



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

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**From:** Growth Management Services Department – Planning Division

**Report Number:** GMS-PL-2025-002

**Date:** Monday, February 3, 2025

**Title:** **12805 Highway 27 Prebrick Draft Plan, ROPA, OPA, ZBA**

**Address:** 12805 Highway 27, Nobleton  
Part Lot 4, Concession 8

**File Numbers:** York Region Official Plan File No. ROPA-25-01,  
King’s Official Plan File No. OP-2022-02,  
Zoning By-law Amendment No. Z-2022-05, 19T-22K01

**Owner:** Prebrick Systems (Boynton) Inc.

**Agent:** KLM Planning Partners Inc.

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## **1. Recommendations**

- a. That Report GMS-PL-2025-002 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 property is located on the east side of Highway 27, approximately 520 metres south of King Road in the Village of Nobleton. The development site is located east of the subdivision known as the Gates of Nobleton where Oliver Emmerson Avenue intersects Highway 27. The subject property measures 57.2 hectares with approximately 344 metres of frontage and contains a tributary of the East Humber River. The property also supports a dwelling unit and a sod farm with several agricultural buildings and an irrigation pond.

## **3. Proposal**

A Public Meeting was previously held on November 7, 2022, regarding the proposed draft plan which considered an amendment to the Township Official Plan concerning the reconfiguration between Employment and Residential lands and an implementation zoning by-law. Council’s direction was to receive the staff report and refer the matter back to staff to consider all comments and complete the planning review before providing a recommendation.

Subsequently, the Applicant has updated the Application to include an amendment to the York Region Official Plan as it applies to the Township of King (file#ROPA-25-01) and changes to the Application to amend the Township of King Official Plan (OP-2022-02) as a result of recent

Provincial changes to the Provincial Policy Statement 2024 relating to Employment Areas. Specifically, the Applicant proposes to re-designate the 'Employment Area' designation on the subject property to a 'Community Area' designation under the Region of York Official Plan and further proposes to remove the Employment designation under the Township Official Plan and replace it with a 4.8 hectare Mixed-use block and a 6.0 hectare Institutional block to provide for a range of commercial, residential, light industrial and institutional uses, including a secondary school site. Planning staff requested an additional public meeting be undertaken since an amendment to the Regional Plan was not previously identified and the nature of the proposed land uses have changed since the initial public meeting in 2022.

In addition, the draft plan has been updated through the planning review process to include a total of 436 residential lots for the purposes of supporting single detached dwellings together with 14 public streets where access is identified from Highway 27 to the west and Woodhill Avenue to the north. Additional lands are identified for a park block, stormwater management blocks, natural heritage and buffer blocks and open space blocks.

#### **4. Public Notice**

The Application has been circulated in accordance with the requirements of the Planning Act. Notice signs have been posted on the property and a notice has been published on the Township website.

#### **5. Policy**

##### **Provincial Planning Statement (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 in October 2024. The new PPS 2024 has changed the employment policies, including a new definition for Area of Employment. Such areas are now limited to employment uses that cannot locate in mixed-use areas such as heavy industry, manufacturing and large-scale warehousing. As a result, institutional, commercial uses including retail and office and residential uses are no longer contemplated within Employment Areas, whereas industrial, manufacturing, and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects can be considered in strategic growth areas and mixed-use areas.

The PPS 2024 requires that Planning authorities undertake an update to Official Plans for the purposes of updating policies regarding employment areas to ensure that such land uses are provided for while maintaining compatibility with sensitive land uses. Planning staff are currently undertaking a review and update to the Township Official Plan in part to align with recent changes to Provincial policy and legislation. In addition, the PPS 2024 allows Planning authorities to remove lands from employment areas subject to a set of planning criteria.

##### **Regional Official Plan 2022 (ROP)**

As of July 1<sup>st</sup>, 2024, planning responsibilities were removed from the Region of York as directed by the Province through Bill 185, "Cutting Red Tape to Build More Homes Act". As a result, the

Township of King now assumes the administration of the Regional Official Plan (ROP), including amendments to the Plan. The subject property is identified within the Urban system and designated as 'Community Area' and 'Employment Area' under the ROP. Given the changes under the Provincial Policy Statement and new definition for Area of Employment, the Region's definition of Employment and Supporting Employment no longer conform with Provincial policy. As such, an amendment to the Regional Official Plan as it applies to King is required to modify the current Employment designation on the subject property to allow for consideration of community uses including mixed-use and institutional uses for the lands identified in the proposed draft plan.

### **Township of King Official Plan, "Our King" (2019)**

The Official Plan designates the subject property as 'Neighbourhood', 'Employment' and 'Natural Heritage System' on Schedule "D2". The update to the Application concerns the lands designated as Employment as shown on Appendix 'B' to this report. The objective of the Employment designation is to provide for an appropriate mix and range of employment uses to encourage a diversified economic base. The permitted uses include manufacturing, assembly and processing, offices, research and development, commercial schools and trade schools, automotive repair uses, contractor establishments, transportation depots, and ancillary uses such as day care centres and hotels.

As discussed above, the recent changes under the Provincial Policy Statement 2024 would not permit several of the uses listed under the current Employment designation of the Plan. The resulting implications for the Township's land use needs, both in terms of Employment and Community Lands are currently being considered through the Township's Growth Management Strategy and Employment Land Strategies as part of the review of the Official Plan. The Phase 1 Report by Watson and Associates has identified the employment lands on the subject property as being entirely out of the Employment Area designation. Although the strategy identifies an Employment Land deficit for Nobleton, this is being further assessed through Phase 2 of the Strategies.

The Applicant is requesting that Employment designated lands on the plan be re-designated to Mixed-Use and Institutional to permit a range of commercial, residential, light industrial and institutional uses, including a secondary school site.

### **Nobleton Urban Area Zoning By-law (2016-71)**

The subject property is zoned 'Future Development' (FD) as per Zoning By-law 2016-71 for the Nobleton Urban Area. The FD zone reflects designated greenfield lands which are intended for development in accordance with the Township Official Plan. The Applicant has submitted a Zoning By-law Amendment Application to facilitate the re-zoning of the subject lands from the FD zone to a Residential – Single Detached "C" – Exception zone to provide for the residential lots and from the FD zone to Open Space (OS) and Environmental Protection (EP) to provide for the parks and environmental features and buffers contained in the draft plan. Appropriate site-specific mixed-use and institutional zones will be proposed should the land use designations and permitted uses be considered through the amendments to the Official Plan.

## **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 update to the Application with respect to amendments to both the Regional Official Plan and Township Official Plan which propose to change the land use permissions for the lands currently designated for Employment purposes. Planning staff requires an opportunity to review the proposed changes together with any public and Council comments received at the Public Meeting. 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 – Official Plan Land Use Schedule
- Appendix 2 – Draft Plan of Subdivision
- Appendix 3 – Draft Official Plan Amendment
- Appendix 4 – Draft Zoning By-law Amendment

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Manager of Planning and Development Services

**Stephen Naylor**  
Director of Growth Management Services

Approved for submission by:

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Chief Administrative Officer