

**EXPLANATORY NOTE**  
**TO ACCOMPANY BY-LAW NUMBER 2025-051**

By-law Number 2025-051 is a by-law to adopt Official Plan Amendment #1 to the Region of York Official Plan as it applies to 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 #1 amends the Region of York Official Plan as it applies to the Township of King, on a site-specific basis to include a special policy exception, to re-designate the 'Employment Area' on the subject property to a 'Community Area' for the purposes of providing a range of commercial, residential, light industrial and institutional uses, including a secondary school site. The amendment also removes the land from an 'Employment Area Zone' on Appendix 1 of the Region of York Official Plan and identifies the lands as 'Towns and Villages'. The remainder of the site is designated as 'Community Area' and will be developed in accordance with the permissions under the Plan.



**The Corporation of The Township of King**

**By-Law Number 2025-051**


**A By-Law to Adopt Amendment No. #1  
to the Region of York Official Plan  
as it Applies to the Township of King**

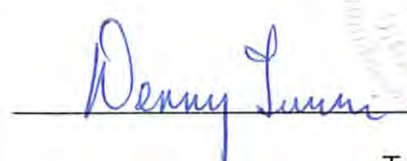
The Council of the Corporation of the Township of King, in accordance with the provisions of the Planning Act, **enact as follows:**


1. **That** Amendment No. 1 to the Region of York Official Plan as it applies to the Township of King Planning Area, constituting the attached Schedules "1" and "2" 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



*(Ref. Growth Management Services - Planning  
Div. Report No: GMS-PL-2025-034, 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.

THE SECRETARY OF THE TREASURY

WASHINGTON, D. C.

TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES  
AND THE SENATE

AND TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES  
AND THE SENATE

AND TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES  
AND THE SENATE

AND TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES  
AND THE SENATE

AND TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES  
AND THE SENATE

AND TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES  
AND THE SENATE




AND TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES  
AND THE SENATE


AND TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES  
AND THE SENATE

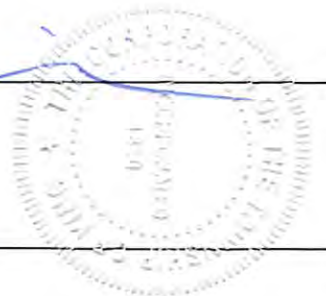
**AMENDMENT**  
**NUMBER 1 TO THE**  
**OFFICIAL PLAN FOR**  
**THE REGION OF**  
**YORK**  
**AS IT APPLIES TO THE TOWNSHIP OF**  
**KING CONTENTS OF THIS DOCUMENT**

The attached text and schedules constituting Amendment No. 1 to the York Region Official Plan as it applies to Our King Official Plan were adopted by the Council of the Corporation of the Township of King by By-law No. 2025-051 in accordance with Sections 17 and 22 of the Planning Act, R.S.O. on the 17<sup>th</sup> date of June, 2025.

THE CORPORATION OF THE TOWNSHIP  
OF  
KING

  
\_\_\_\_\_  
STEVE PELLEGRINI  
Mayor

  
\_\_\_\_\_  
DENNY TIMM  
Township Clerk

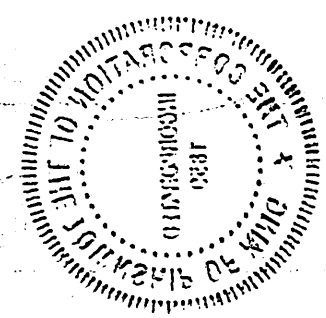


THE UNITED STATES OF AMERICA  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

MEMORANDUM FOR THE DIRECTOR  
FROM THE SAC, NEW YORK

Re: New York letter to Bureau dated 1/15/64, captioned as above.  
Enclosed for the Bureau are two copies of a letterhead memorandum  
dated 1/15/64, captioned as above, and one copy of a letterhead memorandum  
dated 1/15/64, captioned as above.

Very truly yours,  
Special Agent in Charge



## **Part II**

### **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 York Region Official Plan, as it applies to the Township of King.

#### **2. Purpose**

The purpose of the subject Regional Official Plan Amendment ("ROPA") application is to modify land use policies of the York Region Official Plan, as it applies to the Township of King, on lands municipally described as 12805 Highway 27, as shown on Schedule 'A' and Schedule 'B' attached hereto. The purpose of this amendment is to change the current 'Employment Area' designation to 'Community Area', as shown on Schedule 'A' and to change the current 'Employment Area Zone' to 'Towns and Villages', as shown on Schedule 'B', to facilitate a residential infill development consisting of 416 residential lots, 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 Community 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 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 with the Provincial Planning Statement, and the Greenbelt 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 1 to the York Region Official Plan.

#### **2. Details of the Amendment**

##### **Item 1:**

That 'Map 1A' is amended by changing the 'Employment Area' designation to 'Community Area', as shown on Schedule 'A' attached hereto.

##### **Item 2:**

That 'Appendix 1' is amended by changing the 'Employment Area Zone' designation to 'Town and Villages' designation, as shown on Schedule 'B', attached hereto.

#### **1. Implementation and Interpretation**

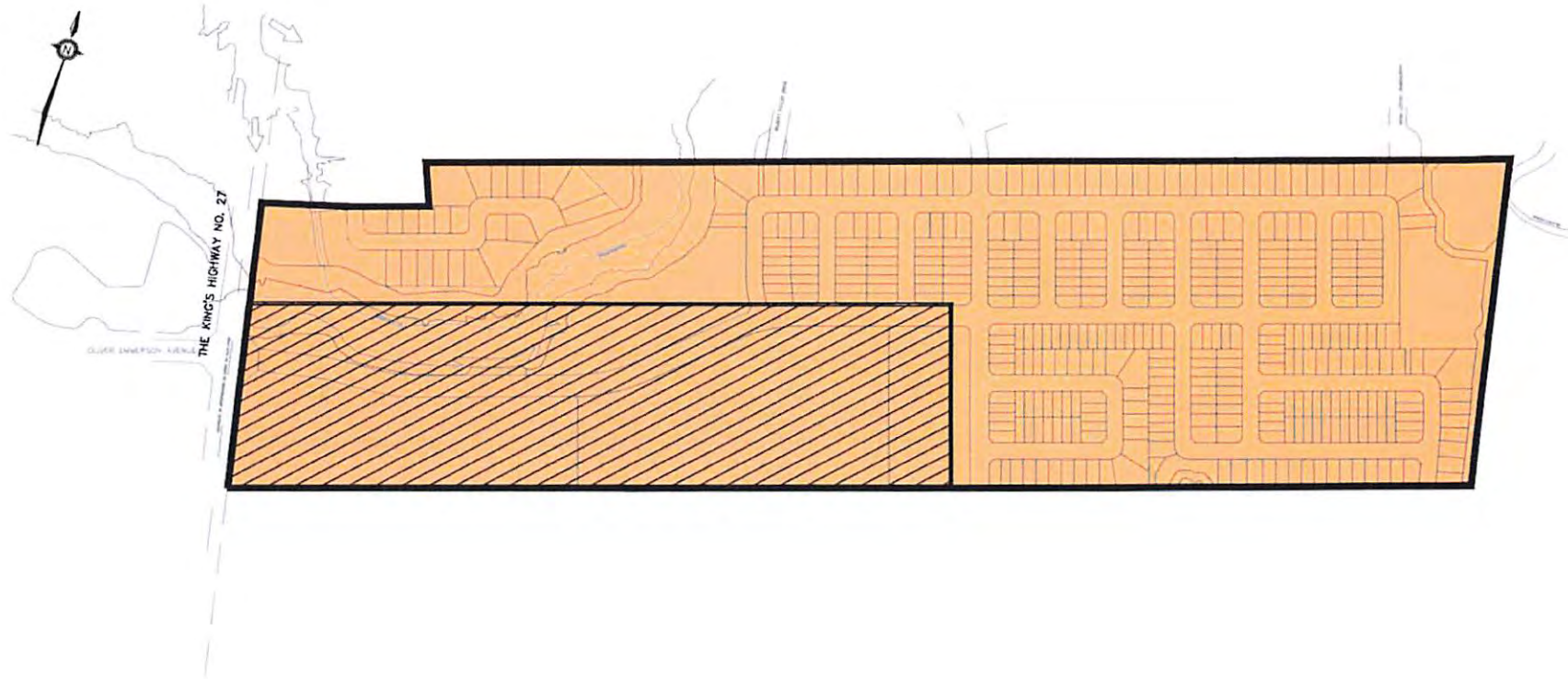
Amendment No. 1 to the Official Plan will be implemented and interpreted in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, and the respective policies of the Official Plan for York Region, as

amended, as it applies to the Township of King.

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. 1. In the event of a conflict with the Official Plan or any amendment thereto, the provisions of this Official Plan Amendment No. 1 shall prevail unless otherwise specified.



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



### Lands to be Amended from the "Employment Area" Designation to "Community Area" Designation

Community Area

THIS IS SCHEDULE "A" TO REGION OF YORK OFFICIAL PLAN -  
MAP 1A.

PASSED ON THIS 17<sup>th</sup> DAY OF JUNE, 2025.

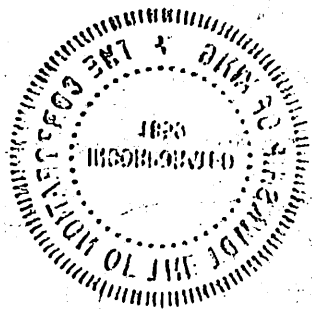
STEVE PELLEGRINI, Mayor

Denny Timm

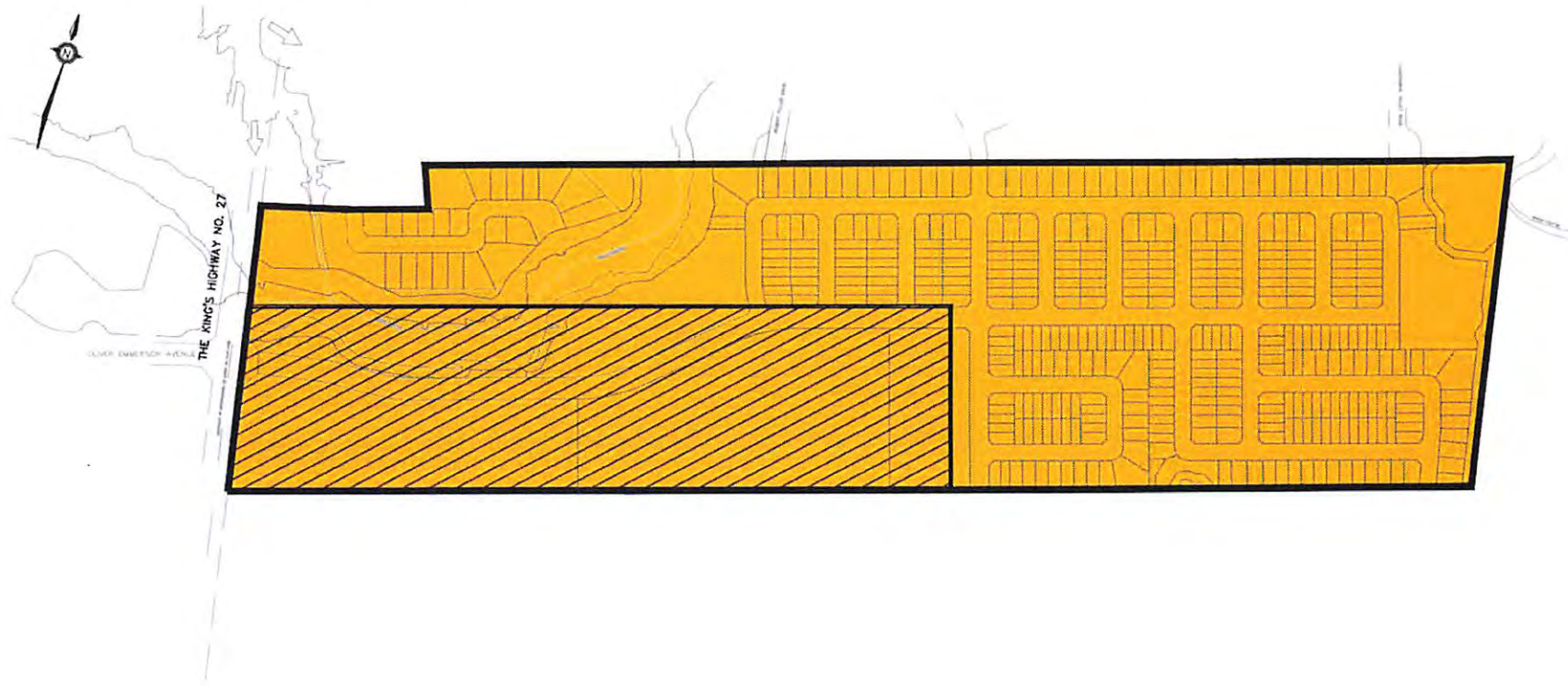
DENNY TIMM, Township Clerk

## SUBJECT LANDS

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.



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



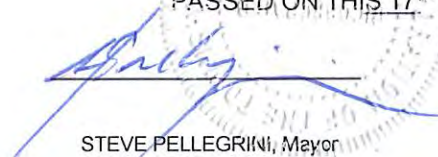
Lands to be Amended from the "Employment Area Zone" Designation to  
"Towns and Villages" Designation

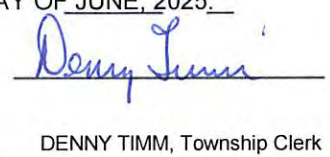


Towns and Villages

THIS IS SCHEDULE "B" TO REGION OF YORK OFFICIAL PLAN -  
APPENDIX 1

PASSED ON THIS 17<sup>TH</sup> DAY OF JUNE, 2025.

  
STEVE PELLEGRINI, Mayor

  
DENNY TIMM, Township Clerk

SUBJECT LANDS

