

**THE OFFICIAL PLAN
OF THE
TOWNSHIP OF KING PLANNING AREA
AS AMENDED BY
AMENDMENT NUMBERS 2, 17, 26**

**THE OFFICIAL PLAN INCLUDES
THE FOLLOWING TEXT AND THE
ATTACHED SCHEDULES "A", "B",
AND "C"**

CONSOLIDATED COPY ONLY

LIST OF OFFICIAL PLAN AMENDMENTS

<u>AMENDMENT NUMBER</u>	<u>PURPOSE</u>	<u>STATUS AS OF DECEMBER 17, 1990</u>	<u>POLICY SECTION</u>
1	Designate Part of Lot 21, Conc. 9 - Estate Residential.	Refused by O.M.B. June 11, 1973.	N/A
2	Deletion of certain pre-designated Estate Residential areas and inclusion of new Estate Residential policies.	Approved by TEIGA November 21, 1973 & O.M.B. August 14, 1974.	Land Use Designations only
3	Designate Part of Lot 5, Conc. 3 from Urban Centre to Commercial (King City Plaza).	Approved by Municipal Affairs January 7, 1974.	Land Use Designations only
4	Designate Part of Lot 6, Conc. 3 from Commercial to Urban Centre. (King City Senior Citizen Housing)	Approved by Ministry of Housing April 6, 1976.	3(5)(a)
5	Proposed changes to the severance policies in the Official Plan.	Never adopted by Council.	N/A
6	Revised designations on a number of specific sites throughout the Township.	Approved in part by Ministry of Housing July 6, 1978.	Land Use Designations only
7	Designate Part of Lot 5, Conc. 8 from Industrial and Rural to Urban Centre.	Withdrawn by Council. To be considered under Nobleton Community Plan.	N/A
8	Designate Part of Lots 26 & 27, Conc. 3 from Rural to Estate Residential - The Paddocks.	Withdrawn by Council.	N/A
9	Designate Part of Lot 13, 14 & 15, Conc. 8 from Rural to Open Space and Rural (Nobleton Lakes Golf Course).	Approved by Ministry of Housing July 15, 1977.	3(2)

<u>AMENDMENT NUMBER</u>	<u>PURPOSE</u>	<u>STATUS AS OF DECEMBER 17, 1989</u>	<u>POLICY SECTION</u>
10	Designate Part of Lots 30 & 31, Conc. 6 from Rural to Estate Residential & Open Space - Carrying Place, Phase III	Approved by Ministry of Housing October 18, 1978.	Land Use Designation only.
11	Designated Part of Lot 16, Conc. 11 from Rural to Estate Residential (Costello)	Never adopted by Council	N/A
12	King City Community Plan	Repealed by By-law 82-32, and Official Plan Amendment #20	N/A
13	Redesignate Part of Lot 30, Conc. 9 from Rural to Commercial (General) (only restricted uses permitted)	Approved by Ministry of Housing October 7, 1978	3(7)(a)(vi)
14	Nobleton Community Plan	Council has given one reading to By-law for adoption, has passed resolution to adopt plan as interim policy.	N/A
15	Redesignate Part of Lots 13 & 14, Conc. 8 from Rural to Estate Residential (Nobleton Lakes)	Approved by Ministry of Housing August 1, 1979	Land Use Designation only
16	Redesignate Part of Lot 10, Conc. 11 from Rural to Estate Residential (Kingsdown Park Estates)	Never adopted by Council.	N/A
17	Metric Conversion of Official Plan	Adopted by Council December 3, 1979. Approved by Ministry of Housing on February 11, 1980.	N/A
18	Designate Part of Lot 18, Conc. 4 from Rural & Open Space to Estate Residential and Open Space (Liscombe Road Holdings)	Adopted by Council November 2, 1981. O.M.B. approved January 12, 1983.	Land Use Designation only

<u>AMENDMENT NUMBER</u>	<u>PURPOSE</u>	<u>STATUS AS OF DECEMBER 17, 1990</u>	<u>POLICY SECTION</u>
19	Schomberg/Lloydton Community Plan	Council has given one reading to By-law for adoption; has passed resolution to adopt plan as interim policy.	N/A
20	King City Community Plan	Adopted by Council March 15, 1982. Ministry of Housing approval on April 26, 1983.	General Amendment
21	Captain Developments Ltd. Block "F", Plan M-13, Nobleton, from Rural to Urban Centre	Adopted by Council February 23, 1983. Approved by M.M.A.H. September 19, 1983.	Redesignation on Land Use Schedule only
22	Bachly Developments Ltd. Brownsville Junction Plaza W/S Hwy. 27, Schomberg from Urban Centre to Commercial	Adopted by Council June 6, 1983 - O.M.B. approved October 27, 1983.	Land Use Designation only
23	Hamlet Secondary Plan	Adopted by Council July 29, 1983. Approved by M.M.A.H. December 24, 1984.	General Amendment
24	Redesignate Part of Lot 6, Conc. 8 from Rural to Urban Centre (Stanwic Ltd.)	Adopted by Council October 3, 1983. Approved by M.M.A.H. on February 15, 1984.	Land Use Designation only
25	Redesignate Part of Lot 10, Conc. 11 from Open Space to Rural (Peter James - in trust)	Adopted by Council May 21, 1985. Approved by M.M.A. October 2, 1985.	3(10)(b)
26	Designate proposed Site Plan Control Area and establish policies regarding their use. Identify and describe road allowances re: width - Township of King.	Adopted by Council November 4, 1985. Approved by M.M.A.H. December 16, 1985.	5 and 6
27	An "Exception" to the Rural designation - Health Spa/Resort - Part of Lots 3,4 & 5, Conc. 5 - King Ranch Exception Area 1.	Adopted by Council November 4, 1985. Approved by M.M.A. on February 25, 1987.	3(10)

<u>AMENDMENT NUMBER</u>	<u>PURPOSE</u>	<u>STATUS AS OF DECEMBER 17, 1990</u>	<u>POLICY SECTION</u>
28	Lot 23, Plan 457 (being in Part of Lot 6, Conc. 8), Urban Centre to Commercial, Exception Area 1 (Nobleton Travel Limited)	Adopted by Council December 15, 1986. Approved by M.M.A. June 8, 1987.	3(7)
29	Part of Lots 21, 22 & 23, Conc. 2 from Rural to Open Space, Exception Area 1 (Calverly) (King Valley Golf Course)	Adopted by Council February 2, 1987. Approved by M.M.A. June 30, 1987.	3(2) and 2.9 of OPA #23
30	Part of Lot 21, Conc. 2, Hamlet Residential to Hamlet Commercial, Exception in Area 1 (Nitsis)	Adopted by Council March 2, 1987. Approved by M.M.A. August 4, 1987.	2.6 of OPA #23
31	Part of Lot 35, Conc. 10, Rural to Industrial, Exception Area 1 (Schembri)	Adopted by Council June 1, 1987. Approved by M.M.A. March 18, 1988.	Redesigna- tion on Land Use Schedule only
32	Part of Lot 32, Conc. 9, Rural to Institutional - Exception Area 1 (Banducci)	Adopted by Council July 6, 1987. Approved by M.M.A. April 11, 1988.	3(6)(c)
33	Part of Lot 16, Conc. 2, O.S., Rural to Industrial (Bray and Steyn)	Adopted by Council March 7, 1988. Approved by M.M.A. September 4, 1988.	Redesigna- tion on Land Use Schedule only
34	Part of Lots 13, 14 & 15, Conc. 2, Rural to Estate Residential & Rural, Exception Area 1 - Anisman (Fairfields Estates)	Adopted by Council April 18, 1988. Approved by M.M.A. September 8, 1988.	3(13)(1)
35	Property Maintenance and Occupancy Policies.	Adopted by Council by By-law 88-131 on September 19, 1988. Approved by M.M.A. May 16, 1989.	5(8); 6(9)

<u>AMENDMENT NUMBER</u>	<u>PURPOSE</u>	<u>STATUS AS OF DECEMBER 17, 1990</u>	<u>POLICY SECTION</u>
36	Part of Lots 16 & 17, Conc. 2, Rural to Open Space (Granada Investments Ltd.) Exception Area 2 - Open Space (Aurora Highlands Golf Course - West)	Adopted by Council by By-law 88-141 on October 3, 1988. Approved by M.M.A. August 8, 1989.	3(13)(2)
37	Part of Lot 5, Conc. 3, Rural to Community Commercial (McLaughlin, Fleurette) Exception Area 1 - Community Commercial	Adopted by Council October 17, 1988. Approved by M.M.A. 1989/06/07.	O.P.A.#20 Amendment 2(10)(3)(i)
38	Part of Lots 11 & 12, Conc. 11, Rural to Gravel Pit (McAllister, James) Exception Area 3 - Gravel Pit	Adopted by Council February 20, 1989	3(13)(3)
39	Part of Lot 3, Plan 463 (Pt. Lot 11, Conc. 8) Rural to Commercial, 504275 Ontario Ltd. (Ralph Finch) Exception Area 4 - Commercial	Adopted by Council February 20, 1989. Approved by M.M.A. 1989/12/04	3(13)(4)
40	Part of Lot 18, Conc. 2, Rural to Open Space - CASEY, Joseph (T/A Granada Investments Ltd.) Exception Area 5 - Open Space	Adopted by Council March 6, 1989. Approved by M.M.A. March 6, 1992	3(13)(5)
41	Part Lots 12-14, Conc. 1, N.S. Rural to Open Space 542215 Ontario Inc. (T/A Cardinal Golf Course) Exception Area 6 - Open Space	Adopted by Council April 3, 1989. Approved by M.M.A. November 26, 1990	3(13)(6)
42	Part of Lot 34, Conc. 9, Urban Centre to Commercial, Brownsville Junction Limited (shopping centre expansion) Exception Area 7 - Commercial	Adopted by Council January 8, 1990. M.M.A. approval December 17, 1990	3(13)(7)

<u>AMENDMENT NUMBER</u>	<u>PURPOSE</u>	<u>STATUS AS OF DECEMBER 17, 1990</u>	<u>POLICY SECTION</u>
43	Part Block A, Plan M-60 (Part Lot 32, Conc. 9) Urban Centre to Urban Centre Exception and Open Space, Township of King (Schomberg Lions Senior Citizens Housing Project) Exception Area 8 - Urban Centre and Open Space	Adopted by Council November 26, 1990. M.M.A. approval November 27, 1991	3(13)(8)
44	Part of Lot 23, Conc. 4, Rural to Estate Residential and Open Space (Ascot Estates Limited) Exception Area 9 - Estate Residential and Open Space	Approved by O.M.B. September 27, 1990	3(13)(9)
45	Part of Lot 6, Conc. 9 (66 & 72 Hwy. 27 N., Nobleton) (McArthur/Barry) Urban Centre to Commercial Exception Area 9	Adopted by Council July 22, 1991. M.M.A. approval November 27, 1991	3(13)(9) 3(13)(10)
46	Part of Lot 26, Conc. 7 (Right-Tone Home Builders Ltd.) Rural to Rural - Exception Area 1	Adopted by Council June 1, 1992. Approved by O.M.B. February 16, 1994	2.14.1 Amendment to O.P.A. 23
47	Schomberg Community Plan	Adopted by Council June 1, 1992 with modifications in May, 1993 and Oct., 1995. MMAH approval December 24, 1996	N/A
48	General Official Plan Amendment Policies re: Bona Fide Farmer Lots	Under Review	N/A
49	Part of Lot 2, Conc. 11 (778830 Ontario Limited - Big John Treeplanting) Open Space to Rural - Exception Area 11	Approved by O.M.B. September 30, 1992	3(13)(11)
50	Part of Lot 11, Conc. 1, N.A. (Pitway Holdings - Cardinal Golf Course - Phase 2) Rural to Open Space - Exception Area 7	Adopted by Council September 20, 1993. MMA approval with modifications on September 29, 1994.	3(13)(7) 3(13)(13)

<u>AMENDMENT NUMBER</u>	<u>PURPOSE</u>	<u>STATUS AS OF DECEMBER 17, 1990</u>	<u>POLICY SECTION</u>
51	Part of Lot 21, Conc. 2 (Part 1, 65R-613) (Pro Masonry Limited) Hamlet Commercial to Hamlet Commercial - Exception Area 2	Adopted by Council April 18, 1994. M.M.A. approval July 14, 1994	2.14.2 Amendment to OPA 23
52	Part of Lot 5, Conc. 8 (Captain Development Ltd. - Nobleton) Industrial and Open Space and Rural to Urban Centre and Open Space - Exception Area 12	Approved by O.M.B. October 3, 1994	3(13)(12)
53	Part of Lot 26, Conc. 8 (Gary Elliott) - Hwy. #27, Rural to Exception Area 14 - Commercial	Adopted by Council on November 7, 1995 and MMAH on March 15, 1996	3(13)(14)
54	King City Community Plan	Adopted by Council on March 3, 1997	
55	Part Lots 21-23, Concession 2 Clublink Residences at King Valley Golf Course	Adopted by Council on April 21, 1997. Approved by OMB November 10, 1998	
56	Part Lot 13, Concession 8 Nobleton Lakes Golf Expansion	Adopted by Council on February 16, 1998	
57	Nobleton Community Plan	Adopted by Council on October 20, 1997	
58	New Official Plan	Adopted by Council on October 20, 1997	
59	Part Lot 13, Concession 11 (Greek Orthodox Diocese/St. Kosmas Aitolos Monastery)	Adopted by Council November 15, 1999. Approved by Region of York on March 7, 2000, as modified	

THE OFFICIAL PLAN
OF THE
TOWNSHIP OF KING PLANNING AREA

The repeal of the Official Plan of the Township of King Planning Area (which Official Plan was approved by the Minister of Planning and Development on September 6, 1955, and subsequently amended), was recommended to the Council of the Corporation of the Township of King on the 6th day of June 1970.

The attached Schedules "A", "B" and "C" and explanatory text, constituting the Official Plan of the Township of King Planning Area, were prepared by the Township of King Planning Board and recommended to the Council of the Corporation of the Township of King under the provisions of Section 10 of The Planning Act, R.S.O., 1960, and amendments thereto, on the 6th day of June 1970.

Robert L. Sillcox
Chairman

Donald C. McCallum (SEAL)
Secretary

The Official Plan of the Township of King Planning Area (approved by the Minister of Planning and Development on September 6, 1955, and subsequently amended), having been recommended for repeal by the Township of King Planning Board, was repealed by By-law Number 1635 in accordance with Section 14 of the Planning Act, R.S.O., 1960, and amendments thereto, on the 24th day of August 1970.

The Official Plan of the Township of King Planning Area as recommended by the Township of King Planning Board was adopted by the Corporation of the Township of King by By-law No. 1635 in accordance with Section 11 of The Planning Act, R.S.O. 1960, and amendments thereto, on the 24th day of August 1970.

Gordon Cook
Reeve

Harold G. Rose (SEAL)
Clerk

The application by the Corporation of the Township of King for the approval of repeal of the Official Plan of the Township of King Planning Area (which was approved by the Minister of Planning and Development on September 6, 1955, and subsequently amended), is hereby approved in accordance with Section 14 of the Planning Act, R.S.O., 1960, and amendments thereto.

THE OFFICIAL PLAN
OF THE
TOWNSHIP OF KING PLANNING AREA

The Official Plan of the Township of King Planning Area which has been recommended by the Township of King Planning Board and adopted by the Council of the Corporation of the Township of King by By-law No. 1635 on the 24th day of August, 1970 is hereby approved in accordance with Section 12 of the Planning Act, R.S.O., 1960, and amendments thereto, as the Official Plan of the Township of King Planning Area.

November 23, 1970

Date

Hon. W. D'Arcy McKeough

Minister of Municipal Affairs

THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW 1635

The Council of the Corporation of the Township of King in accordance with the provisions of the Planning Act, R.S.O., 1960, and amendments thereto, hereby enacts as follows:

1. The Official Plan of the Township of King Planning Area (approved by the Minister of Planning and Development on September 6, 1955, and subsequently amended), having been recommended for repeal by the Township of King Planning Board, is hereby repealed.
2. The Official Plan of the Township of King Planning Area, comprising the attached Schedules and explanatory text, which has been recommended by the Township of King Planning Board, is hereby adopted.
3. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for the approval of this repeal and the approval of the new Official Plan of the Township of King Planning Area.
4. This by-law shall not come into force or take effect until approved by the Minister of Municipal Affairs.

Enacted and passed this 24th day of August A.D., 1970.

Signed Gordon Cook
Reeve

Signed H.G. Rose (SEAL)
Clerk

Certified that the above is a true copy of By-law No. 1635 as enacted and passed by the Council of the Corporation of the Township of King on the 24th day of August 1970.

THE OFFICIAL PLAN
OF THE
TOWNSHIP OF KING PLANNING AREA

The application by the Township of King for the approval of repeal of the Official Plan for the Township of King Planning Area (which was approved by the Minister of the Department of Planning and Development on September 6th, 1955, and subsequently amended), was recommended to the Council of the Corporation of the Township of King on the 6th day of August 1970. •

The Official Plan is hereby approved pursuant to Section 12 of The Planning Act, save and except the following which have been referred to the Ontario Municipal Board;

Part of Lots 28 and 29, Concession II owned by
Glady Farms Limited.

Part of Lot 28, Concession II owned by
Harold C. Snider.

Part of Lot 26, Concession II owned by
W. Stuart Mills

and
Part of Lots 26 and 27, Concession III owned by
Early Resources Explorations Limited.

as the Official Plan for the Township of King Planning area.

DATE: November 23rd, 1970

Hon. W. D'Arcy McKeough
MINISTER OF MUNICIPAL AFFAIRS

Amendment Number 2 approved by The Minister of The Ministry of Treasury Economics and Intergovernmental Affairs, November 21st, 1973.

THE OFFICIAL PLAN
OF THE
TOWNSHIP OF KING PLANNING AREA

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SECTION 1

INTRODUCTION

(1) THE PLANNING AREA

The Township of King Planning Area, designated on March 23, 1953, is located on the west central part of the County of York adjacent to the northern boundary of the Metropolitan Toronto Planning Area. The planning area was originally established as a subsidiary planning area within the Toronto and York Planning Area but with the establishment of the Municipality of Metropolitan Toronto and the Metropolitan Toronto Planning Area and the dissolution of the Toronto and York Planning Area on August 31, 1953 the Township of King reverted to a single independent planning area.

(2) THE PLANNING ACT

(a) Preparation

The Township of King Planning Board, under Section 10 (1) (d) of The Planning Act, R.S.O. 1960 and amendments thereto, is charged with the responsibility to prepare a plan for the Township of King Planning Area suitable for adoption as the Official Plan and forward it to the Council of the Township of King and recommend its adoption.

(b) By-law Conformity

The Planning Act further provides that where an Official Plan is in effect, no public work shall be undertaken and no by-law shall be passed for any purpose, with certain exceptions as indicated by Section 15 of the Planning Act, that does not conform to the Official Plan.

(3) THE OFFICIAL PLAN

(a) Existing Official Plan

The existing Official Plan for the Township of King Planning Area was prepared by the Planning Board and recommended to Council on March 29th, 1955. The Plan was adopted the following month by By-law 1026. On September 6th, 1955, the Plan was approved by the Minister of Planning and Development. The Plan indicated that the assumptions used in determining land-use policy would be valid for approximately 15 years.

SECTION 1

INTRODUCTION

(b) Amendments

On July 7, 1968, the Minister approved Amendment Number 1 to the Official Plan. This amendment clarified the policy pertaining to the permitted lot sizes in urban centres where a municipal water supply was available.

(c) Review and Preparation of a New Plan

The existing Official Plan has been in effect for some 14 years and during recent years there has been a number of policy decisions by the Province of Ontario which have a direct bearing on land-use policy in the Township of King. It was decided to prepare a new Plan incorporating current development policies. However, because of the strong possibility that some form of regional government will come into being within the next decade encompassing the area north of Metropolitan Toronto which will have a further influence on land development, this Plan establishes in general terms, the pattern and policy for development with the Planning Area for the period up to 1975.

The text and Schedules "A", "B" and "C" constitute this Official Plan. Supplementary data in support of the proposals contained within this Plan are included in the Technical Planning Report attached hereto. It is not intended that the Technical Planning Report form a part of this Official Plan.

(4) OFFICIAL PLAN REVIEW

An Official Plan is a dynamic document and, therefore, it is intended that this Plan shall be subject to continuing review by the Township of King Planning Board. Whenever it is found necessary, due to new economic, social or technical developments, the Plan will be amended to keep abreast of changes and trends.

SECTION 2

BASIS AND OBJECTIVES OF THE PLAN

(1) PROVINCIAL GOVERNMENT POLICY

(a) Sewage Treatment

The Township of King Planning Area lies within Metropolitan Toronto and Region Conservation Authority and the Holland Valley Conservation Authority. Both of these Authorities and the Ontario Water Resources Commission have indicated that it is their current policy not to allow the discharge of effluents from sewage treatment facilities into the headwaters of the Humber and Holland Rivers. In the event that circumstances should cause a change in this policy, sanitary sewerage facilities will only be constructed in conformity with Ontario Water Resources Commission requirements.

(b) Residential Estate Development

The Department of Municipal Affairs is currently investigating the problems of estate development in order to establish a comprehensive policy. In the meantime, the Department has indicated that the minimum size of an estate lot should be approximately two acres or development should be based on a population density of not more than two persons per net acre. This type of development would be serviced by private wells and septic tanks. The Department has further indicated that where estate development is considered that specific areas be designated for such purpose.

(c) Objective of this Plan

In order to eliminate the possibility of polluting the headwaters of the Humber and Holland Rivers and to reduce the amount of land utilized for residential estate development, it shall be an objective of this Plan to recognize the policies of the senior levels of government as part of the framework within which alternative land use and development policies can be established.

(2) SETTLEMENT PATTERN

(a) Existing Settlement

The urban population of the Planning Area has tended to concentrate within the three Police Villages of King City, Nobleton, Schomberg and in the Oak Ridges

SECTION 2

BASIS AND OBJECTIVES OF THE PLAN:

area. Each of these centres is served by a separate municipal water supply system. Other areas of existing settlement are the seven Hamlets of Kettleby, Lloydtown, Snowball, Laskay, Pottageville, Sacred Heart and Ansnorveldt. The balance of the non-farm development in the Planning Area has taken place in scattered estate subdivisions or scattered strip development along existing Township roads.

(b) Objectives of this Plan

Due to the current Provincial Government policy with respect to sewerage systems, it shall be the objective of this interim plan to provide land for only limited development in the four urban centres and the seven hamlets. In addition, land will be set aside for estate development in the more scenic areas of the Township.

SECTION 3

LAND USE POLICY

(1) LAND USE PLAN

The land resources of the Township of King Planning Area shall be developed in accordance with the land use pattern outlined on the Land Use Plan forming Schedule "A" of this document. The Land Use Plan establishes, in very general terms, the pattern of development by dividing the Planning Area into nine basic land use categories; Open Space, Estate Residential, Hamlet, Urban Centre, Institutional, Commercial, Industrial, Gravel Pit, and Rural. The provisions governing the use of the lands within these categories as shown on Schedule "A" are described in the following subsections.

(2) OPEN SPACE

The Open Space classification of land shall mean that the predominant use of land in the areas so designated shall be for conservation, recreation or agricultural use.

Where any lands designated for Open Space use are under private ownership, this Plan does not intend that such lands will necessarily remain as Open Space indefinitely or shall it be construed as implying that the Open Space areas are free and open to the general public or that the lands will be purchased by the Township of King, the Metropolitan Toronto and Regional Conservation Authority, or the Holland Valley Conservation Authority. At any particular time, if proposals to develop such lands that are in private ownership are made and the Township or the Conservation Authority concerned do not wish to purchase such lands in order to maintain them as Open Space, then an application for the redesignation of such lands for other purposes will be given consideration by the Township of King and the Township of King Planning Board taking into consideration the policies contained in Section 5 (5) of this Plan.

The general principles to be considered in the development and zoning of Open Space areas are as follows:

- (a) The uses permitted shall be limited to conservation, recreation, agriculture or similar uses together with accessory uses which may include the residence of the owner or caretaker.
- (b) No buildings of a permanent nature shall be permitted in any area subject to periodic flooding except buildings such as restrooms, shelters or those required for flood control and maintenance.

SECTION 3

LAND USE POLICY

- (c) Where recreation or conservation projects are designed for public use, adequate automobile parking areas shall be provided and access points to the parking areas shall be designed in such a manner that they will minimize the danger to pedestrians.

(3) ESTATE RESIDENTIAL

The predominate use of land designated 'Estate Residential' shall be residential dwellings on lots of sufficient size so as to essentially retain the rural character of the area.

Estate residential development by registered plans of subdivision may be permitted by amendment to the Official Plan and subject to compliance with the following criteria:

- (a) The minimum lot area shall be approximately two acres.
- (b) The design shall provide for a range of lot sizes directly related to the site's topography, vegetation, soil and drainage characteristics, the governing criterion being to retain a semi-rural character in the development and discourage urban density forms. On this basis the estimated population yield from a proposed subdivision should not exceed a density of two persons per acre over the total site area. As a minimum requirement for each lot, sufficient area shall be set aside for the installation and operation of two tile beds (currently this minimum standard is 20,000 square feet).
- (c) Development shall be permitted only where approved access to an assumed and maintained Township Road, Regional Road, or Provincial Highway is available, so as to ensure ready accessibility for school buses, ambulances, fire trucks and other essential service vehicles.
- (d) Access to individual lots shall be from internal roads and not from existing or unopened concession roads, regional roads or provincial highways. Certain exceptions may be necessary in isolated cases where topographic difficulties are encountered.
- (e) The minimum floor area of living area within the dwelling shall be 1,800 square feet.
- (f) Lots shall have sufficient land to meet with the requirements of the Regional Medical Officer of

SECTION 3

LAND USE POLICY

Health in regard to the proper installation and functioning of a private sewerage system.

- (g) Lots shall have sufficient area so that a private well for water supply can be located without danger of contamination by the sewerage system and so that a serious drawdown of groundwater levels beyond the boundaries of the lot itself can be avoided.
- (h) Dwellings shall be set back sufficiently from the edge of the embankment of any stream valley in order to ensure adequate structural stability and to avoid adversely affecting the visual amenity of the landscape.
- (i) Structures on lots abutting a Regional road shall be located not less than 160 feet from the centre line of the original road allowance.
- (j) All lots shall be provided with direct access to a road developed to municipal standards.
- (k) Any proposed plan of subdivision shall be supported by
 - (i) a detailed landscape analysis of the site and adjacent property undertaken by a landscape architect holding membership in the Canadian or American Society of Landscape Architects - the analysis to include a topographic survey at minimum 5 foot intervals;
and
 - (ii) a detailed site plan indicating building location, roads, utilities and landscape elements (existing and proposed);
and
 - (iii) a detailed engineering report and servicing plan relating to proposed water supply, sewage disposal and storm drainage facilities.
- (l) No building shall be erected on any part of any lot subject to the danger of flooding, subsidence or erosion.
- (m) Where the existing topography and/or vegetation provides no protection adjacent to main roads, tree screening and earth berms shall be provided in order to protect dwellings from passing traffic and to create as much privacy and enclosure as possible.

SECTION 3

LAND USE POLICY

- (n) Design of the plan of subdivision shall take into consideration the following principles:
- (i) maintenance of the land forms and physical features of the site in their natural state as far as possible to ensure that the natural rather than man-made, character of the site predominates;
 - (ii) protection of any stream, pond, marsh and woodland habitat for natural wildlife;
 - (iii) maintenance of the natural characteristics of water courses consistent with sound water-management practices;
 - (iv) protection of the streams and groundwater recharge areas from domestic waste discharge;
 - (v) protection and maintenance of the remaining trees and woodlands wherever possible;
 - (vi) the need for careful siting of dwellings, additional tree planting and provisions of sodded, earthen - berms;
 - (vii) that stream valleys and an adequate area beyond the tops of banks shall remain essentially undisturbed and undeveloped for reasons of flood control, bank stabilization and to maximize the aesthetic quality of the natural features.

Specific areas for estate residential development shall be designated on the Land Use Plan by amendment to the Official Plan.

Estate Residential development shall be permitted only by means of registered plans of subdivision, pursuant to Section 33 of The Planning Act and by amendment to the Official Plan. When an Official Plan amendment relating to estate residential development is initiated, information will be provided on the current population levels throughout the Township based upon the existing population together with the population anticipated from approved schemes.

Council shall take into account the following general principles when considering an amendment to the Official Plan to designate lands for estate residential development:

SECTION 3

LAND USE POLICY

- (o) Estate residences shall be permitted only in areas which are not suited for cultivation by reason of topographical defects or soil conditions where the land is attractive, rolling countryside located close to assumed and maintained township roads, and where possible, to existing schools
and
- (p) The existing topography or vegetation shall provide sufficient screening so that a minimum number of dwellings can be viewed directly from main roads and the visible landscape remains unimpaired.
- (q) Estate residences should be organized into coherent groupings in order to avoid scattered development and inefficient public services.

(4) HAMLET

The Hamlet classification of land shall mean that the predominant use of the land in the areas so designated shall be for low-density residential, commercial and limited industrial uses developed on the basis of limited municipal services.

The general principles to be considered in the development and zoning of the Hamlet areas are as follows:

- (a) The uses permitted shall be limited to single-family detached dwellings, home occupation uses, institutional uses such as schools, places of worship or fraternal association halls, commercial and industrial uses serving the surrounding rural area.
- (b) The expansion of Hamlets shall be encouraged in depth rather than strips along the main roads. Provisions shall be made in appropriate locations to leave access from the main road to a second or third tier of lots behind the existing Hamlet development.
- (c) The installation of a municipal water supply system to serve the Hamlet areas will be encouraged when the density of development is sufficient to economically permit the construction of such systems. However, until such time, development in the Hamlet areas will be permitted on septic tanks and private wells which conform to the standards established by the County Health Unit.
- (d) The minimum lot area for residential development shall be 20,000 square feet until a municipal water

SECTION 3

LAND USE POLICY

supply system is constructed at which time the minimum lot area may be reduced to 14,000 square feet.

- (e) The minimum floor area of living area within a dwelling unit shall be 1,300 square feet.
- (f) Residential, Commercial and Industrial uses shall be placed in a separate zone classification. Adequate off-street parking shall be provided together with adequate buffer planting or screening where such commercial and industrial uses abut residential zones.
- (g) Care shall be taken that commercial and industrial uses permitted in the Hamlet areas are not obnoxious and incompatible with the basic residential function of the Hamlets. The degree to which the commercial and industrial uses will be separated from the residential uses and the adequacy of the buffer planting or screening will depend on the nature of the uses involved. Certain inoffensive commercial uses may be permitted in close proximity to residences in a Hamlet whereas others may be restricted to one edge of the Hamlet and subject to rigorous screening provisions.

(5) URBAN CENTRE

The Urban Centre classification of land means that the predominant use of the land in the areas so designated shall be for residential uses developed on the basis of a municipal water supply.

The general principles to be considered in the development and zoning of the Urban Centre areas are as follows:

- (a) The uses permitted shall be limited to single-family detached dwellings, home occupation uses, places of worship, schools and parks.
- (b) The minimum lot area for residential development shall be 14,000 square feet per dwelling unit.
- (c) The minimum floor area of living area within a dwelling unit shall be 1,250 square feet.
- (d) Adequate off-street parking shall be provided for all uses permitted.

SECTION 3

LAND USE POLICY

(6) INSTITUTIONAL

The Institutional classification of land shall mean that the predominant use of land in the areas so designated is for institutional uses such as a religious seminary or conference centre, a private school, a hospital, a public home for senior citizens or an armouries.

The general principles to be considered in the development and zoning of the institutional areas are as follows:

- (a) Adequate precautions shall be taken to ensure that the permitted uses have no adverse effects on adjacent land uses.
- (b) Adequate off-street parking facilities are provided for all permitted uses.

(7) COMMERCIAL

The Commercial classification of land means that the predominant use of land in the areas so designated shall be for General Commercial and Highway Commercial uses.

The general principles to be considered in the development and zoning of the General Commercial and the Highway Commercial uses are as follows:

(a) General Commercial

- (i) The uses permitted are those commercial uses which provide for the sale of goods and personnel services to the market area of the Urban Centre in which they are located. These uses may include retail shops, automobile service stations, automobile sales agencies, public garages, places of entertainment, eating establishments, offices, studios, open space, institutional and residences in part of the commercial use or on the second floor.
- (ii) No more than one residential unit will be permitted in part of or over any commercial uses and will only be permitted where land is available for the installation of septic tanks in accordance with the standards of the County Health Unit.
- (iii) No open storage will be permitted in the General Commercial areas.

SECTION 3

LAND USE POLICY

- (iv) Adequate off-street parking facilities shall be provided by all permitted uses.
- (v) Adequate buffer planting areas shall be provided between the General Commercial area and any adjacent residential areas and the buffer planting may include grass strips and appropriate trees and shrubs.

(b) Highway Commercial

- (i) The uses permitted are those commercial uses which primarily serve the motoring public and which rely heavily upon such traffic for their economic existence. These uses may include automobile service stations, public garages, automobile or trailer sales agencies, motels, drive-in restaurants or other eating establishments and accessory retail uses together with a residence for the owner or caretaker.
- (ii) The location of such uses shall be restricted to the Freeway and the Arterial roads as shown on Schedule "B".
- (iii) Adequate off-street parking facilities shall be provided by all permitted uses. Access points to such parking facilities shall be limited in number and designed in a manner that will minimize the danger to vehicular and pedestrian traffic.
- (iv) Adequate buffer planting areas shall be provided between the Highway Commercial uses and any adjacent residential areas and the buffer planting may include grass strips and appropriate trees and shrubs.

(8) INDUSTRIAL

The Industrial classification of land means that the predominant use of the land in areas so designated shall be for restricted and general industrial uses.

The general principles to be considered in the development and zoning of the restricted and general industrial areas are as follows:

SECTION 3

LAND USE POLICY

(a) Restricted Industrial

- (i) The uses permitted are those industrial uses which include warehousing, processing, manufacturing, assembling, railway uses, concealed storage and accessory commercial uses or commercial uses primarily serving the Restricted Industrial area.
- (ii) Additional uses may include compatible public uses and compatible institutional uses. Additional uses will be included in a separate zoning category in the implementing restricted area by-law.
- (iii) The permitted commercial uses shall be either accessory to or directly serve the permitted industrial uses and in no way contribute to the detracting of the area for healthy industrial development and, in order to avoid commercial development at random within industrial areas, implementing zoning by-laws shall establish commercial zones separate from industrial zones.
- (iv) The type of restricted industrial use permitted shall be such that there is no adverse effects on adjoining land uses as the result of the emission of noise, smoke or odour.
- (v) Adequate off-street parking facilities shall be provided to accommodate industrial employees.
- (vi) Adequate off-street loading facilities shall be provided.
- (vii) Adequate buffer planting shall be provided between the industrial areas and any adjacent residential areas and the buffer planting may include grass strips and appropriate trees and shrubs.

(b) General Industrial

- (i) The uses permitted are those industrial uses which include all the uses permitted in the restricted industrial areas as well as open storage or bulk storage uses.

SECTION 3

LAND USE POLICY

- (ii) Adequate off-street parking facilities shall be provided to accommodate industrial employees.
- (iii) Adequate off-street loading facilities shall be provided.
- (iv) Adequate buffer planting shall be provided between the industrial areas and any adjacent residential areas and the buffer planting may include grass strips and appropriate trees and shrubs.

(9) GRAVEL PITS

The Gravel Pit classification of land shall mean that the predominant use of the land in the areas so designated shall be for gravel pit and quarry operation.

The general principles to be considered in the development and zoning of the gravel pit areas are as follows:

- (i) The uses permitted are sand and gravel pits, quarries, aggregate storage areas, stone crushing plants and concrete batching plants, as well as uses directly related and essential to the primary operation.
- (ii) In order to ensure that large parts of the municipality are not turned into an unsightly and potentially dangerous wasteland, the sand and gravel and other operations are to be controlled in accordance with the following general principles:
 - (a) All lands designated for gravel pit purposes in the Official Plan will not be zoned initially for this purpose. Only those areas already under excavation and their immediate surroundings are to be zoned.
 - (b) Applications for re-zoning in accordance with this Official Plan will be given consideration provided Council, after consultation with Planning Board, is satisfied that the operation will not be detrimental to the Township. The adequacy of municipal controls on the proposed operation and the manner in which the applicant has operated existing and worked-out pits may be taken into account.
 - (c) Before re-zoning land for quarrying or related purposes, Council shall ensure that provision is made for:

SECTION 3

LAND USE POLICY

- adequate set-backs from the lot boundaries,
- buffering from any adjacent residential uses,
- the preservation of soil cover for future rehabilitation,
- storm drainage,
- control of access points for traffic safety,
- the protection of the public by the erection of adequate signs and fences,
- the clarification of wash water by the use of settling basins prior to the water leaving the property,

- the rehabilitation of worked-out areas by leveling, grading and replacing of top soil so that the land may be returned to use for other purposes, such as agricultural, re-forestation, recreational, parks or similar uses.

- (d) Lands designated as gravel pits may be used for farming and other rural purposes, provided that these uses are clearly of a dry nature and not likely to create a pollution problem.

(10) RURAL

The Rural classification of land shall mean that the predominant use of the land in the areas so designated shall be for agricultural or conservation purposes. Other uses permitted shall include limited non-farm residential uses permitted by consent of the Committee of Adjustment.

The general principles to be considered in the development and zoning of the rural areas are as follows:

(a) Agricultural

- (i) Agricultural uses in close proximity to the Urban Centres or Hamlets shall be restricted to those agricultural uses which will have no detrimental effect on the Urban centres or Hamlets.

- (ii) No buildings of a permanent nature will be permitted within the flood plain of any stream, except buildings such as restrooms, shelters or those required for flood control and maintenance.

SECTION 3

LAND USE POLICY

(b) Non-Farm Residential

- (i) Existing residential development may be recognized in the implementing restricted area by-law and where such residential is grouped in-filling within the zone may be permitted on lots not less than 2 acres in area.
- (ii) A limited number of non-farm single-family detached dwellings may be permitted in the form of lot severances by consent on lots not less than 15 acres in area with a lot frontage of not less than 400 feet.
- (iii) The minimum floor area of living area within the dwelling shall be 1,500 square feet.
- (iv) Non-farm residential development shall take place on septic tanks and private wells and such septic tanks shall conform to the standards of the County Health Unit.
- (v) Non-farm residential uses shall be zoned in a separate classification in the implementing restricted area by-law.

(11) ALL AREAS

In all areas designed on the Land Use Plan it shall be the policy that public parks, playgrounds, playfields, schools, public utilities and other public uses be permitted, provided that such use is necessary in the area, that it can be made compatible with its surroundings and that adequate measures are taken to ensure this compatibility.

(12) EXISTING LAND USES

Any land use existing at the date of approval of the plan that does not conform with the land use designations as shown on the Land Use Plan or the policies related thereto, as a general rule, should cease to exist in the long run. In special instances, however, it may be desirable to permit the extension or enlargement of such a non-conforming use in order to avoid unnecessary hardship. It is the intention of this plan that extensions and enlargements shall be handled through the use of Section 30 (18) or Section 32b of the Planning Act.

SECTION 3

LAND USE POLICY

(a) Section 30 (18) of The Planning Act

Any application, in accordance with Section 30 (18) of The Planning Act, for the extension or enlargement of a use, which does not conform to the implementing Restricted Area (Zoning) By-law (hereinafter called a non-conforming use) and which existed at the time of passing of such by-law shall be dealt with in the following manner:

- (i) The Township of King Planning Board and the Council of the Township of King, as the case may be, shall determine the feasibility of acquiring the property concerned at the time of application or possibly at some future date and of holding, selling, leasing or redeveloping the property in accordance with the provisions of The Planning Act. Special attention will be given to the chances for the re-establishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions in accordance with the policies of this Official Plan.
- (ii) If acquisition at this time does not appear to be feasible and if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, Council may consider the passing of a Restricted Area (Zoning) By-law pursuant to Section 30 (18) of The Planning Act and such by-law may then be passed without the necessity to amend the Official Plan providing it complies with the policies of Section 3 (12) (a) (iii) below.
- (iii) Prior to making any decision on the application, the Council will refer such application to the Planning Board for a report on the various aspects of the matter for the information of Council. The Council, before passing such a by-law shall be satisfied that those of the following requirements which are relevant to the specific application for the extension or enlargement of the non-conforming use are, or will be, fulfilled in order to safeguard the wider interests of the general public:
 - (a) That the proposed extension or enlargement of the established non-conforming use shall

SECTION 3

LAND USE POLICY

not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Restricted Area (Zoning) By-law applying to the area.

- (b) That the proposed extension or enlargement shall be in an appropriate proportion to the size of the non-conforming use established prior to the passing of the implementing Restricted Area (Zoning) By-law.
- (c) That an application which would affect the boundary areas of different land use designations on the Land Use Plan will only be processed under these policies, if it can be considered as a "minor adjustment" permitted under the flexibility clause of Section 7 (1) of the Official Plan without the need for an amendment. Any major variances will require an amendment to the Official Plan.
- (d) The characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odours, lighting and traffic generating capacity. No amendment to the implementing by-law shall be made if one or more of such nuisance factors will be created or increased so as to add essentially to the incompatibility of the use with the surrounding area.
- (e) That the neighbouring conforming uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed extension or enlargement and wherever feasible, be also extended to the established use in order to improve its compatibility with the surrounding area.

SECTION 3

LAND USE POLICY

- (f) That traffic and parking conditions of the vicinity will not be adversely affected by the application and traffic hazards will be kept to a minimum by appropriate design of ingress and egress points to and from the site and improvement of sight conditions especially in proximity to intersections.
 - (g) That adequate provisions have been, or will be, made for off-street parking and loading facilities.
 - (h) That applicable municipal services such as storm drainage, sanitary sewers, water supply and roads, etc. are adequate or can be made adequate.
- (iv) Council will not pass an implementing Restricted Area (Zoning) By-law pursuant to Section 30 (18) of The Planning Act before it is satisfied in regard to the policies contained in Section 3 (12) (a) (iii) above. It will also be the policy of the Township of King to notify property owners in the area, of each application for the extension or enlargement of a non-conforming use prior to a final decision on the matter in order to obtain their views and to satisfy the requirements of Section 10 of The Planning Act.
- (b) Section 32b of The Planning Act

Section 32b of The Planning Act concerns applications to the Committee of Adjustment. The Committee, provided the general intent and purpose of the Official Plan and implementing by-law are maintained, may authorize minor variances from the provisions of the implementing Restricted Area By-laws.

SECTION 4

TRANSPORTATION POLICY

(1) GENERAL

The transportation plan forming Schedule "B", is based on the interrelationship of land use and transportation. The road pattern is designed to facilitate a satisfactory movement of both people and goods to and from the various land use areas within the Township of King Planning Area as well as through traffic movement.

(2) THE ROAD PATTERN

The Road Pattern as shown on Schedule "B" is based on the following principles:

- (a) The overall road pattern should be in harmony with the proposed road pattern of the adjoining municipality, the county road system and the provincial highway system.
- (b) Arterial roads should permit the movement of large volumes of traffic through the planning area to and from the major traffic generating areas.
- (c) Collector roads should permit the movement of medium volumes of traffic between arterial and local roads.
- (d) Local roads should provide land access only to the areas in which such local roads are located and should not serve major traffic generating areas.

(3) CLASSIFICATION

The roads of the Township of King Planning Area, both existing and proposed, are classified on Schedule "B" according to their ultimate function. Where additional land is required for widening and extensions, such land shall be obtained wherever possible, in the course of approving subdivisions under the Planning Act.

(a) Freeway

A freeway generally carries a large volume of traffic between major generators of traffic at high speeds and under free flowing rural conditions. Street access to adjoining lands is not permitted, and access is limited to grade separated interchanges.

This classification is applied to Highway 400, which has been designated by the province as a Controlled Access Highway, and which will be widened to six lanes within the existing right-of-way.

SECTION 4

TRANSPORTATION POLICY

(b) Arterial Roads

Arterial roads are existing roads designed to and improved to facilitate the inter-area on-through movement of medium volumes of traffic on 2 to 4 traffic lanes and provide limited land access to abutting properties. These roads include provincial highways and county roads which link the urban centres. The minimum right-of-way width will be 120 feet for Highway 9, 150 feet for Highway 11 and 27 and 120 feet for county roads.

(c) Collector Roads

Collector roads are existing and proposed roads designed to connect and carry local traffic to the arterial roads or distribute traffic to local roads on 2 or 4 traffic lanes as well as provide land access to abutting properties. The minimum right-of-way width for all these roads will be 120 feet.

(d) Local Roads

The remainder of the roads in the planning area are classified as local two traffic lane roads with a right-of-way width of 66 feet designed primarily to provide land access to abutting property and to discourage the movement of through traffic.

(e) Provincial Highways

While the above classifications are according to function, certain highways within the planning area are under the jurisdiction of the Department of Highways of Ontario, and are protected to the right-of-way widths listed above. These are: Highways Number 9, 11, 27 and 400.

(4) INTERSECTION IMPROVEMENTS

It is intended, wherever possible, that as traffic conditions warrant improvements in the form of jog eliminations, regulation of turning movements, proper signing, installation of traffic signals, marking of traffic lanes and channelization instruction will be undertaken at the intersections so indicated on Schedule "B".

SECTION 4

TRANSPORTATION POLICY

(5) RAILROAD CROSSING IMPROVEMENTS

It is the intention, wherever possible, of this Plan that railroad crossings as indicated on Schedule "B" be improved in the form of grade separations or provided with other protective measures such as daylighting, signals or gates, or combinations thereof.

(6) BRIDGE IMPROVEMENTS

It is the intention, wherever possible, of this Plan as future improvements are made to the bridges indicated on Schedule "B" that the improvements be so designed as to accommodate the type of road proposed.

(7) COMMUTER RAILWAY

It is the intention of this Plan that commuter rail service will be encouraged on the Canadian National Railway system and that a commuter station will be encouraged in King City.

SECTION 5

DEVELOPMENT POLICY

(1) URBAN CENTRES -
KING CITY, NOBLETON, SCHOMBERG AND OAK RIDGES

(a) Sanitary Sewerage Systems

It is the policy of this Plan to permit development in these centres on the basis of individual septic tank systems.

(b) Municipal Water Supply

The four urban centres are served by four separate municipal water supply systems. It is the intention of this plan to permit extensions to the existing municipal water supply systems to serve new development within the limits of the urban centres as shown on Schedule "C" provided that any extension receives the approval of the Ontario Water Resources Commission. No extension will be permitted beyond the limits of the urban centres without an amendment to this plan.

(c) Density of Development

The residential development shall not exceed approximately 2.5 dwelling units or approximately 10 persons per net acre. For the purposes of this plan, a net acre is 43,560 square feet less approximately 25% for roads and parks.

(2) SEPTIC TANK INSTALLATION - ALL AREAS

The Planning Board and the Committee of Adjustment, as the case may be, shall, as a condition of draft approval of a plan of subdivision, and may, as a condition for consent to a conveyance, require that the owner provide an engineering report pertaining to soil type and permeability, depth of soil above the water table, the adequacy of storm drainage facilities according to the proposed finished grade of each lot to ensure that optimum conditions exist for the installation of individual septic tank systems. Such information shall be provided to the County Health Unit to assist them in their decision.

(3) EDUCATIONAL FACILITIES

Educational facilities within the Planning Area are under the jurisdiction of the York County Board of Education and the York County Separate School Board. These two agencies will determine the size and timing of future educational facilities. School facilities and their current status are

SECTION 5

DEVELOPMENT POLICY

shown on Schedule "C". At such time as the long-range studies and plans have been completed by the School Boards, the proposals should be incorporated in this plan by amendment.

(4) RECREATIONAL FACILITIES

(a) Regional

It is intended, whenever possible, that Metropolitan Toronto and Region Conservation Authority and the Holland Valley Conservation Authority will develop and provide regional recreational facilities at the Cold Creek Conservation Area, the Humber Trails Conservation Area, the King Creek Reservoir Area, the Nashville Reservoir Area and the King Conservation Area as shown on Schedule "C". Facilities to be provided will include fishing, picnicing, swimming, boating, winter sports, nature trails and hiking.

(b) Community

It is intended that the Township will provide nature trails and picnic areas on a 47 acre site known as the King Township Centennial Park. This park is managed by the Township in conjunction with the Conservation Authority.

(c) Neighbourhood

The following recreational areas are intended to be developed not only as neighbourhood parks and playgrounds, but also as community recreational areas.

<u>Name</u>	<u>Size</u>
King City Memorial Park	8 acres
Nobleton Community Park	8 acres
Schomberg Agricultural Park	6 acres

(5) STREAM VALLEYS

(a) Flood Plain Land

Flood Plain Land is land adjacent to a stream or watercourse which is subject to periodic flooding and includes all the area shown on Schedule "A" as Open Space, except certain areas under the jurisdiction of the Conservation Authorities, municipal parks, Cedar Glen, the King Golf Club and the Aurora Golf Club.

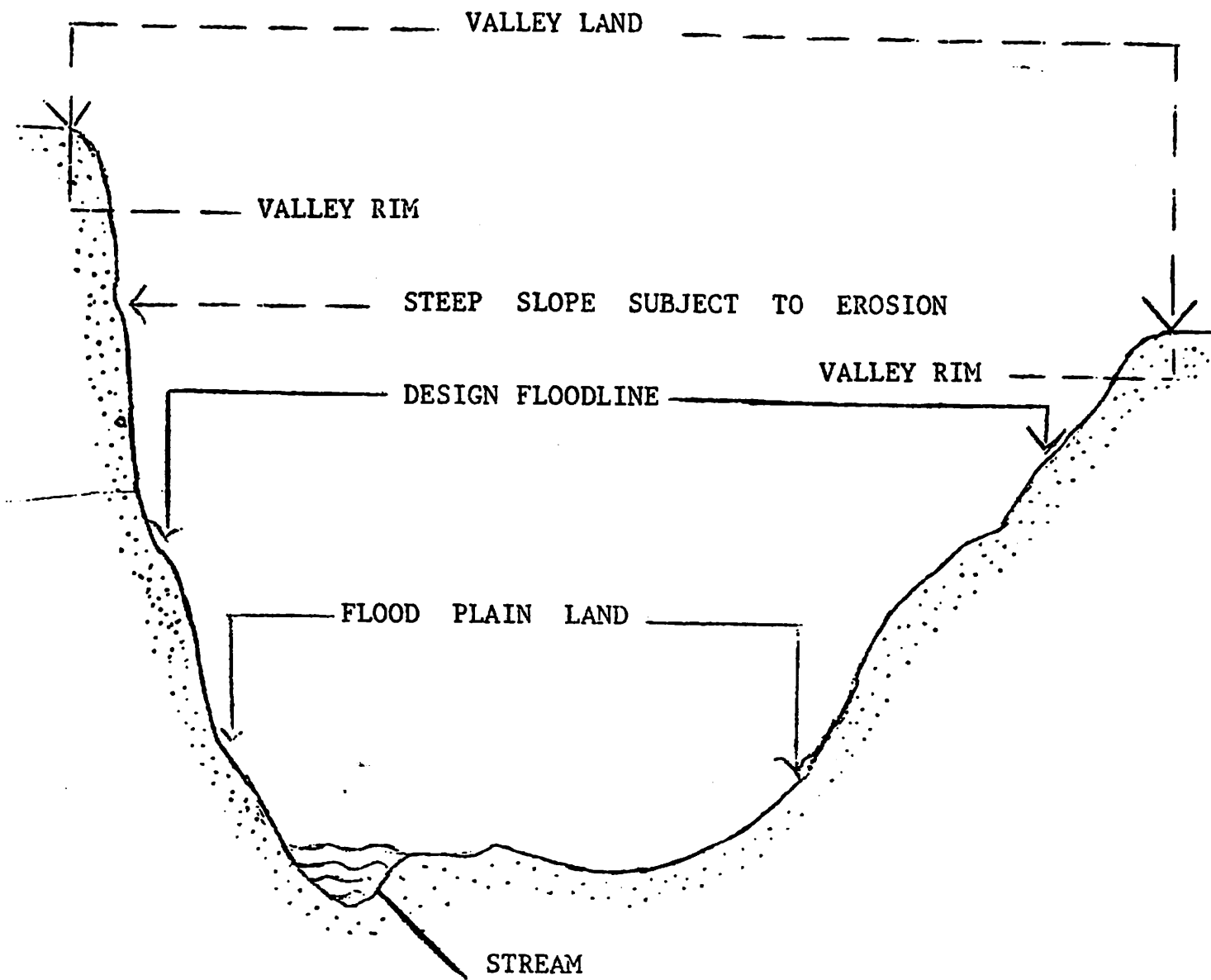


ILLUSTRATION OF STREAM VALLEY
DEFINITIONS

SECTION 5

DEVELOPMENT POLICY

It is the policy of this plan that no buildings or structures of a permanent nature shall be erected on Flood Plain Land except buildings or structures such as restrooms or those required for flood control and maintenance. In the absence of a 'Design Floodline', as described in Section 5 (5) (b), the boundary of those lands as shown on Schedule "A" will be used as a guide for 'Flood Plain' zoning.

(b) Design Floodline

The Design Floodline is a line determined by the Conservation Authorities Branch of the Department of Energy and Resources Management to indicate the line of maximum potential flooding for a specific storm. Once this line has been ascertained, it shall be incorporated in this plan by amendment and shall form the basis of any 'Flood Plain' zoning.

(c) Valley Rim

The Valley Rim is the generally accepted outer edge of the valley land where there is a definite topographic break in the slope and may include, depending on the nature of the valley, various terrances. It shall be the policy of this plan that all buildings and structures shall be set back a distance of not less than 100 feet and where such valley land contains a bank with a steep slope subject to erosion, such set back shall not be less than 200 feet from such valley rim.

(6) WASTE DISPOSAL SITES

Any solid waste disposal sites shall be established and operated in accordance with the requirements and regulations of the Waste Management Branch of the Department of Energy and Resources Management. It shall be the policy of this plan that the only waste disposal sites in the Planning Area are those owned and operated by the Township of King.

SECTION 6

IMPLEMENTATION

(1) GENERAL

This Official Plan shall be implemented by means of the powers conferred upon the Township of King Planning Board and the Council of the Township of King, by the Planning Act, the Municipal Act, and such other statutes as may be applicable. In particular, this plan shall be implemented by restricted area (zoning) by-laws, legislation pursuant to the Municipal Act, subdivision and part-lot control by-laws, the construction of public works and a capital works programme.

(2) RESTRICTED AREA (ZONING) BY-LAWS

It is intended that comprehensive restricted area (zoning) by-laws shall be brought into effect in accordance with the provisions of The Planning Act by the Council of the Township of King. Such by-laws shall contain land use zones in accordance with the proposals contained within this plan and will establish regulations to control the use of land and the character, location and use of buildings and structures.

It is not intended that all the land use areas designated on Schedule "A" will be zoned for such uses immediately by the implementing restricted area by-laws. Certain areas designated for specific land use on this plan may be zoned otherwise under a 'Holding' Development or similar type of category in order to delay their development for the designated use until they appear to be ready for such development and until the standards appropriate to the designated use can be satisfied. Under the 'Holding' Development or similar type of category, the lands may be zoned for agricultural uses, for open space uses as a 'Development Zone' or for their existing use preferably with restrictions limiting enlargement.

It is intended that the uses permitted under a 'Holding', Development, or similar type of category will not exert any adverse effect upon any adjacent existing uses and will not jeopardize the future development of the land in conformity with the designation outlined on Schedule "A". When the Council receives an application for a development project which is deemed suitable by Council and which is in accordance with the designation and policies of this Plan, the 'Holding' category may be removed from the implementing by-law by an amending by-law without any need for an amendment to this plan.

SECTION 6

IMPLEMENTATION

(3) LEGISLATION PURSUANT TO THE MUNICIPAL ACT

It is intended that the Township of King shall review existing legislation pursuant to The Municipal Act governing such uses as automobile wrecking yards, garbage dumps, gravel pits, quarries, trailers and signs and, where necessary amend existing by-laws or pass new by-laws as may be required to ensure such uses are properly regulated and controlled.

(4) SUBDIVISION AND PART-LOT CONTROL BY-LAWS

It is intended that the Township will continue to use subdivision and part-lot control by-laws and amend them or pass new by-laws, as may be required in order to maintain control over land transactions within the Planning Area. Land development shall generally take place by plan of subdivision. Under certain circumstances, where a plan of subdivision is not necessary for proper and orderly development, a consent to a land conveyance may be granted in accordance with the following applicable consent policies.

- (i) The preservation of good agricultural land for agricultural purposes.
- (ii) The prevention of scattered isolated residential development throughout the Township.
- (iii) Ribbon residential or other development along highways or major roads shall be prevented. Direct access from major roads shall be restricted and residential lots should, where possible, have access only from minor township roads.
- (iv) Consent shall be granted only when it has been established that soil and drainage conditions are suitable to permit the proper siting of buildings, to obtain a sufficient and potable water supply and to permit the installation of an adequate means of sewage disposal.
- (v) Consents shall be given only when the land fronts on an existing public road which is of a reasonable standard of construction.
- (vi) The size of any parcel of land created by such consent shall be appropriate for the use proposed and in no case shall any parcel be created which does not conform to the provisions of the zoning by-law.

SECTION 6

IMPLEMENTATION

- (vii) The use for which the lot is proposed should be related to agricultural outside of built-up areas.
- (viii) Consents shall not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.
- (ix) Non-agricultural development shall be encouraged to locate as infilling in, or adjacent to, existing hamlets or groups of houses.
- (x) Notwithstanding the above policies, a bonafide farmer, with the permission of the Committee of Adjustment, may be permitted to sever a parcel of land for his own use. If a farmer enlarges his farm holding by acquiring an adjacent farm, the farmer may, with the permission of the Committee of Adjustment, sever a parcel of land upon which a house is in existence on the adjacent farm.

In granting a severance for a bonafide farmer, the Committee of Adjustment should have regard to the other policies above which are applicable.

(5) PLANS OF SUBDIVISION

It shall be the policy of the Township of King to recommend to the Minister for approval only those plans of subdivision which comply with the proposals of this plan and which, to the satisfaction of the Council and Planning Board, can be supplied with adequate services such as schools, fire protection, water supply, storm drainage facilities and road maintenance; and which, by reason of such approval, would not adversely affect the economy of the Township.

(6) PUBLIC WORKS AND CAPITAL WORKS PROGRAMME

The implementation of the policies of this plan which can generally be labelled as municipal facilities and services which will involve the Township directly in the financing of such projects. The text and schedules of this plan outline the nature and scope of these projects which include the development of neighbourhood and community parks and playgrounds, the up-grading of roads and the improvement of intersections, the installation of a water supply system and storm drainage facilities.

It is intended that the Township of King, on the basis of

SECTION 6

IMPLEMENTATION

policies of this plan dealing with community facilities, will establish a priority list for the implementation of these projects with estimates of cost (land acquisition, construction and maintenance costs) wherever possible.

A five year capital improvement programme will then be developed which the Council could carry out systematically, adopting initially the first year of the programme as part of their budget. It is intended that the programme will be reviewed annually as part of the capital budget procedure.

(7) PUBLIC INFORMATION

In order to adequately inform the general public as to the policies and proposals contained herein, the Planning Board shall upon receiving the Minister's approval of this plan, reproduce this plan and make it available to the public.

SECTION 7

INTERPRETATION

(1) LAND USE BOUNDARIES AND ROADS

It is intended that the boundaries of the land use classifications shown on Schedule "A" be considered as approximate and absolute only where bounded by arterial roads, railways, rivers or streams or other similar geographical barriers. It is also intended that the location of roads as indicated on Schedule "B" be considered as approximate and not absolute. Therefore, amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads, provided the general intent of the plan is preserved. Such minor deviations will not be reflected on Schedule "A" or "B".

(2) LAND AREAS, POPULATION ESTIMATES ETC.

It is intended that all figures and quantities herein shall be considered as approximate only and not absolute. Amendments to the Official Plan will not be required for any reasonable variance from any of the proposed figures.

(3) ACCESSORY USES

Wherever a use is permitted in a land-use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use be also permitted.

(4) AMENDMENT PROCEDURE

Should changing conditions necessitate the need for an amendment to the Official Plan in accordance with Section 14 (1) of The Planning Act, the following procedure shall be followed to ensure that the general public receives adequate notification:

- (a) Prior to recommending to the Council of the Township of King that any amendment be made to the Official Plan, the Planning Board shall prepare the amendment and notify affected ratepayers its content requesting comments and/or discussion of the amendment. In the event that the amendment affects a large number of ratepayers, or is of general nature, the notice of the special meeting shall be given by advertisement in the local newspaper.
- (b) A record shall be made of the special meeting and it shall be appended to the amendment prior to its submission to the Council.

SECTION 7

INTERPRETATION

- (c) Following the Minister's approval of the amendment, sufficient copies shall be prepared for public distribution and a notice shall be placed in the local newspaper advising of such approval and that copies of the amendment may be obtained from the Secretary of the Planning Board.

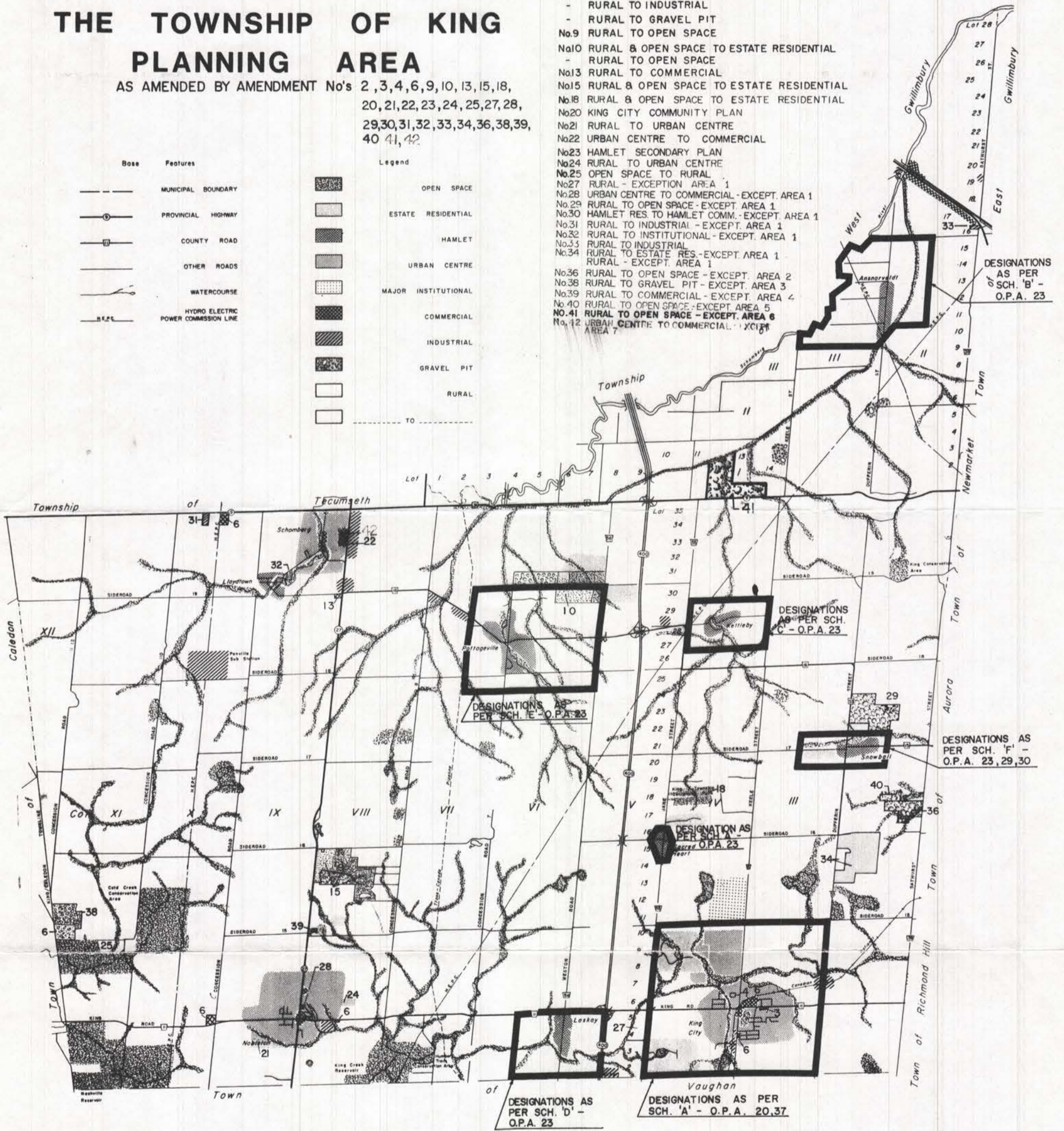
SCHEDULE "A" LAND USE PLAN OF THE OFFICIAL PLAN OF THE TOWNSHIP OF KING PLANNING AREA

AS AMENDED BY AMENDMENT No's 2, 3, 4, 6, 9, 10, 13, 15, 18,
20, 21, 22, 23, 24, 25, 27, 28,
29, 30, 31, 32, 33, 34, 36, 38, 39,
40, 41, 42

AMENDMENTS

- No.3 URBAN CENTRE TO COMMERCIAL
- No.4 COMMERCIAL TO URBAN CENTRE
- No.6 RURAL TO COMMERCIAL
- URBAN CENTRE TO COMMERCIAL
- COMMERCIAL TO URBAN CENTRE
- RURAL TO INDUSTRIAL
- RURAL TO GRAVEL PIT
- No.9 RURAL TO OPEN SPACE
- No.10 RURAL & OPEN SPACE TO ESTATE RESIDENTIAL
- RURAL TO OPEN SPACE
- No.13 RURAL TO COMMERCIAL
- No.15 RURAL & OPEN SPACE TO ESTATE RESIDENTIAL
- No.18 RURAL & OPEN SPACE TO ESTATE RESIDENTIAL
- No.20 KING CITY COMMUNITY PLAN
- No.21 RURAL TO URBAN CENTRE
- No.22 URBAN CENTRE TO COMMERCIAL
- No.23 HAMLET SECONDARY PLAN
- No.24 RURAL TO URBAN CENTRE
- No.25 OPEN SPACE TO RURAL
- No.27 RURAL - EXCEPT AREA 1
- No.28 URBAN CENTRE TO COMMERCIAL - EXCEPT AREA 1
- No.29 RURAL TO OPEN SPACE - EXCEPT AREA 1
- No.30 HAMLET RES. TO HAMLET COMM. - EXCEPT AREA 1
- No.31 RURAL TO INDUSTRIAL - EXCEPT AREA 1
- No.32 RURAL TO INSTITUTIONAL - EXCEPT AREA 1
- No.33 RURAL TO INDUSTRIAL
- No.34 RURAL TO ESTATE RES. - EXCEPT AREA 1
- RURAL - EXCEPT AREA 1
- No.36 RURAL TO OPEN SPACE - EXCEPT AREA 2
- No.38 RURAL TO GRAVEL PIT - EXCEPT AREA 3
- No.39 RURAL TO COMMERCIAL - EXCEPT AREA 4
- No.40 RURAL TO OPEN SPACE - EXCEPT AREA 5
- No.41 RURAL TO OPEN SPACE - EXCEPT AREA 6
- No.42 URBAN CENTRE TO COMMERCIAL - EXCEPT AREA 7

Base	Features	Legend	
	MUNICIPAL BOUNDARY		OPEN SPACE
	PROVINCIAL HIGHWAY		ESTATE RESIDENTIAL
	COUNTY ROAD		HAMLET
	OTHER ROADS		URBAN CENTRE
	WATERCOURSE		MAJOR INSTITUTIONAL
	HYDRO ELECTRIC POWER COMMISSION LINE		COMMERCIAL
			INDUSTRIAL
			GRAVEL PIT
			RURAL
			TO



SCALE IN FEET
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MUNICIPAL PLANNING CONSULTANTS CO. LTD.

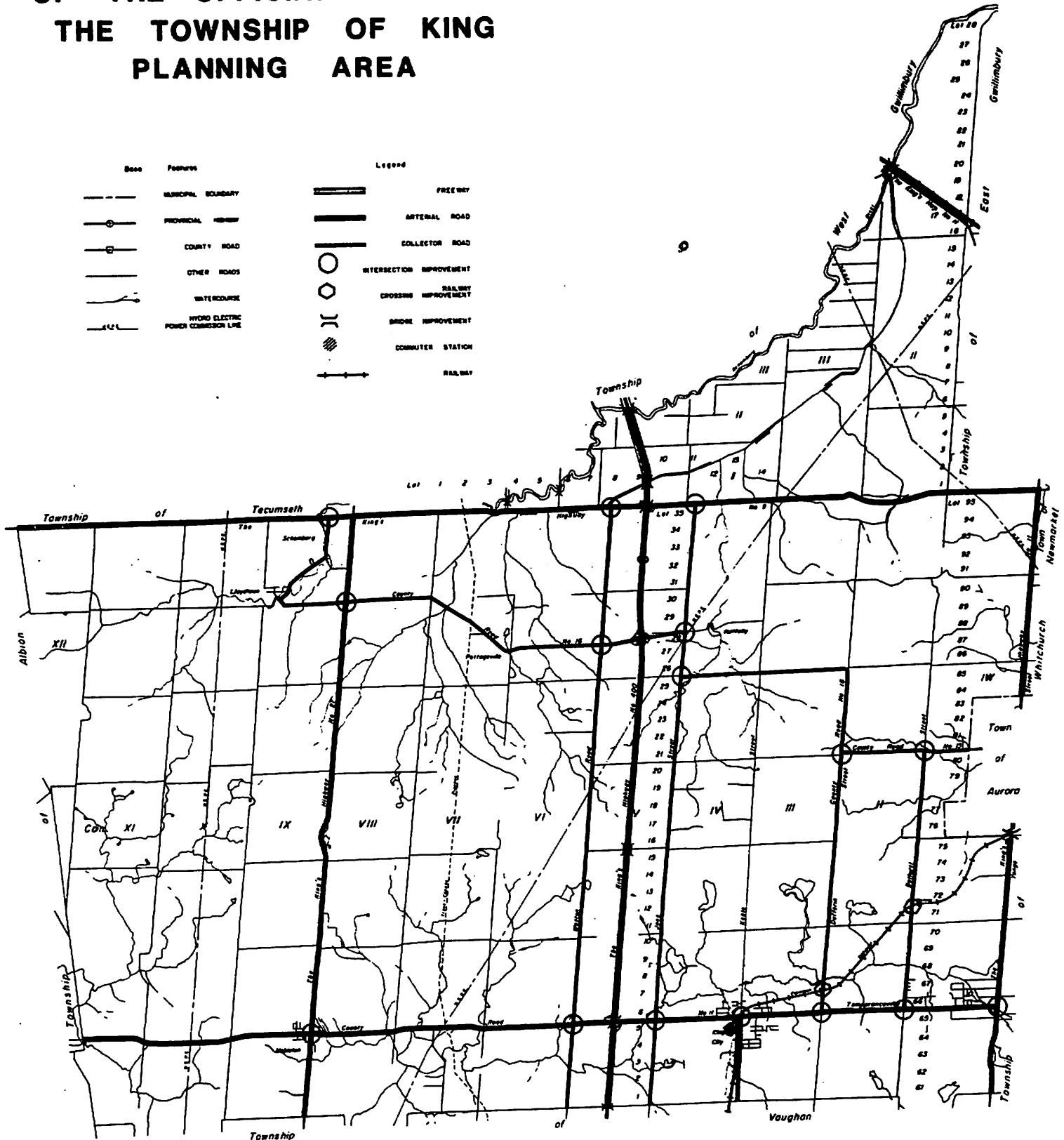


NOTE THIS PLAN FORMS PART OF THE OFFICIAL PLAN OF THE TOWNSHIP OF KING PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

SCHEDULE "A"
LAND USE PLAN

SCHEDULE "B" TRANSPORTATION PLAN OF THE OFFICIAL PLAN OF THE TOWNSHIP OF KING PLANNING AREA

Base	Feature	Legend	Feature
---	MUNICIPAL BOUNDARY	▬▬▬▬	FREEWAY
—○—	PROVINCIAL HIGHWAY	▬▬▬▬	ARTERIAL ROAD
—○—	COUNTY ROAD	▬▬▬▬	COLLECTOR ROAD
—	OTHER ROADS	○	INTERSECTION IMPROVEMENT
—	WATERCOURSE	○	RAILWAY CROSSING IMPROVEMENT
—	HYDRO ELECTRIC POWER CONDUCTION LINE	⌋	BRIDGE IMPROVEMENT
		⌋	COMMUTER STATION
		→	RAILWAY



SCALE IN FEET
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VERTICAL PLACING CONVENTIONS OF 1/4"

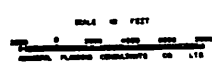
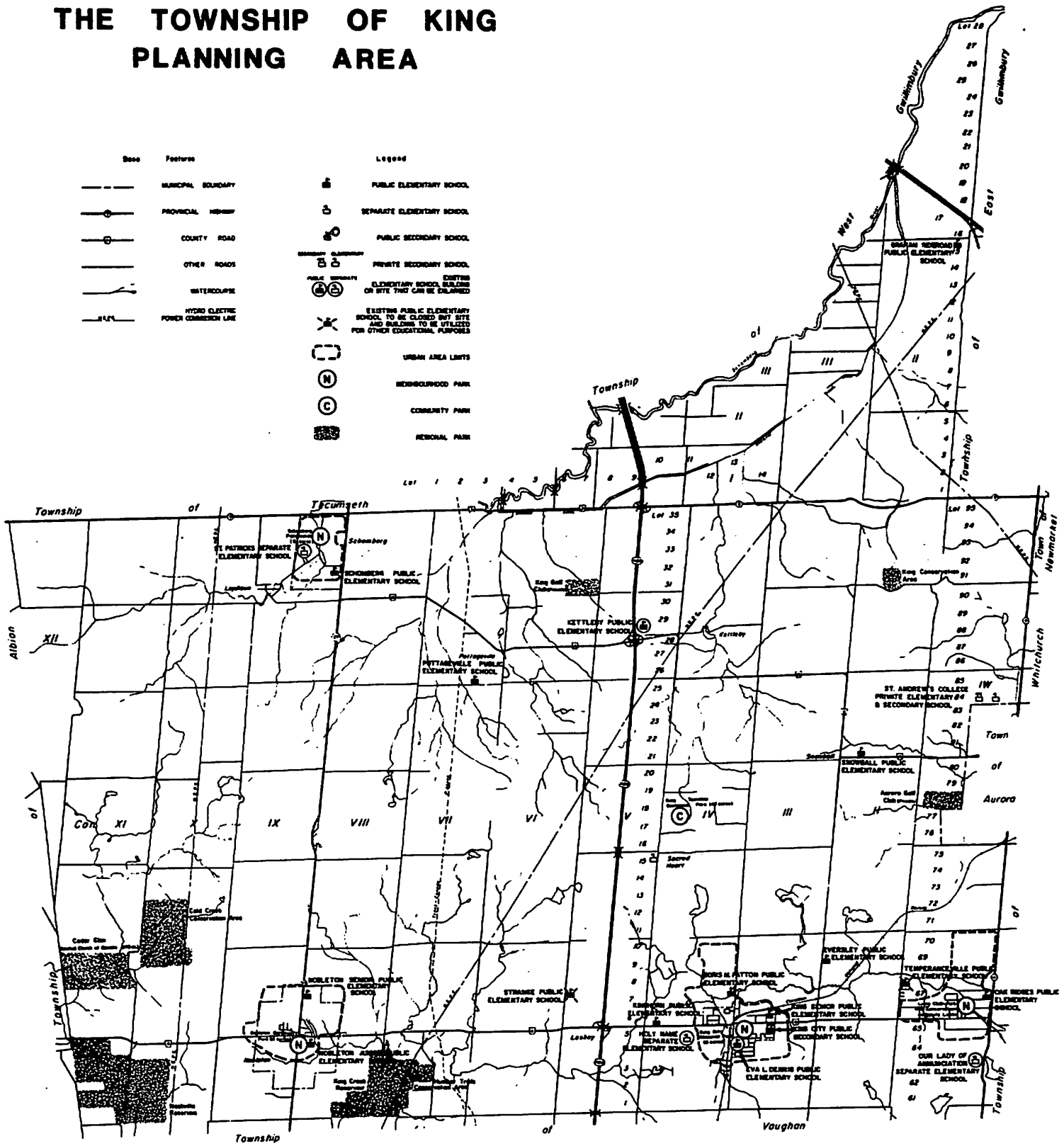


NOTE THIS PLAN FORMS PART OF THE OFFICIAL PLAN OF THE TOWNSHIP OF KING PLANNING AREA AND MUST BE READ IN CONNECTION WITH THE REVISED TEXT

SCHEDULE "B"
TRANSPORTATION PLAN

SCHEDULE C DEVELOPMENT PLAN OF THE OFFICIAL PLAN OF THE TOWNSHIP OF KING PLANNING AREA

Base	Features	Legend	
---	MUNICIPAL BOUNDARY	⊙	PUBLIC ELEMENTARY SCHOOL
—○—	PROVINCIAL HIGHWAY	⊖	SEPARATE ELEMENTARY SCHOOL
—○—	COUNTY ROAD	⊙	PUBLIC SECONDARY SCHOOL
—	OTHER ROADS	⊖	PRIVATE SECONDARY SCHOOL
—	WATERCOURSE	⊙	EXISTING ELEMENTARY SCHOOL BUILDING ON SITE THAT CAN BE ENLARGED
—	HYDRO ELECTRIC POWER CONDUCTION LINE	⊙	EXISTING PUBLIC ELEMENTARY SCHOOL TO BE CLOSED BUT SITE AND BUILDING TO BE UTILIZED FOR OTHER EDUCATIONAL PURPOSES
		⊖	URBAN AREA LIMITS
		(N)	NEIGHBOURHOOD PARK
		(C)	COMMUNITY PARK
		(P)	REGIONAL PARK



NOTE THE PLAN FORMS PART OF THE OFFICIAL PLAN OF THE TOWNSHIP OF KING PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE SAID OFFICIAL PLAN.

A. Introduction

This part of the document entitled "Part III: The Amendment" which consists of the following text constitutes Amendment No. 17 to the Official Plan of the Township of King Planning Area.

B. Proposal - Text Changes

The Official Plan of the Township of King Planning Area is hereby amended by substituting the following metric units for all imperial units listed below in the Official Plan.

<u>IMPERIAL UNIT</u>	<u>METRIC UNIT</u>
5 feet	1.5 metres
66 feet	20 metres
100 feet	30.5 metres
120 feet	36.5 metres
150 feet	45.5 metres
160 feet	49 metres
200 feet	61 metres
400 feet	122 metres
1250 square feet	116 square metres
1300 square feet	121 square metres
1500 square feet	140 square metres
1800 square feet	167 square metres
14,000 square feet	1300 square metres
20,000 square feet	1858 square metres
43,560 square feet	4,047 square metres
1 acre	0.4 hectares
2 acres	0.8 hectares
6 acres	2.5 hectares
8 acres	3 hectares
15 acres	6 hectares
47 acres	19 hectares
2.5 dwelling units or	6 dwelling units or
10 persons per net acre	25 persons per net hectare

C. Implementation

This Amendment will be implemented by a restricted area(zoning) by-law amending By-law No. 74-53, in which the imperial units in By-law No. 74-53 shall be substituted by metric units.

D. Interpretation

The provisions set forth in the Official Plan of the Township of King, as amended from time to time, regarding the interpretation of that plan, shall apply in regard to this Amendment.

BEING A BY-LAW TO ADOPT AMENDMENT NO. 17
TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF
KING PLANNING AREA

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

1. AMENDMENT Number 17 to the Official Plan of the Township of King Planning Area, constituting the attached explanatory text, is hereby adopted.
2. THAT the Corporation of the Township of King make application to the Minister of Housing for approval of the said Amendment Number 17 to the Official Plan of the Township of King Planning Area.
3. THAT the Mayor and Clerk be and they are hereby authorized and empowered to execute the said Amendment Number 17 to the Official Plan on behalf of the Corporation and to affix thereto the Corporate Seal and to make or cause to be made on behalf of this Corporation such application as may be necessary to the Minister of Housing for the approval of said Amendment Number 17 to the Official Plan and to execute under the Corporate Seal such documents as may be required for the above purposes.

READ a FIRST and SECOND time this 3rd day of December, 1979.

Margaret Britnell Mayor

C.H. Duncan Clerk

READ a THIRD time and FINALLY PASSED this 3rd day of December, 1979

Margaret Britnell Mayor

C.H. Duncan Clerk

AMENDMENT NUMBER 26
TO THE OFFICIAL PLAN
OF THE
TOWNSHIP OF KING PLANNING AREA

INITIATED BY
TOWNSHIP OF KING

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PART A

THE PREAMBLE

-- "A summary of the background and basis of this
Amendment."

THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 85-133

A BY-LAW TO ADOPT AMENDMENT NO. 26
TO THE OFFICIAL PLAN FOR THE TOWNSHIP
OF KING PLANNING AREA.

The Council of the Township of King, in accordance with the provisions of Section 17 of the Planning Act hereby ENACTS AS FOLLOWS:

1. THAT Amendment No. 26 to the Official Plan of the Township of King Planning Area, constituting the attached explanatory text, is hereby adopted.
2. THAT the Corporation of the Township of King make application to the Minister of Municipal Affairs for approval of said Amendment No. 26 to the Official Plan of the Township of King Planning Area.
3. THAT the Mayor and Clerk be and they are hereby authorized and empowered to execute the said Amendment No. 26 to the Official Plan on behalf of this Corporation and to affix thereto the Corporation Seal and to make or cause to be made on behalf of this Corporation such application as may be necessary to the Minister of Municipal Affairs for approval of said Amendment No. 26 to the Official Plan and to execute under the Corporate Seal such documents as may be required for the above purposes.

READ a FIRST and SECOND time this 4th day of November, 1985.

....C.W. Jessop... Mayor

....*[Signature]*... Clerk


READ a THIRD time and FINALLY PASSED this 4th day of November, 1985.

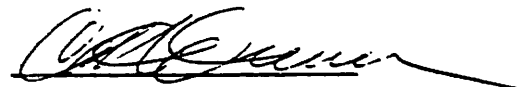
....C.W. Jessop... Mayor

....*[Signature]*... Clerk

THE CERTIFICATION PAGE FOR
AMENDMENT NUMBER 26
TO THE OFFICIAL PLAN
OF THE TOWNSHIP OF KING PLANNING AREA

The attached explanatory text constituting Amendment Number 26 to the Official Plan of the Township of King Planning Area was adopted by the Corporation of the Township of King by By-law 85-133 pursuant to the Planning Act, on the 4th day of November 1985.



MAYOR


CLERK

AMENDMENT NO. 26
TO THE
OFFICIAL PLAN FOR THE
KING PLANNING AREA

This Amendment No. 26 to the Official Plan for the King Planning Area, which has been adopted by the Council of the Corporation of the Township of King is hereby approved in accordance with section 21 of The Planning Act as Amendment No. 26 to the Official Plan for the King Planning Area.

Date: *Dec. 16, 1985*



L. J. FINCHAM
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs

PART A: THE PREAMBLE

1. Purpose

The purpose of this amendment is to establish Official Plan policies which provide for the implementation of Site Plan Control within the Township of King in accordance with Section 40 of the Planning Act, 1983, hereinafter called "the Planning Act". In doing so, this amendment will amend the Official Plan as amended by Official Plan Amendment Numbers 20 and 23, being the King City Community Plan and the Hamlet Secondary Plan respectively. The purpose of this amendment is threefold:

1. To designate proposed Site Plan Control areas within the Township of King.
2. To establish policies regarding the use of Site Plan Control.
3. To identify the planned width of all road allowances within the Township and to describe the extent of the proposed widening which may be required as a condition of site plan approval.

2. Location

This amendment applies to all lands within the corporate boundaries of the Township of King.

3. Basis

At present, the Township of King exercises its powers regarding Site Plan Control as provided for under Section 40 of the Planning Act, RSO, 1980. Site Plan Control enables Council to request and approve site development plans prior to the issuance of a building permit for designated forms of development. However, such approvals may be contingent upon the fulfillment of certain conditions. These conditions enable the Township to request, at the expense of the landowner, certain on-site features such as paved parking areas, landscaping, fencing, lighting, suitable storm water management, proper ingress and egress, garbage disposal facilities, and other services and easements in order to ensure the proper and orderly development and maintenance of each proposal. The preeminent condition of any approval is Council's requirement for the landowner to enter into a Site Plan Development Agreement with the Township.

When Section 40 of the Planning Act is proclaimed, it will be incumbent upon the Township to have within its Official Plan specific policies and provisions relating to the use of Site Plan Control. Essentially, the procedures under which the Township exercises its approval powers for Site Plan Control will not change, however, the Official Plan policies will now be more detailed and specific with respect to the use of Site Plan Control. The policies will outline the parameters for which any development proposal may be required to obtain Site Plan approval, as well as informing landowners of the potential requirements for municipal road widenings and/or sight (daylighting) triangles.

Under the Township's current comprehensive Site Plan Control By-law Number 81-58, all forms of development are subject to site plan approval, with the exception of single-family detached dwellings, general agricultural buildings and structures, animal hospitals, greenhouses and accessory buildings and structures to the foregoing.

While the current site plan process has served well, certain changes in the Township have indicated that some modifications are necessary. For example, single-family detached dwellings are currently exempt from site plan approval. However, the Township has recently completed an inventory of historical buildings and structures which is mainly comprised of dwellings. Consequently in an effort to preserve these properties, especially those not designated under the Ontario Heritage Act, and perhaps the distinctive character of the area where they are situated, it is considered appropriate to apply Site Plan Control.

The King City Community Plan (being Official Plan Amendment Number 20) and the Hamlet Secondary Plan (being Official Plan Amendment Number 23) while being amendments to the Official Plan, these plans are essentially "free-standing" documents and are independent of the policies in the Official Plan. Therefore, for the sake of clarity and convenience, the proposed Site Plan Control policies will be added to the appropriate sections of each of the three documents.

PART B

THE AMENDMENT

-- "The changes to be affected in the original
Official Plan."

PART B: THE AMENDMENT

All of this part of the document entitled "PART B - THE AMENDMENT", consisting of the following text constitutes Amendment Number 26 to the Official Plan of the Township of King Planning Area.

1. DETAILS OF THE AMENDMENT

Please note that Items 1, 2 and 3 concern amendments to the Official Plan only, Items 4, 5 and 6 concern amendments to the King City Community Plan (being Official Plan Amendment Number 20) only, and Items 7 and 8 concern amendments to the Hamlet Secondary Plan (being Official Plan Amendment Number 23) only.

Item 1:

Section 5 of the Official Plan, "Development Policy", is amended by adding the following section:

"5(7) SITE PLAN CONTROL

Certain areas and types of "development" in the Township shall be subject to the provisions of Site Plan Control as outlined in Section 40 of the Planning Act, 1983.

The policies of this Plan regarding the specific land use designation and the policies of Section 6(8) shall apply in regards to all development requiring Site Plan Development Approval."

Item 2:

Section 6 of the Official Plan, "Implementation", is amended by adding the following section:

"6(8) SITE PLAN CONTROL

(i) General

Section 40 of the Planning Act, 1983, gives the municipality the authority to exercise Site Plan Control procedures and approvals prior to the "development" of any lands within its jurisdiction. It is the intention of Council to utilize this power in order to ensure that any "development" which occurs, is done so in such a fashion so as to minimize land use conflicts, provide for an aesthetic appearance of the site and to ensure that drainage and other municipal works are properly installed.

(ii) Location

All lands located within the corporate boundaries of the Township of King are designated as a proposed Site Plan Control area in accordance with Section 40 of the Planning Act, 1983. However, the following forms of development and land uses shall be exempt from such procedures:

- (a) Single-family detached dwellings and accessory buildings, structures and uses thereto, except those designated for preservation under the Ontario Heritage Act, or those identified as possessing some historical significance according to the municipal inventory entitled "Township of King - LACAC Designations" and additional dwelling units used by full-time farm help or a caretaker.
- (b) Agricultural buildings or structures which conform to a By-law passed under Section 34 of the Planning Act, except mushroom growing houses and commercial riding facilities.
- (c) Cemeteries
- (d) Any land building or structure used for any public service provided by the Township of King, Regional Municipality of York, Government of Ontario and Government of Canada or any Public Authority.

unless any land, building or structure is located in an area which has inherent physical limitations such as susceptibility to flooding, erosion, soil instability, steep slopes, or other conditions which act as constraints to development.

(iii) Definition

"Development" shall mean the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and

establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in clause (a) of paragraph 95 of section 210 of the Municipal Act or of sites for the location of three or more mobile homes as defined in clause 45(1) of the Planning Act, 1983.

(iv) Objectives

The objectives of the Township of King in exercising Site Plan Control are as follows:

- (a) To improve the treatment of site plan details and maintain a consistent municipal standard in a site plan control area;
- (b) To ensure safe and efficient access and movement of vehicular and pedestrian traffic;
- (c) To minimize land use incompatibility, between new and existing development, having regard to the massing and conceptual design of proposed buildings or structures and the streetscape or intended character of the area;
- (d) To provide functional and attractive on-site facilities such as landscaping and lighting;
- (e) To control the placement and provision of required services such as driveways, walkways, parking areas, loading facilities and garbage collection areas;
- (f) To secure the conveyance of any road widenings, granting of any easements or right-of-ways in favour of the Township for the maintenance or improvement of drainage works, watercourses, roadways or other public utilities and similar undertakings. Where necessary, site drainage may be subject to storm water management requirements as determined by the Township;
- (g) To ensure that the proposed development is built and maintained as approved by Council.

(v) Policies

- (a) Where in the Official Plan an area is proposed as a Site Plan Control area, Council may pass by-laws designating the whole or any part of such area as a Site Plan Control area.
- (b) Where a proposed development is within a designated Site Plan Control area, the owner of the lands may, as a condition of site plan approval be required to dedicate to the Township of King and/or Regional Municipality of York a road widening and/or sight (daylighting) triangles. Such dedications would be made at no cost and free of all liens and encumbrances to the appropriate road authority. The standards for all road allowances and sight triangles are described in Section 4(3) of the Official Plan.

In general, road widenings will be required in equal widths from the centre-line on each side of the road allowance. However, where certain conditions exist such as topographical or other physical constraints, preservation of historical features, insufficient set-backs from buildings or structures or previous pattern of dedication, the road dedication may exceed one-half of the required widening or even the whole widening may be taken on one side of the road.

- (c) Prior to any development within an area designated as a Site Plan Control area, Council shall approve one or both of the following:
- (1) plans showing the location of all existing and proposed buildings or structures and all works and facilities to be provided in accordance with Section 40(7)(a) of the Planning Act;
 - (2) drawings showing plans, elevation and cross-section views for each building to be erected, including massing and

conceptual design, the relationship of the building to adjacent buildings, streets and exterior public areas, and the provision of interior walkways, stairs, elevators, and escalators to which the public has access. Such drawings shall be required for all residential buildings, including those described in Section 6(8)(ii)(a) of the Official Plan.

- (d) As a condition of site plan approval, Council may require the execution of an agreement between the landowner and the Township to ensure that all buildings, structures, works and other matters described in Clause (c) above are constructed and maintained as approved by Council."

Item 3

Section 4 of the Official Plan, "Transportation Policy", is amended by deleting Section 4(3) in its entirety and replacing it with the following:

"4(3) Classification

The roads of the Township of King Planning area, both existing and proposed, are classified as described below according to their ultimate function. Where land is required for road widenings and sight (daylighting) triangles, such land shall be obtained wherever possible in the course of approving subdivisions, consents and site plans.

(a) Township Roads - Planned Widths

Local Residential	20.0 metres
Rural	26.0 metres
Industrial	20.0 metres

(b) Region of York Roads - Planned Widths

<u>ROAD</u>	<u>DESCRIPTION</u>	<u>PLANNED BASIC ROAD WIDTH</u>
Keele Street (Y.R.6)	From south Township limit to Burton Grove Road/ Station Road - and - From 150 m north of Norman Drive to Lloydtown/ Aurora Road (Y.R.16)	36 m
	From Burton Grove Road/ Station Road to 150 m north of Norman Drive	30 m
King Road (Y.R.11)	From Bathurst St. (Y.R.38) to King Blvd. - and - From Keele St. (Y.R.6) to Lynwood Crescent - and - From approx. 135 m west of Kinsley St. to west Township limit	36 m
	From King Blvd. to Keele St. - and - From Lynwood Crescent approx. 135 m west of Kinsley St.	30 m
Wellington St.W (Y.R.15)	From Bathurst St. (Y.R.38) to Dufferin St. (Y.R.53)	36 m
Lloydtown/Aurora Rd. (Y.R.16)	From Dufferin St. (Y.R.53) to approx. 290 m east of Cook Drive/Weedon Court - and - From approx. 730 m west of 7th Conc. Road to Hwy.27	36 m
	From approx. 290 m east of Cook Drive/Weedon Court to approx. 730 m west of 7th Conc. Road	30 m
Bathurst St. (Y.R.38)	From South Township limit to Poplar Banks Sideroad	36 m
	Note: Future realignment north of Mulock Dr. (Y.R.74) From Poplar Banks Road to Queensville Sideroad (Y.R.77)	30 m

<u>ROAD</u>	<u>DESCRIPTION</u>	<u>PLANNED BASIC ROAD WIDTH -</u>
Dufferin St. (Y.R.53)	From south Township limit to Lloydtown/Aurora Road (Y.R.16)	36 m
	Note: Possible future grade separation at CNR crossing north of King Road (Y.R.11)	
Jane Street (Y.R.55)	From south Township limit to Hwy.9	36 m
Weston Road (Y.R.56)	From south Township limit to Hwy.9	36 m
Main Street (Y.R.76)	From Hwy.27 to approx. 400 m west thereof	26 m
	From 400m west of Hwy.27 to Hwy.9	20 m

SIGHT TRIANGLES

Intersections of Township of King Roads
with Regional Roads 15.0 m x 15.0 m

Intersections of Regional Roads
with Regional Roads 30.0 m x 30.0 m"

Item 4

Section 4 of the King City Community Plan, being
Amendment Number 20 to the Township of King Official
Plan, be amended by adding the following section:

"4.10 SITE PLAN CONTROL

Certain areas and types of "development" in the
Township shall be subject to the provisions of
Site Plan Control as outlined in Section 40 of
the Planning Act, 1983.

The policies of this Plan regarding the specific
land use designation and the policies of Section
7.7 shall apply in regards to all development
requiring Site Plan Development Approval."

Item 5

Section 6 of the King City Community Plan, being
Amendment Number 20 to the Township of King Official
Plan, be amended by adding the following section:

"6.3 ROAD CLASSIFICATION

(a) Township Roads - Planned Widths

Local Residential	20.0 metres
Rural	26.0 metres
Industrial	20.0 metres

(b) Region of York Roads - Planned Widths

<u>ROAD</u>	<u>DESCRIPTION</u>	<u>PLANNED BASIC ROAD WIDTH</u>
Keele Street (Y.R.6)	From south Township limit to Burton Grove Road/ Station Road - and - From 150 m north of Norman Drive to Lloydtown/ Aurora Road (Y.R.16)	36 m
	From Burton Grove Road/ Station Road to 150 m north of Norman Drive	30 m
King Road (Y.R.11)	From Bathurst St. (Y.R.38) to King Blvd. - and - From Keele St. (Y.R.6) to Lynwood Crescent - and - From approx. 135 m west of Kinsley St. to west Township limit	36 m
	From King Blvd. to Keele St. - and - From Lynwood Crescent approx. 135 m west of Kinsley St.	30 m
Dufferin St. (Y.R.53)	From south Township limit to Lloydtown/Aurora Road (Y.R.16)	36 m
	Note: Possible future grade separation at CNR crossing north of King Road (Y.R.11)	
Jane Street (Y.R.55)	From south Township limit to Hwy.9	36 m

SIGHT TRIANGLES

Intersections of Township of King Roads with Regional Roads	15.0 m x 15.0 m - .
Intersections of Regional Roads with Regional Roads	30.0 m x 30.0 m"

Item 6

Section 7 of the King City Community Plan, being Amendment Number 20 to the Township of King Official Plan, be amended by adding the following section:

"7.7 SITE PLAN CONTROL

(i) General

Section 40 of the Planning Act, 1983, gives the municipality the authority to exercise Site Plan Control procedures and approvals prior to the "development" of any lands within its jurisdiction. It is the intention of Council to utilize this power in order to ensure that any "development" which occurs, is done so in such a fashion so as to minimize land use conflicts, provide for an aesthetic appearance of the site, to ensure that drainage and other municipal works are properly installed.

(ii) Location

All lands located within the corporate boundaries of the Township of King are designated as a proposed Site Plan Control area in accordance with Section 40 of the Planning Act, 1983. However, the following forms of development and land uses shall be exempt from such procedures:

- (a) Single-family detached dwellings and accessory buildings, structures and uses thereto, except those designated for preservation under the Ontario Heritage Act, or those identified as possessing some historical significance according to the municipal inventory entitled "Township of King - LACAC Designation" and additional dwelling units used by full-time farm help or a caretaker.

- (b) Agricultural buildings or structures which conform to a By-law passed under Section 34 of the Planning Act, except mushroom growing houses and commercial riding facilities.
- (c) Cemeteries
- (d) Any land building or structure used for any public service provided by the Township of King, Regional Municipality of York, Government of Ontario and Government of Canada or any Public Authority.

unless any land, building or structure is located in an area which has inherent physical limitations such as susceptibility to flooding, erosion, soil instability, steep slopes, or other conditions which act as constraints to development.

(iii) Definition

"Development" shall mean the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in clause (a) of paragraph 95 of section 210 of the Municipal Act or of sites for the location of three or more mobile homes as defined in clause 45(1) of the Planning Act, 1983.

(iv) Objectives

The objectives of the Township of King in exercising Site Plan Control are as follows:

- (a) To improve the treatment of site plan details and maintain a consistent municipal standard in a site plan control area;
- (b) To ensure safe and efficient access and movement of vehicular and pedestrian traffic;
- (c) To minimize land use incompatibility, between new and existing development, having regard to the massing and conceptual design of proposed buildings or structures and the streetscape or intended character of the area;

- (d) To provide functional and attractive on-site facilities such as landscaping and lighting;
- (e) To control the placement and provision of required services such as driveways, walkways, parking areas, loading facilities and garbage collection areas;
- (f) To secure the conveyance of any road widenings, granting of any easements or right-of-ways in favour of the Township for the maintenance or improvement of drainage works, watercourses, roadways or other public utilities and similar undertakings. Where necessary, site drainage may be subject to storm water management requirements as determined by the Township;
- (g) To ensure that the proposed development is built and maintained as approved by Council.

(v) Policies

- (a) Where in the Official Plan an area is proposed as a Site Plan Control area, Council may pass by-laws designating the whole or any part of such area as a Site Plan Control area.
- (b) Where a proposed development is within a designated Site Plan Control area, the owner of the lands may, as a condition of site plan approval, be required to dedicate to the Township of King and/or Regional Municipality of York a road widening and/or sight (daylighting) triangles. Such dedications would be made at no cost and free of all liens and encumbrances to the appropriate road authority. The standards for all road allowances and sight triangles are described in Section 6(3) of the King City Community Plan.

In general, road widenings will be required in equal widths from the centre-line on each side of the road allowance. However, where certain conditions exist such as topographical or other physical constraints, preservation of historical features, insufficient set-backs from buildings or structures or previous pattern of dedication, the road dedication may exceed one-half of the required widening or even the whole widening may be taken on one side of the road.

(c) Prior to any development within an area designated as a Site Plan Control area, Council shall approve one or both of the following:

- (1) plans showing the location of all existing and proposed buildings or structures and all works and facilities to be provided in accordance with Section 40(7)(a) of the Planning Act;
- (2) drawings showing plans, elevation and cross-section views for each building to be erected, including massing and conceptual design, the relationship of the building to adjacent buildings, streets and exterior public areas, and the provision of interior walkways, stairs, elevators, and escalators to which the public has access. Such drawings shall be required for all residential buildings, including those described in Section 7.7(ii)(a) of the King City Community Plan.

(d) As a condition of site plan approval, Council may require the execution of an agreement between the landowner and the Township to ensure that all buildings, structures, works and other matters described in Clause (c) above are constructed and maintained as approved by Council."

Item 7:

Section 4 of the Hamlet Secondary Plan, being Amendment Number 23 to the Township of King Official Plan be amended by adding the following section:

"4.8 SITE PLAN CONTROL

Certain areas and types of "development" in the Township shall be subject to the provisions of Site Plan Control as outlined in Section 40 of the Planning Act, 1983.

The policies of this Plan regarding the specific land use designation and the policies of Section 6(7) shall apply in regards to all development requiring Site Plan Development Approval."

"4.9 ROAD CLASSIFICATION

(a) Township Roads

Local Residential	20.0 metres
Rural	26.0 metres
Industrial	20.0 metres

(b) Region of York Roads - Planned Widths

<u>ROAD</u>	<u>DESCRIPTION</u>	<u>PLANNED BASIC ROAD WIDTH</u>
Wellington St.W (Y.R.15)	From Bathurst St. (Y.R.38) to Dufferin St. (Y.R.53)	36 m
Lloydtown/Aurora Rd. (Y.R.16)	From Dufferin St. (Y.R.53) to approx. 290 m east of Cook Drive/Weedon Court - and - From approx. 730 m west of 7th Conc. Road to Hwy.27	36 m
	From approx. 290 m east of Cook Drive/Weedon Court to approx. 730 m west of 7th Conc. Road	30 m
Dufferin St. (Y.R.53)	From south Township limit to Lloydtown/Aurora Road (Y.R.16)	36 m
	Note: Possible future grade separation at CNR crossing north of King Road (Y.R.11)	
Jane Street (Y.R.55)	From south Township limit to Hwy.9	36 m
Weston Road (Y.R.56)	From south Township limit to Hwy.9	36 m

SIGHT TRIANGLES

Intersections of Township of King Roads with Regional Roads	15.0 m x 15.0 m
Intersections of Regional Roads with Regional Roads	30.0 m x 30.0 m"

Item 8:

Section 6 of the Hamlet Secondary Plan, being Amendment Number 23 to the Township of King Official Plan, be amended by adding the following section:

"6.7 SITE PLAN CONTROL

(i) General

Section 40 of the Planning Act, 1983, gives the municipality the authority to exercise Site Plan Control procedures and approvals prior to the "development" of any lands within its jurisdiction. It is the intention of Council to utilize this power in order to ensure that any "development" which occurs, is done so in such a fashion so as to minimize land use conflicts, provide for an aesthetic appearance of the site, to ensure that drainage and other municipal works are properly installed.

(ii) Location

All lands located within the corporate boundaries of the Township of King are designated as a proposed Site Plan Control area in accordance with Section 40 of the Planning Act, 1983. However, the following forms of development and land uses shall be exempt from such procedures:

- (a) Single-family detached dwellings and accessory buildings, structures and uses thereto, except those designated for preservation under the Ontario Heritage Act, or those identified as possessing some historical significance according to the municipal inventory entitled "Township of King - LACAC Designations" and additional dwelling units used by full-time farm help or a caretaker.
- (b) Agricultural buildings or structures which conform to a By-law passed under Section 34 of the Planning Act, except mushroom growing houses and commercial riding facilities.
- (c) Cemeteries

- (d) Any land building or structure used for any public service provided by the Township of King, Regional Municipality of York, Government of Ontario and Government of Canada or any Public Authority.

unless any land, building or structure is located in an area which has inherent physical limitations such as susceptibility to flooding, erosion, soil instability, steep slopes, or other conditions which act as constraints to development.

(iii) Definition

- o "Development" shall mean the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in clause (a) of paragraph 95 of section 210 of the Municipal Act or of sites for the location of three or more mobile homes as defined in clause 45(1) of the Planning Act, 1983.

(iv) Objectives

The objectives of the Township of King in exercising Site Plan Control are as follows:

- (a) To improve the treatment of site plan details and maintain a consistent municipal standard in a site plan control area;
- (b) To ensure safe and efficient access and movement of vehicular and pedestrian traffic;
- (c) To minimize land use incompatibility, between new and existing development, having regard to the massing and conceptual design of proposed buildings or structures and the streetscape or intended character of the area;
- (d) To provide functional and attractive on-site facilities such as landscaping and lighting;
- (e) To control the placement and provision of required services such as driveways, walkways, parking areas, loading facilities and garbage collection areas;

- (f) To secure the conveyance of any road widenings, granting of any easements or right-of-ways in favour of the Township for the maintenance or improvement of drainage works, watercourses, roadways or other public utilities and similar undertakings. Where necessary, site drainage may be subject to storm water management requirements as determined by the Township;
- (g) To ensure that the proposed development is built and maintained as approved by Council.

(v) Policies

- (a) Where in the Official Plan an area is proposed as a Site Plan Control area, Council may pass by-laws designating the whole or any part of such area as a Site Plan Control area.
- (b) Where a proposed development is within a designated Site Plan Control area, the owner of the lands may, as a condition of site plan approval, be required to dedicate to the Township of King and/or Regional Municipality of York a road widening and/or sight (daylighting) triangles. Such dedications would be made at no cost and free of all liens and encumbrances to the appropriate road authority. The standards for all road allowances and sight triangles are described in Section 4(9) of the Hamlet Secondary Plan.

In general, road widenings will be required in equal widths from the centre-line on each side of the road allowance. However, where certain conditions exist such as topographical or other physical constraints, preservation of historical features, insufficient set-backs from buildings or structures or previous pattern of dedication, the road dedication may exceed one-half of the required widening or even the whole widening may be taken on one side of the road.

- (c) Prior to any development within an area designated as a Site Plan Control area, Council shall approve one or both of the following:

- (1) plans showing the location of all existing and proposed buildings or structures and all works and facilities to be provided in accordance with Section 40(7)(a) of the Planning Act;
 - (2) drawings showing plans, elevation and cross-section views for each building to be erected, including massing and conceptual design, the relationship of the building to adjacent buildings, streets and exterior public areas, and the provision of interior walkways, stairs, elevators, and escalators to which the public has access. Such drawings shall be required for all residential buildings, including those described in Section 6.7(ii)(a) of the Hamlet Secondary Plan.
- (d) As a condition of site plan approval, Council may require the execution of an agreement between the landowner and the Township to ensure that all buildings, structures, works and other matters described in Clause (c) above are constructed and maintained as approved by Council."

2. IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Township of King Official Plan, as amended by Amendment Number 20 and 23, being the King City Community Plan and the Hamlet Secondary Plan respectively.