

EXPLANATORY NOTE

TO ACCOMPANY BY-LAW NUMBER #2025-056

By-law #2025-056 is a By-law to adopt Official Plan Amendment No. 7 to the Township Official Plan, Our King'. The purpose of Amendment No. 7 is to amend the policies contained within Our King for the subject property 15 Charles Street as identified on Schedule '1' of the Amendment.

The Amendment applies on a site-specific basis for the lands described as Lot 9, Plan 366, municipally described as 15 Charles Street, and further defines the neighbourhood as the area that is confined by Melrose Avenue, John Street, Robert Berry Crescent, and Burns Boulevard. The Amendment is to facilitate a future Consent Application and creation of one (1) additional lot.



The Corporation of the Township of King

By-Law Number - 2025-056

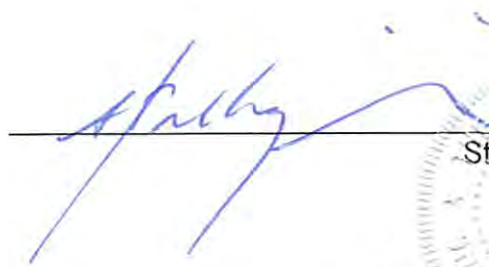
**Being a By-Law to Adopt Amendment No. #7
to the Official Plan of King Planning Area**

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

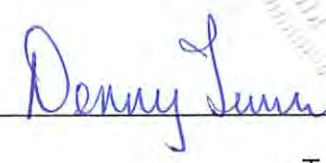
1. **That** Amendment No. 7 to the Official Plan of the Township of King, constituting the attached Schedule "1" and explanatory text, is hereby adopted.
2. **That** this By-law shall come into force and take effect on the date of the final passing thereof.

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



(Ref. Growth Management Services – Planning Division,
Report Number GMS-PL-2025-035, 06/17/25)

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

THE UNITED STATES OF AMERICA

DEPARTMENT OF COMMERCE

OFFICE OF THE SECRETARY

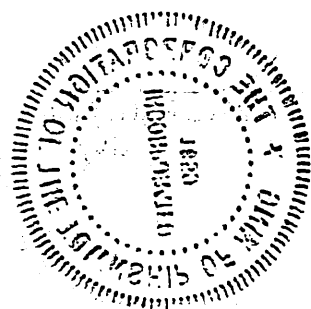
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AMENDMENT NO. 7
TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF KING
(OUR KING)
CONTENTS OF THIS DOCUMENT

The attached text and schedules constituting Amendment No. 7 to the Official Plan of the Township of King (Our King) were adopted by the Council of the Corporation of the Township of King by By-law No. 2025-056 in accordance with Sections 17 and 22 of the Planning Act R.S.O. on the 17th date of June, 2025.



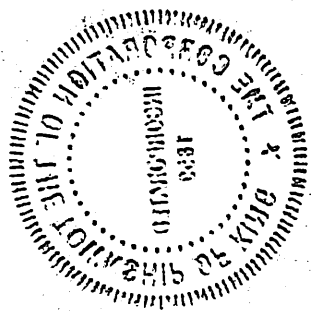
Steve Pellegrini
Mayor



Denny Timm
Township Clerk



THE NATIONAL
INTEGRITY FOUND
FOR AMERICAN POLITICAL
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THE NATIONAL POLITICAL

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Journal of Management Education 32(1)



Certificate of Approval

AMENDMENT NO. 7

TO THE

OFFICIAL PLAN FOR THE

TOWNSHIP OF KING PLANNING AREA

This Official Plan document, which was adopted by the Council of the Corporation of the Township of King is approved, pursuant to Sections 17 and 22 of the Planning Act. The amendment came into force on June 17th, 2025.



**AMENDMENT NO. 7
TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF KING
PLANNING AREA
CONTENTS OF THIS DOCUMENT**

PART I

THE PREAMBLE

A summary of the background and basis of this document.

PART II

THE AMENDMENT

The changes to be 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 '1' attached hereto, provides specific amendments to the Official Plan of the Township of King (Our King) being affected by Official Plan Amendment No. 7 and is the operative part of this Official Plan Amendment.

2. Purpose

The purpose of this Amendment is to provide site specific policies for the lands described as Lot 9, Plan 366, municipally described as 15 Charles Street, as shown on Schedule '1' attached hereto, to facilitate the boundary adjustment between the subject properties, and creation of one (1) additional lot.

3. Location

The lands to which this amendment applies constitute those lands designated "Established Neighbourhood" on Schedule 'D1' of *Our King – Township of King Official Plan*, and further defined in Schedule '1', attached hereto, of this Amendment. More specifically, the lands constitute Lot 9 of Plan 366.

4. Basis

The Amendment is to facilitate the creation of one (1) new residential lot through the severance of 15 Charles Street. This severance will provide for the demolition of the existing dwelling on 15 Charles Street, and the construction of two (2) new single-detached dwelling units on the severed and retained lands of 15 Charles.

The proposed OPA is appropriate, and represents good planning based on the following:

- i. It is consistent with the Provincial Policy Statement, 2024.
 - a. The subject property is located within a *Settlement Area*, which are to be the focus of growth and development (Policy 2.3.1.1);
 - b. The OPA supports intensification, and redevelopment to support the achievement of complete communities through the creation of an additional lot for the purposes of residential development (Policy 2.3.1.3);



- c. The OPA supports the achievement of compact, transit-supportive, and complete communities, through further intensification within a Settlement Area that is in close proximity to transit (Policy 2.9.1. a);
 - d. The OPA considers redevelopment that incorporates climate change considerations through the implementation of low-impact development measures, as well as through the voluntary participation of the King Township's Green Development Standards Program (Policy 2.9.1.d); and,
 - e. The OPA recognizes that the proposal does not impact any Natural Heritage areas (Policy 4.1.1)
 - ii. It is consistent with the Oak Ridges Moraine Conservation Plan (ORMCP) (2017).
 - a. The subject lot is located within the Village of King City, and is designated as Settlement Area under the Provincial Oak Ridges Moraine Conservation Plan (ORMCP). Within Settlement Areas, development is designated for development of an urban type, which permits a range of residential, commercial, industrial and institutional uses. The proposed residential development is contemplated within the local municipal Official Plan, and is permitted through the OPA (Policy 18.5.3);
 - b. The OPA acknowledges that new lots may be created within the Settlement Areas (Policy 18.5.4);
 - c. The proposal for development demonstrates planning, design and construction practices that protect water resources through the submission of a Stormwater Management Brief, and an Erosion and Sediment Control Plan (Policy 45.2); and,
 - d. No Key Natural Heritage or Hydrological Features were identified on-site or within the vicinity of the development. Therefore, such provisions are not applicable to the OPA (Policy 22 and Policy 26);
 - iii. The proposal conforms with the following policies of the York Region Official Plan (2022):



- a. The OPA directs additional growth to the Towns and Villages, which are the primary location for such development (Policy 4.1.1); and,
 - b. The OPA will further enable additional housing, and therefore a wider range of sizes and tenures that help to meet the density targets of the Official Plan (Policy 4.2.2)
- iv. The proposal conforms with the following policies of the Township of King Official Plan 'Our King' (2019). In particular:
 - a. The OPA and the proposal maintain and protect the existing low density residential character of the neighbourhood (Policy 5.5.1);
 - b. The OPA acknowledges that low-density residential uses, including single detached dwellings, as proposed, are permitted within Established Neighbourhood (Policy 5.5.2.1);
 - c. The OPA considers impacts on adjacent or surrounding properties, relating to significant natural heritage features, grading, drainage, location of service areas, and privacy. (Policy 5.5.3.6 & Policy 5.5.4.1.f) The submitted stormwater management brief and drainage plan have demonstrated that grading is compatible with existing elevations at the property limits, and post-development flows are not to exceed pre-development flows. The proposed development is to connect to municipal services with sufficient capacity. No natural heritage features exist on-site or within the surrounding vicinity.;
 - d. The OPA aims to maintain and enhance vegetation. Both infill development and replacement dwelling are sited and sized to minimize impacts to mature vegetation as noted in the Arborist Report and Tree Preservation Plan. Additional trees are to be planted to enhance the streetscape and are to integrate the proposed development with the existing neighbourhood (Policy 5.5.3.8 & Policy 5.5.4.1.f);
 - e. The OPA considers the existing lot fabric. The depth of the new and retained lots are to remain unchanged, and will provide for sufficient amenity space which is similar to other lots within the neighbourhood (Policy 5.5.4.1.c); and,



- f. The proposed driveways will not front on a Regional Road, is to meet the widths as permitted by the Zoning By-law, and will result in minimal impact to existing vegetation (Policy 5.5.4.1.d-f)
- v. The proposal is grounded in the principles of the overarching planning policy framework identified above. The OPA concerns a single lot designated for low density residential uses with the potential for further density pending further study. The OPA results in additional density, an increase in housing stock, and efficiency in the use of land. The OPA will facilitate an additional single detached dwelling to be constructed. Both the infill and replacement dwelling are to be appropriately sized as they are consistent with the size and scale of surrounding developments. The proposal maintains the required lot frontage, front yard and height of the Zoning By-law. The depth of the lots are to remain as-legally existing. The current exterior and interior side yard setback from existing developments and regional roads are to be maintained as well. Sufficient landscaping will be present to accommodate drainage and grading, and vegetation on-site is to be enhanced to integrate development with the surrounding neighbourhood. No privacy and shadow impacts are anticipated from the proposed development. The proposal will make use of the existing residential services available (water and sanitary). Overall, the proposal is consistent with and conforms to the PPS (2024), ORMCP (2017), YROP (2022) and Our King (2019).



PART II – THE AMENDMENT

1. Introduction

The entirety of the document entitled Part II: THE AMENDMENT, consisting of the following text and attached map entitled Schedule '1' attached hereto, constitutes Amendment No. 7 to the Official Plan of Township of King – "Our King" 2019.

2. Details of the Amendment

Item 1:

The Schedule D1 – Village of King City Land Use Designations, of "Our King" 2019, the Township of King Official Plan is hereby amended as follows:

To add and delineate V-SSPA-14 in accordance with Schedule '1' attached hereto, as an overlay to the existing "Established Neighbourhood" land use designation on the lands legally described as Lot 9, Plan 366.

Item 2:

Section 5.17 of "Our King" 2019, the Township of King Official Plan is hereby amended by adding a Village Site Specific Policy Area with the following:

5.17.14 Village Site Specific Policy Area 14 (V-SSPA-14)

Within the lands identified as Village Site Specific Policy Area 14 (V-SSPA-14) on Schedule D1 and described Lot 9, Plan 366 it is the policy of Council that:

1. That the land use designation policies of Section 5.5 "Established Neighbourhood", Village Site Specific Policy Area 9 (V-SSPA-9) and all other policies of this Plan apply, except as set out in this Site-Specific Policy Area.
2. Notwithstanding the provisions of Section 5.5.4 of this Plan, the lands identified as V-SSPA-14 shall be developed in accordance with the following:
 - a. For the purposes of interpreting the policies of this section, the neighbourhood shall generally be inclusive of a broader lot fabric containing lots and subdivisions on streets adjacent to the same local street. The neighbourhood shall be defined as the area that is confined by Melrose Avenue, John Street, Robert Berry Crescent, and Burns Boulevard.

3. Implementation and Interpretation



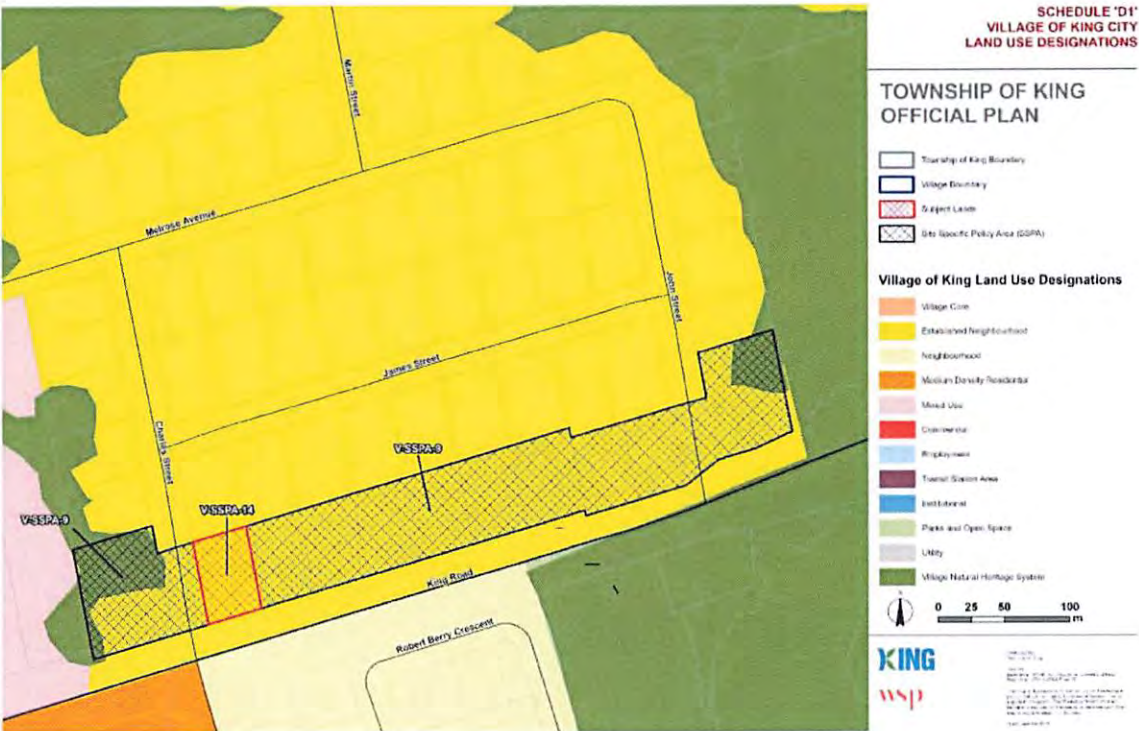
Amendment No. 7 to the Official Plan will be implemented and interpreted in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and the respective policies of the Official Plan of the Township of King Planning Area.

The boundaries of the subject lands shown on Schedule '1' attached hereto are approximate. Minor adjustments shall be permitted by way of the Township of King, and shall not require further amendment to the Official Plan so long as the intent of its policies is maintained.

Pertaining to the interpretation of the provisions of the Official Plan, as amended, interpretation can apply in regard to this Official Plan Amendment No.7. In the event of conflict with the Official Plan, or any amendment thereto, the provisions of this Official Plan Amendment No.7, shall prevail unless otherwise specified.



**Lot 9, Plan 366
(15 Charles St.)**
The Corporation of The Township of King
Regional Municipality of York



Established Neighbourhood and Village Site-Specific Policy Area - 9 (V-SSPA-9)
TO Established Neighbourhood and Village Site-Specific Policy Area - 14 (V-SSPA-14)

THIS IS SCHEDULE "1" TO OFFICIAL PLAN AMENDMENT NO. 7
TOWNSHIP OF KING OFFICIAL PLAN – SCHEDULE 'D1'
LAND USE MAP