



**The Corporation of the Township of King
Report to Council
Public Planning Meeting**

From: Growth Management Services Department – Planning Division
Report Number: GMS-PL 2025-001
Date: Monday, January 13, 2025
Title: **Zoning By-law Amendment – Proposed Agricultural Event Venue (On-Farm Diversified Use)**
Address: 14855 Highway 27, King, ON
Part of Lots 17 and 18, Concession 8
File Number: Z-2024-10
Owner: 1000029174 Ontario Inc.
Agent: Blackthorn Development Corp.

1. Recommendations

- a. That Report GMS-PL-2025-001 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council and public comments.

2. Property Information

- The subject Application submitted to the Township by 1000029174 Ontario Inc. concerns the property municipally known as 14855 Highway 27, generally located on the east side of Highway 27, north of 16th Sideroad, and south of 17th Sideroad.
- The subject property has an area of approximately 50.28 hectares. The frontage along Highway 27 is approximately 155 metres. The subject property is currently occupied by a residential dwelling, agricultural barn and accessory structures thereto. As noted by the applicant approximately 10.1 hectares of the subject property is actively being farmed for crops including alfalfa.
- The Applicant has undertaken the Township's Collaborative Application Preparation Process (CAPP) and submitted preliminary plans and reports for review and comment by the Township and external agencies. The proposal has now advanced to the submission of a formal application for Zoning By-law Amendment.

3. Proposal

The Application proposes to amend the Township of King's Zoning By-law for the Countryside Area, Zoning By-law No. 2022-053, on a site-specific basis to permit an on-farm diversified use

being an Event Venue which is proposed to accommodate up to 190 guests, making use of the existing Barn, together with a temporary tent which is proposed to vary in size and have a maximum size of approximately 560 square metres. The temporary tent is to be located on top of an existing concrete pad in close proximity to the existing barn, during events. Catering will be undertaken during events by means of utilizing temporary or portable kitchen preparation equipment. 15 portable and temporary restrooms are to be provided on-site during events. Access is proposed to be maintained via the existing driveway from Highway 27 with the existing gravel area accommodating up to 70 vehicular surface parking spaces including three accessible parking spaces. The nature of events are proposed to include: weddings, personal celebrations and corporate events, all of which will be hosted, seasonally, during the spring through fall. The size and scale of the on-farm diversified operation, and the parking standard requirements are proposed to be controlled through the requirements of the site specific Zoning By-law.

4. Public Notice

The Application has been circulated in accordance with the requirements of the Planning Act. A notice sign has been posted on the property and a notice has been published on both the Township website and the King Weekly Sentinel. At the time of the writing of this report, there have been no comments received from the public.

5. Policy

Oak Ridges Moraine Conservation Plan (2017)

The subject property is designated as “Natural Linkage Area” and “Natural Core Area” within the Oak Ridges Moraine Conservation Plan (ORMCP) Area. The proposed development is located within the Natural Linkage Area portion of the property. The Natural Linkage Area is intended to protect the natural and open space linkages between the Natural Core Areas and along both rivers and streams. Agricultural uses are permitted within the Natural Linkage Area by the ORMCP (2017). On-farm diversified uses are only permitted within Natural Linkage Areas that are also designated as Prime Agricultural Lands. As discussed further below, the subject property is also located within a “Prime Agricultural” area.

Provincial Planning Statement (2024)

As of October 20th, 2024, the Province of Ontario adopted the Provincial Planning Statement (PPS 2024) which replaced both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. On-farm diversified uses are permitted within both Rural Lands and Prime Agriculture Areas. Criteria for these uses are based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

Provincial Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas

The Provincial Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas are intended to guide interpretations on Provincial policies related to uses which are permitted in Prime

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Agricultural Areas. As noted within the Guidelines document, there are five criteria which must be met for the operation to qualify as an on-farm diversified use. The proposed use must:

1. be located on a farm;
2. be secondary to the principal agricultural use of the property;
3. be limited in area
4. includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products.
5. shall be compatible with, and shall not hinder, surrounding agricultural operations.

York Region Official Plan (2022)

As of July 1st, 2024, the Township of King is responsible for administering the Regional Official Plan (ROP). The subject property is designated as “Agricultural Area” and “Rural Area” within the “Agricultural System” by the ROP. These areas are where normal farm practices and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are supported and permitted. On-farm diversified uses are to be permitted in accordance with Provincial Guidelines and are to be further defined through local Official Plan policies. On-farm diversified uses are to be compatible with and not hinder the surrounding agricultural operations. Rural areas are to protect the viability and character of agriculture which includes on-farm diversified uses.

Township of King Official Plan, “Our King” (2019)

The Subject Property is partially designated as ‘Oak Ridges Moraine Natural Core Area’, and ‘Oak Ridges Moraine Natural Linkage Area’ as per Schedule ‘E’ - Countryside Land Use Designations’ of the Township’s Official Plan, *Our King* (2019). The property is also predominantly located within the Prime Agricultural Area (refer to Appendix 4). The subject property is also partially regulated by the Lake Simcoe Region Conservation Authority Regulation Limit. Planning Staff note that the proposed event venue use is located entirely within the Oak Ridges Moraine (ORM) Natural Linkage Area and is located within Prime Agricultural lands. The use is located more than 30 metres from any Key Natural Heritage and Hydrological Features and outside of the LSRCA’s regulation limit.

On-farm diversified uses are permitted on the subject property. The Official Plan includes the following requirements for on-farm diversified uses:

- On-farm diversified uses are to be secondary to the principal use on the property, being an active agricultural operation.
- The nature and scale of the on-farm diversified use and size of buildings associated with such use are to be of smaller scale and are to be operated by the owner/tenant of the property.

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- On-farm diversified uses are to not hinder surrounding agricultural operations, maintain the rural character of the area and be appropriate to the available rural services and infrastructure.
- On-farm diversified uses may be subject to Site Plan Control. Planning staff note that the proposal will be subject to a future Site Plan Application to review matters related to detailed design of site facilities such as parking, location of temporary facilities (tents, restrooms, etc.) and other similar matters.

Township of King Zoning By-law for the Countryside Area, By-law #2022,053, a.a

As per Zoning By-law #2022-053, the subject property is zoned as 'ORL-Oak Ridges Moraine Natural Linkage Area' and 'ORF-Oak Ridges Moraine Feature Protection'. An agricultural event venue is defined by the Zoning By-law as *premises used as a recurring private place of assembly for hosting weddings and similar type events, and which may occur within a building or structure used as part of a principal agricultural use*. To implement the proposed development, a Site-Specific Zoning By-law Amendment will be required to add an Agricultural Event Venue as a permitted use. Through the proposed Zoning By-law Amendment, the size of the operation, parking requirements, seasonal restrictions, and other standards are to be applied. Agricultural Event Venues are not currently permitted under any zoning designation but are recognized by the Zoning By-law as a type of on-farm diversified use. The intent of excluding this use from the zoning standards is to ensure that a Zoning By-law Amendment be undertaken for any such uses which is proposed so that the proposed use can be evaluated and be appropriately scaled based on the local context of the subject property and surrounding areas. The Zoning By-law includes general provisions that are intended to guide the site-specific zone standards of the proposed Zoning By-law Amendment.

6. Planning and Land Use Matters Under Review

The subject Application is currently undergoing a detailed technical review and has been circulated to internal departments and external agencies for review and comment. The primary planning and land use matters being considered include:

- Compatibility with adjacent properties (consideration of matters such as noise, lighting, etc.), agricultural character, and the nature, definition and objectives for on-farm diversified uses;
- Site layout, and traffic impacts;
- Sufficiency of parking spaces provided;
- Site capacity to address stormwater; and
- Appropriateness of site-specific zone provisions.

7. Next Steps

The purpose of this Report is to provide an overview of the proposed development and provide an opportunity to receive comments from Council and the public. The Application has been circulated to various internal and external commenting agencies. Planning staff requires an opportunity to review their comments together with any public and Council comments received at the Public Meeting, and an opportunity to work with the Applicant to address the issues

raised in the comments and identified in this report. As such, it is respectfully recommended that this Application be received and referred back to staff, together with any public and Council comments, for a further recommendation report.

8. Attachments

Appendix 1 - Location Map

Appendix 2 - Context Map

Appendix 3 - Site Plan Proposal

Appendix 4 - Land Use Schedule

Prepared by:

Alexander Gambin
Planner

Recommended by:

Gaspare Ritacca
Manager of Planning and Development Services

Stephen Naylor
Director of Growth Management Services

Approved for submission by:

Daniel Kostopoulos
Chief Administrative Officer