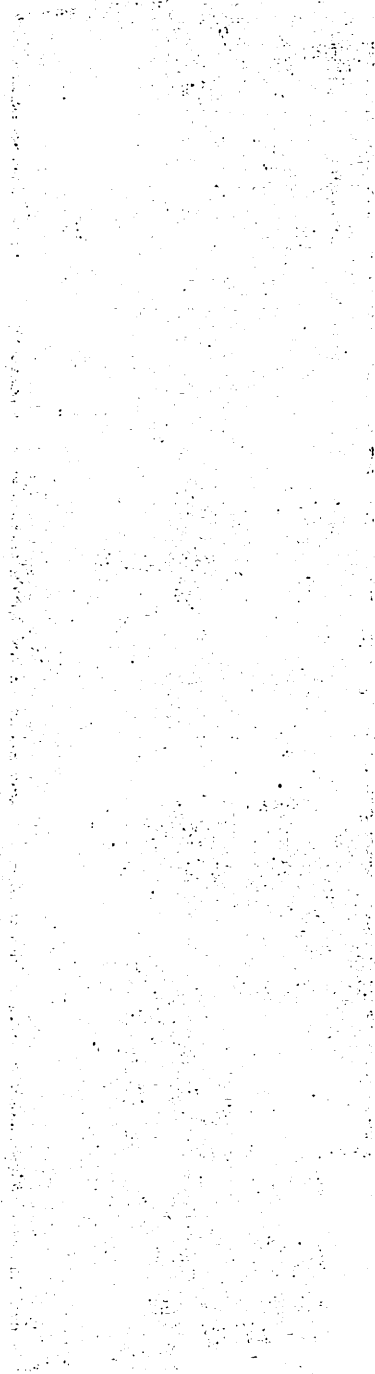
-  Neighbourhood
-  Mixed Use
-  Parks and Open Space
-  Village Natural Heritage System

THIS IS SCHEDULE "A" TO TOWNSHIP OF KING OFFICIAL PLAN -
SCHEDULE D2
PASSED ON THIS 17th DAY OF JUNE, 2025.


STEVE PELLEGRINI
Mayor

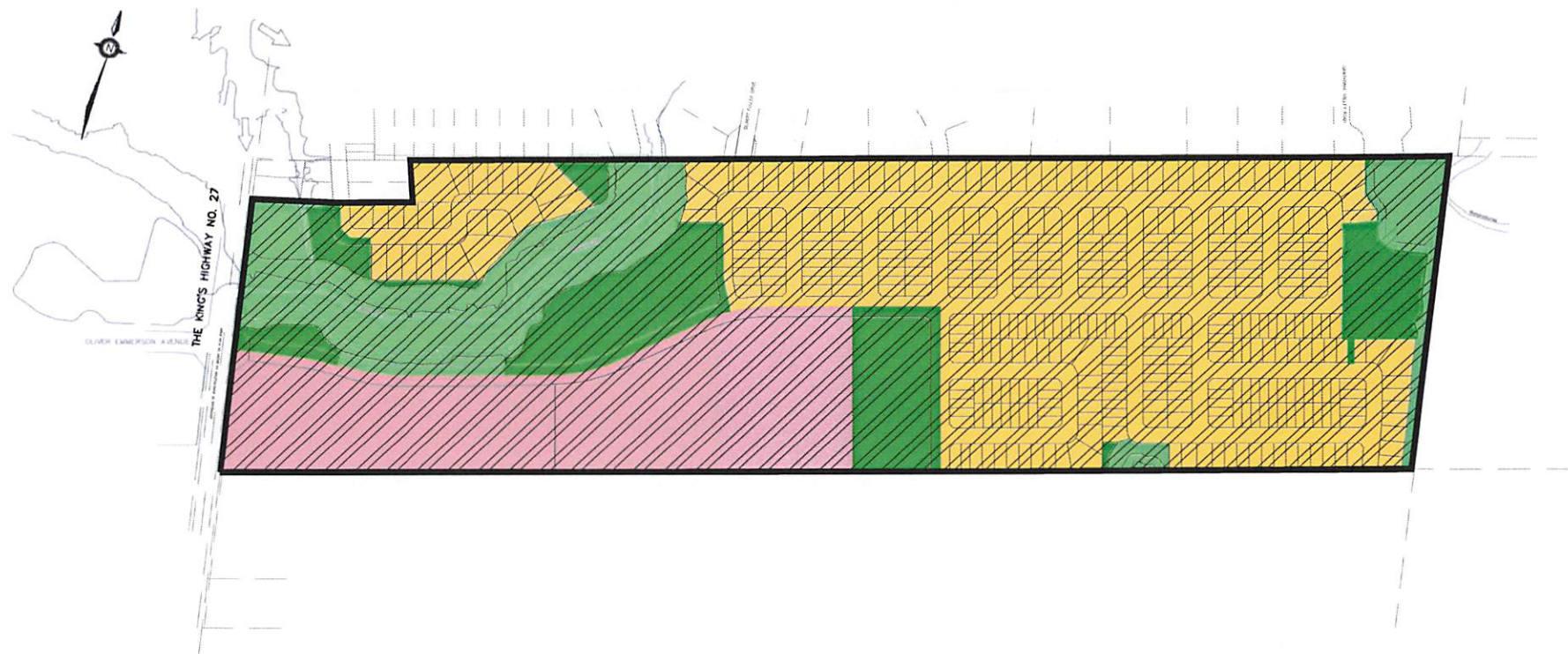

DENNY TIMM
Township Clerk






 SUBJECT LANDS



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-10-2001 BY 60322
UCBAW/STP

PLAN SHOWING
PART OF LOT 4, CONCESSION 8
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK




-  Neighbourhood
-  Mixed Use
-  Parks and Open Space
-  Village Natural Heritage System
-  Village Site Specific Policy Area (V-SSPA-13)

THIS IS SCHEDULE "B" TO TO TOWNSHIP OF KING OFFICIAL PLAN -
SCHEDULE D2
PASSED ON THIS 17TH DAY OF JUNE, 2025.


STEVE PELLEGRINI
Mayor


DENNY TIMM
Township Clerk

 SUBJECT LANDS

