



 **Watson**  
& Associates  
ECONOMISTS LTD.

# Growth Management and Employment Lands Strategy

King Township

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Final Report

February 10, 2025

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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
B.U.A.	Built-Up Area
D.G.A.	Designated Greenfield Area
C.D.	Census Division
C.M.A.	Census Metropolitan Area
E.L.S.	Employment Lands Strategy
G.D.P.	Gross Domestic Product
G.G.H.	Greater Golden Horseshoe
G.M.S.	Growth Management Strategy
G.T.A.	Greater Toronto Area
G.T.H.A.	Greater Toronto Hamilton Area
M.C.R.	Municipal Comprehensive Review
M.O.F.	Ministry of Finance
M.M.A.H.	Ministry of Municipal Affairs and Housing
M.T.S.A.	Major Transit Station Area
N.F.P.O.W.	No Fixed Place of Work
N.H.S.	Natural Heritage System
N.P.R.	Non-Permanent Residents



## List of Acronyms and Abbreviations (Cont'd)

O.P.	Official Plan
O.P.R.	Official Plan Review
P.P.S.	Provincial Planning Statement
S.A.B.E.	Settlement Area Boundary Expansion
U.S.	United States
Y.R.O.P.	York Region Official Plan



# Executive Summary





# Executive Summary

## Introduction

In January 2024, Watson & Associates Economists Ltd., (Watson) were retained to conduct an Employment Lands Strategy (E.L.S.) for King Township. Subsequently, the Township retained Watson in March of 2024 to conduct a Growth Management Strategy (G.M.S.). While independent studies, the combined deliverables of these studies will provide:

- An assessment of existing policies and macroeconomic conditions at the broader regional level and locally;
- A residential vacant land supply analysis;
- A review of existing Employment Areas and employment conditions, in alignment with the Employment Area vacant land supply analysis;
- Public and stakeholder engagement;
- An assessment of the Township's long-term growth potential for population, housing, and employment to 2051;
- A five-year population, housing, and employment forecast for each Village within the Township as well as remaining rural lands;
- An Employment Area and Community Area land needs analysis to 2051;
- Consideration for additional Employment Area lands beyond the 2051 planning horizon; and
- Strategic policy recommendations to guide updates to the Township's Official Plan (O.P.).

It is noted that this report is to be used to guide the amount, type, timing, and location of long-term population, housing, and employment growth for the Township and to provide planning policy recommendations related to long-term growth management and monitoring. It is not to be used to constrain or set a capacity limit on urban development.

## **Township of King Population, Housing, and Employment Forecast, 2021 to 2051**

Employment in King Township is forecast to increase by approximately 7,100 jobs between 2024 and 2051, reaching a total of 17,700 jobs. The annual employment growth rate is projected at 1.9%. Employment growth will be distributed across various



land use categories, with significant contributions from Population-Related Employment (56%) and Employment Land Employment (36%).

King Township is expected to experience significant population growth, reaching approximately 51,000 by 2051, which is an increase of about 22,600 residents from 2021. To accommodate this population growth, King Township will need around 8,400 new households by 2051, averaging 280 new households annually. This is a substantial increase from the historical average of 172 new households per year. There will be a shift from low-density housing (single and semi-detached units) to higher-density options such as townhouses and apartments. By 2051, low-density dwellings are expected to account for 62% of the housing stock, down from 89% in 2021.

### **Township of King Population and Housing Growth Forecast and Urban Land Needs by Village, 2024 to 2051**

King Township includes a blend of urban and rural communities. The Provincial Planning Statement (P.P.S.), 2024 requires growth and development to be directed to settlement areas (Villages). Aside from the three Villages of King City, Nobleton and Schomberg, King is predominantly rural. The rural area includes approximately 35% of the Township's population, primarily within Hamlets.

It is noted that as a part of this study, a growth analysis has been conducted for the Villages of Nobleton, King City, and Schomberg, and the combined remaining rural areas. The urban land needs analysis however, and the corresponding Settlement Area boundary expansion (S.A.B.E.) analysis (where applicable) prepared as part of this study have been limited to the Villages and does not include the Hamlets.

This population is forecast to be largely accommodated across the three Villages of King City, Nobleton, and Schomberg, as well as the remaining rural areas. One-half of all housing growth over the forecast period is anticipated to be accommodated within the built-up area (B.U.A.) (which is largely consistent with the York Region Official Plan (Y.R.O.P.) intensification target). Achieving this intensification target will require a larger proportion of higher-density development than what has occurred previously within the Township within the B.U.A. The remaining urban housing growth will be accommodated in the Township's existing Designated Greenfield Area (D.G.A.)

A small land need of approximately 8 gross hectares (ha) of developable lands has been identified for Nobleton Village. This represents a 27-year forecast from 2024 to



2051. This growth outlook and land requirement must be regularly monitored to ensure that long-term development is not constrained.

### **Township of King Employment Growth Forecast and Urban Land Needs by Village, 2024 to 2051**

Approximately 19 net ha of commercial designated land is required to support forecast retail development associated with future population growth. The Township has approximately 12 ha of vacant designated commercial lands within the three Villages. Given the steady population forecast and lack of available vacant land supply in King City, the Village is forecast to experience a deficit of 9 ha by 2051. An urban expansion of this Village would be required to accommodate this shortfall. While the findings of the commercial land needs analysis suggest that only a 9 ha expansion is required in King City, it will be important that the Township continue to regularly monitor these forecast requirements for each Village.

By 2051, it is forecast that the Township will need an additional 27 net ha of Employment Area land. Additional land beyond this 27 ha net land need will be required, to account for considerations such as environmental features and internal infrastructure requirements (such as roads and stormwater ponds). Assuming a gross-to-net ratio of 55%, nearly 50 gross ha (124 gross acres) of total land area would be required to accommodate this shortfall. Based on the initial high-level review of opportunities for urban boundary expansions in each of the Township's villages, an urban boundary expansion for the Villages of Nobleton (nearly 40 gross ha) and Schomberg (10 gross ha) represents the best opportunity to establish new Employment Areas.

### **Location Options for Urban Expansion to 2051**

To effectively direct growth in King Township, candidate expansion areas were assessed based on criteria which support provincial and municipal planning and urban development policies. Factors considered in the evaluation included:

- Size and connectivity of the parcels;
- Surrounding land uses and compatibility;
- Site attributes influencing market demand;
- Presence of natural heritage or hazard features;



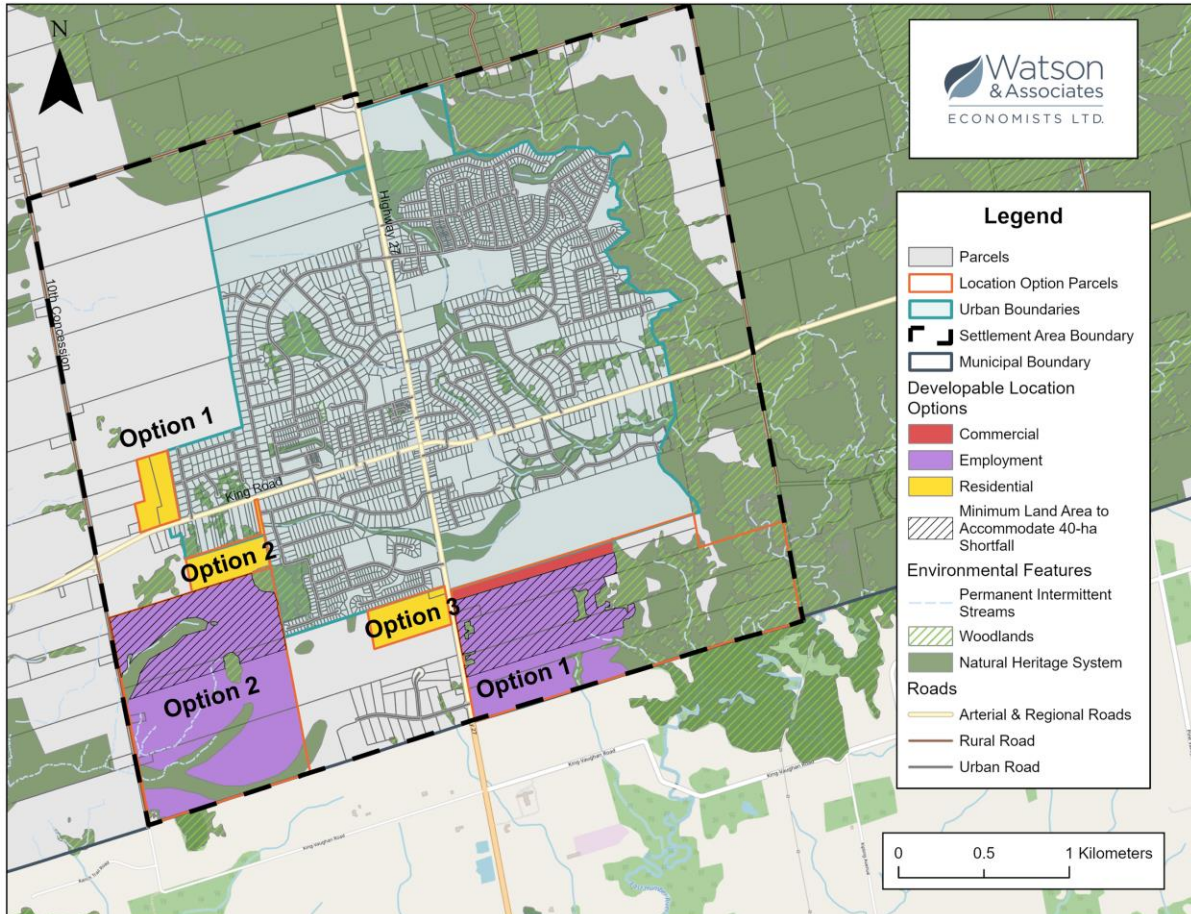
- Proximity to parks, open spaces, transportation networks, and community infrastructure;
- High-level servicing capacity; and
- Impacts on agricultural land and existing land uses.

While this report identifies broad location options for future urban expansion, additional technical studies related to land use planning, servicing, and agricultural impacts, as outlined in the P.P.S. 2024, Growth Plan 2019 and P.P.S. 2020, will be required as part of the Township Official Plan Review (O.P.R.).

The Village of Nobleton is forecast to require (at a minimum) an additional 8 ha of land to accommodate Community Area development and approximately 40 gross ha of land for Employment Area development. Based on these land requirements, three location options for Community Area development and two broad locations for Employment Area development have been considered and evaluated. Figure ES-1 provides a map which highlights these proposed Employment Area (in purple) and Community Area (in yellow) expansion location options.



Figure ES-1  
Village of Nobleton  
Proposed Location Options for Settlement Area Boundary Expansion (S.A.B.E.)



Source: Base mapping data from King Township. Location options presented by Watson & Associates Economists Ltd., 2025.

All Community Area and Employment Area locations represent suitable options for future urban development. For Employment Area development (in purple), Option 2 represents the recommended site for future Employment Area development for the Nobleton. This option represents a larger developable land area at nearly 100 ha (242 acres) compared to Option 1, providing a greater critical mass for long-term employment land development. Furthermore, compared to Option 1, this site has fewer land-use compatibility concerns with the existing Nobleton urban area. For Community Area development (in yellow), Options 1 and 3 represent the most suitable locations. Option 2 for Community Area Development would have land use compatibility concerns with the recommended Employment Area site (Option 2). For all of these recommended





sites, further analysis will be required through the O.P.R. to assess infrastructure considerations and determine the most suitable development opportunity.

Beyond Nobleton, additional S.A.B.E. were identified for King City and Schomberg. Chapter 6 provides an overview of the recommended location in Schomberg to account for the forecast 10-ha shortfall of Employment Area lands and the forecast 10-ha shortfall of retail commercial lands for King City. In addition to the location options identified in Chapter 6, opportunities to accommodate greater Employment Area growth beyond the 2051 forecast are explored in Chapter 7.

### **Additional Long-Term Options for Employment Area Growth**

The expansion opportunities identified in the previous chapter are intended to accommodate long-term population, housing, and employment demand to 2051. The P.P.S., 2024 permits municipalities to designate additional Employment Area land beyond the 30-year maximum. Accordingly, for Employment Area growth within Nobleton, both location options proposed exceed the 2051 land requirement of 39 gross ha. Further to this, Chapter 7 explores additional location options to support Employment Area growth in the Township, beyond the minimum employment forecast to 2051. Designating additional Employment Areas beyond the minimum 2051 requirement can support a broader range of industries and site requirements.

There are lands along the southern border of the Township's municipal border that are adjacent to existing industrial operations in the City of Vaughan. These are undeveloped and unprotected lands located between Ontario's Greenbelt and designated urban Settlement Areas, often seen as potential spaces for future urban expansion. These lands are commonly called 'Whitebelt' lands and will be referred to as such in this report. This report identifies a 32-ha portion of the developable Whitebelt lands for consideration as a future Employment Area (see Figure 7-1 in Chapter 7). The Whitebelt lands highlight the Township's capacity to support additional employment growth on urban Employment Area lands through the establishment of a new Settlement Area, subject to the policy requirement of subsection 2.3.2. of the P.P.S.

While the P.P.S., 2024 promotes directing growth toward urban Settlement Areas with full municipal servicing, it is also important to consider the rural system and its role in accommodating employment growth through rural or dry industrial lands. As shown in Figure 7-2 of Chapter 7, there would be an ability to accommodate approximately 34 ha of developable land for dry industrial development in the Hamlet of Laskay. Identifying



this area for industrial development would provide potential synergies with the proposed King City commercial expansion on the opposite side of Highway 400 and would be located within close proximity to the proposed Whitebelt Employment Area on the southern border of the Township boundary.

Chapter 7 outlines the potential vision and employment yield of these additional lands but further analysis will be required to determine the potential timing of development and the associated suitability/feasibility. Moving forward, the Township's O.P.R. process will play a key role in assessing these recommendations and ensuring that all Employment Areas align with broader economic and planning objectives.

### **Growth Management Recommendations**

This report will serve as a foundational document to the Township's O.P.R. by providing guidance with respect to where and how residential and non-residential development or change is planned and prioritized as the Township continues to mature and evolve over the near-, medium-, and long-term planning horizon. Based on this technical analysis, key themes related to growth management planning policy recommendations are provided below:

- Develop a Long-Term Vision and Strategic Growth Management Goals for the Township;
- Plan for Significant Residential Intensification;
- Plan for Minimum Residential Density Targets in Designated Growth Areas;
- Plan for Community Area Urban Expansion in Nobleton and Retail Commercial Expansion in King City;
- Guide the Timing of Residential and Non-Residential Growth by Village;
- Rural Settlement Areas and Rural Lands;
- Strategically Plan the Township's Existing and Future Employment Areas;
- Plan for Employment Uses Under a New Provincial Policy Framework;
- Explore Opportunities for Intensification of Employment Lands;
- Plan for Employment Area Urban Expansion in Nobleton;
- Plan for Employment Area Expansion in Nobleton and Schomberg; and
- Growth Tracking and Growth Management Monitoring.



## Conclusions

This report offers a robust framework for King Township's sustainable growth up to 2051 and beyond, addressing both residential and employment needs while ensuring alignment with existing policies including the P.P.S., 2024 and the Greenbelt Plan (2017). Achieving the growth forecasts to 2051 will require higher-density residential development to accommodate a growing population, with a focus on affordability and the need for diverse housing types to meet the needs of both younger families and seniors.

The growth forecasts underscore the necessity for urban land expansion for all three Villages. These expansions are critical for accommodating the projected increase in housing and jobs. Furthermore, the Township can explore future Employment Area opportunities, such as the Whitebelt lands and the Hamlet of Laskay, beyond the 30-year planning horizon. Exploring these additional employment lands could offer long-term benefits, particularly in attracting industrial growth to the region.

The findings of this report will help guide the Township to ensure that urban and rural development is managed in a way that promotes economic resilience, minimizes environmental impact, and remains flexible to adapt to evolving needs and opportunities. This strategic approach will position King Township to balance its growth priorities within the context of broader provincial economic trends and planning policy.





# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Terms of Reference

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It is noted that this report is to be used to guide the amount, type, timing, and location of long-term population, housing, and employment growth for the Township and to provide planning policy recommendations related to long-term growth management and monitoring. It is not to be used to constrain or set a capacity limit on urban development.

## 1.2 Background

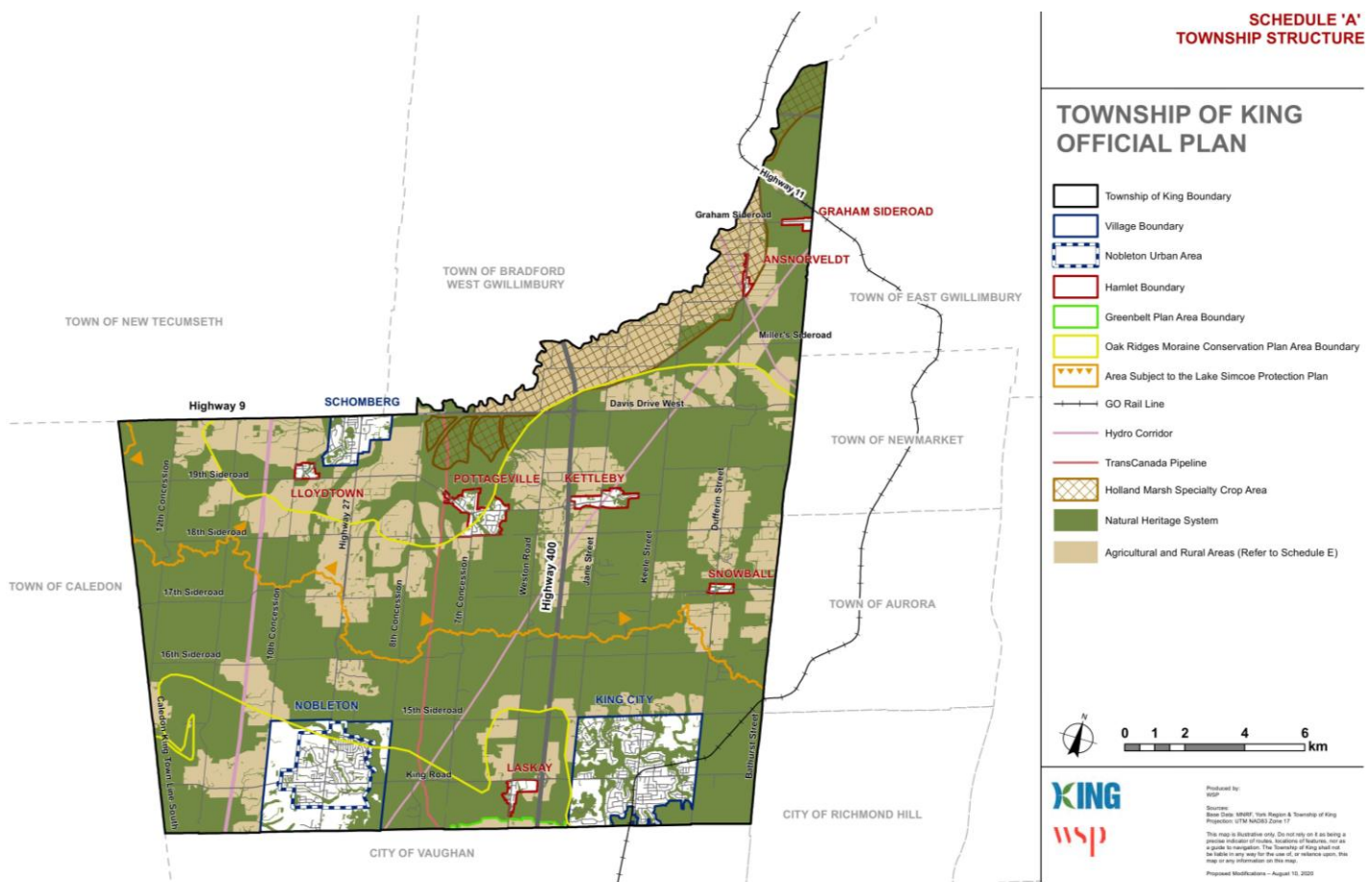
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As illustrated in Figure 1-1, King Township is located in York Region at the northern edge of the Greater Toronto Area (G.T.A.). As of 2021, there were approximately



28,400 people living in the Township, supported by a diverse employment and housing base.<sup>[1]</sup> Anchored by the Villages of King City, Nobleton, and Schomberg, the Township offers a blend of vibrant urban areas, rural communities and surrounding rural countryside. Together with the rural countryside and Hamlets such as Kettleby, Laskay, and Snowball, these Villages form the heart of King's identity – a community of communities.

Figure 1-1  
King Township  
Official Plan – Schedule A – Township Structure



<sup>[1]</sup> Population includes net Census undercount of 4.1%.



## 1.3 Planning Policy Context

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### 1.3.1 Provincial Planning Context: Provincial Policy Statement, 2024

On August 19, 2024, the Province released the Provincial Planning Statement (P.P.S.), 2024, which replaced the P.P.S., 2020 and a Place to Grow: Growth Plan for the Greater Golden Horseshoe (G.G.H.), 2019 as a single, integrated document. For King Township, the Greenbelt Plan, 2017 is particularly relevant when it comes to assessing settlement area boundary expansions (S.A.B.E.). As per Amendment 4 to the Greenbelt Plan, 2017, despite the P.P.S., 2024 being released, the policies of the P.P.S., 2020 and Growth Plan 2019 continue to apply.<sup>[2]</sup>

It is important to note that the P.P.S., 2024 came into effect on October 20, 2024. A key focus of the P.P.S., 2024 is that it recognizes that the approach to delivering housing and accommodating non-residential development will vary by municipality and, as such, moves away from a prescriptive guideline-based approach. The following summarizes key highlights of the P.P.S., 2024.

#### Planning for Growth

- Compared to the P.P.S., 2020, the P.P.S., 2024 provides a more flexible horizon for planning for growth by providing a planning horizon with a minimum of 20 years and a maximum of 30 years. Policy 2.1.3 states, “Planning for infrastructure, public service facilities, strategic growth areas and Employment Areas may extend beyond this time horizon.”<sup>[3]</sup> As such, this suggests that municipalities are to designate land to accommodate growth for at least 20 years, but not more than 30 years with the opportunity to designate additional land beyond the 30-year time horizon when planning for Employment Areas, strategic growth areas and infrastructure.<sup>[4]</sup>
- Policy 2.1.1 of the P.P.S., 2024 notes that “planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance (M.O.F.) and may modify, as appropriate.” The most recent M.O.F. forecast provides population growth projections for York

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<sup>[2]</sup> The Growth Plan, 2019 sets out a 10-hectare (ha) limitation for settlement areas boundary expansions in the Greenbelt.

<sup>[3]</sup> Provincial Planning Statement, 2024, policy 2.1.3, p. 6.

<sup>[4]</sup> Ibid.



Region to the year 2051. Chapter 4 summarizes the recent M.O.F. population forecasts. It is important to note that the M.O.F. population forecasts are provided at the Census Division (C.D.) level only, which typically represents upper-tier municipalities, including separated municipalities and large urban single-tier municipalities. The M.O.F. does not provide population forecasts at the area municipal level.

- As previously noted, the P.P.S., 2024 states that urban land needs can be calculated up to 30 years, with a longer time period permitted for Employment Areas. It is further noted that the M.O.F. forecasts are not meant to replace long-term forecasting by municipalities, but rather to be used as a starting place in establishing forecasts and testing the reasonableness of alternative regional forecasts and area municipal growth allocations, a practice that Watson currently carries out.

## Planning for Housing

- Generally unchanged from the P.P.S., 2020, the P.P.S., 2024 still requires planning authorities to maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands that are designated and available for residential development. It is noted, however, that the emphasis on intensification and redevelopment in this regard has been removed within the context of this policy. Planning authorities are also required to maintain at all times, where new development is to occur, lands with servicing capacity sufficient to provide at least a three-year supply of residential units, available through lands suitably zoned, including units in draft approved or registered plans.
- The P.P.S., 2024 requires municipalities to establish and maintain minimum targets for intensification and redevelopment within built-up areas, based on local conditions.<sup>[5]</sup> Furthermore, municipalities are required to keep their zoning by-laws up to date by establishing minimum densities, heights, and other standards to accommodate growth and development.<sup>[6]</sup>

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<sup>[5]</sup> Provincial Planning Statement, 2024, policy 2.3.1.4, p. 8.

<sup>[6]</sup> Ibid., policy 6.1.6, p. 32.



## Settlement Area Boundary Expansions

- According to the P.P.S., 2024, a S.A.B.E. is allowed at any time and without the requirement of a Comprehensive Review (C.R.), provided that the S.A.B.E. meets the criteria established in policy 2.3.2.1. For expansions The criteria include establishing the need to designate and plan for additional land to meet an appropriate range and mix of land uses, supported by infrastructure and public facilities while limiting the impact on agricultural areas. Furthermore, the S.A.B.E. is to support a phased progression of urban development. Overall, the policies allow for a simplified and flexible approach for municipalities to undertake a S.A.B.E.<sup>[7]</sup>
- It is important to note that for S.A.B.E. into the Greenbelt, the Greenbelt Plan, 2017 overrides this directive from the P.P.S. Expansions into the Greenbelt must take place during the C.R. process. This is relevant for King Township as any Village Settlement Area boundary expansion is within the Greenbelt. Nobleton, uniquely, can expand its urban boundary within the Settlement Area boundary by redesigning Village Reserve lands.

## Planning for Employment

- Unchanged from the P.P.S., 2020, major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available, according to the P.P.S., 2024.<sup>[8]</sup>
- The P.P.S., 2024 includes an updated definition of Employment Area based on the amendment of the *Planning Act* on June 8, 2023. The *Planning Act* was amended under subsection 1 (1) to include a new definition of “area of employment.” This definition of Employment Area has been scoped to include only industrial-type employment, such as manufacturing or warehousing, as a primary use. The amendment to the *Planning Act* received Royal Assent as part of Bill 97 on June 8, 2023. The definition change in the *Planning Act* came into effect on October 20, 2024, in concert with the P.P.S., 2024.

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<sup>[7]</sup> Provincial Planning Statement, 2024, policy 2.3.2, p. 9.

<sup>[8]</sup> Ibid., policy 2.8.1.4, p. 13.



- According to the P.P.S., 2024, municipalities are to assess and update Employment Areas identified in O.P.s to ensure that this designation is appropriate to the planned function of Employment Areas.<sup>[9]</sup>
- The P.P.S., 2024 requires that municipalities designate, protect, and plan for all Employment Areas in Settlement Areas by:
  - planning for the long-term needs of Employment Area uses;
  - prohibiting residential uses, commercial uses, public service facilities, other institutional uses, and retail and office uses not associated with the primary employment use; and
  - providing an appropriate transition to adjacent non-Employment Areas to ensure land use compatibility and economic viability.<sup>[10]</sup>
- Under the P.P.S., 2024, municipalities are provided with greater control over Employment Area conversions (now referred to as Employment Area removals) with the ability to remove lands from Employment Areas at any time. Previously, under the P.P.S., 2020 and the Growth Plan, municipalities were required to review changes to designated Employment Areas during an M.C.R. or Comprehensive Review. Under the P.P.S., 2024, municipalities are required to demonstrate that there is an identified need for the removal and that the land is not required for Employment Area uses over the long term. Furthermore, municipalities need to demonstrate that the proposed change from an Employment Area to a non-Employment Area use does not undermine the overall viability of the Employment Area.<sup>[11]</sup>
- While the P.P.S., 2024 requires an appropriate separation between Employment Area uses and sensitive uses, it also provides the opportunity for manufacturing, small-scale warehousing, and other industrial uses to be accommodated outside of Employment Areas where there are no adverse effects to being located near a sensitive use. It notes that, if there is an opportunity, these uses are to be encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available.<sup>[12]</sup>

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<sup>[9]</sup> Ibid., policy 2.8.2.4, p. 14.

<sup>[10]</sup> Ibid., policy 2.8.2.3, p. 14.

<sup>[11]</sup> Provincial Planning Statement, 2024, policy 2.8.2.5, p. 15.

<sup>[12]</sup> Ibid., policy 2.8.1.2, p. 13.





## Planning for Growth in Rural Areas

- Generally unchanged from the P.P.S., 2020, the P.P.S., 2024 indicates that rural Settlement Areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.<sup>[13]</sup> Furthermore, when directing development in rural Settlement Areas, municipalities are to give consideration to locally appropriate rural characteristics, the scale of the development, and the provision of appropriate service levels.<sup>[14]</sup>
- In prime agricultural areas, permitted uses and activities include agricultural uses, agriculture-related uses, and on-farm diversified uses based on provincial guidance, according to the P.P.S., 2024.<sup>[15]</sup> Compared to the P.P.S., 2020, this policy has been modified in the P.P.S., 2024 and adds provincial guidance.

### **1.3.2 York Region Population, Housing, and Employment Forecast**

The York Region Official Plan (Y.R.O.P.) was adopted by the Council for the Regional Municipality of York in July 2022 and thereafter approved with modifications by the Ministry of Municipal Affairs (M.M.A.H.) on November 4, 2022. The M.M.A.H. modifications were then reversed in December 2023, when the Province passed Bill 150. York Region subsequently updated the growth forecast for King Township in June 2024 (Y.R.O.P. June 2024 Office Consolidation). The updated 2051 targets from the Y.R.O.P. June 2024 Office Consolidation forecast have been used for the baseline analysis in the King Township G.M.S. and E.L.S.

Based on the updated June 2024 forecast, the Region is forecast to accommodate a total of 2.064 million residents and 989,200 jobs by 2051. As part of its M.C.R. process, the Region prepared growth allocations for each of its area municipalities including King Township, starting from the most recent Census period of 2021. Accordingly, this forecast is provided in five-year increments from 2021 to 2051. The following summarizes the Y.R.O.P. June 2024 Office Consolidation forecast for King Township:

- King Township's population is forecast to increase to 51,000 in 2051 from 28,400 in 2021.

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<sup>[13]</sup> Ibid., policy 2.5.2, p. 11.

<sup>[14]</sup> Ibid., policy 2.5.3, p. 11.

<sup>[15]</sup> Ibid., policy 4.3.2, p. 23.



- The Township residential dwellings are projected to increase by 8,400 units from 2021 to 2051.
- The Township's employment is forecast to increase from 10,600 jobs in 2024 to 17,700 jobs in 2051.<sup>[16]</sup>

In addition to this area municipal allocation, the Region's M.C.R. also identified growth allocations, intensification targets, greenfield densities, Employment Area densities, and several other growth management considerations. These have been explored further through both the E.L.S. and G.M.S.

### **1.3.3 Local and Regional Planning Context**

Bill 185, known as the *Cutting Red Tape to Build More Homes Act, 2024*, was granted Royal Assent on June 6, 2024. This omnibus bill includes changes to the *Planning Act* that were initially introduced in Bill 23, the *More Homes Built Faster Act, 2022*. These changes, effective July 1, 2024, remove planning policy and approval responsibilities from several upper-tier municipalities, including York Region. As a result, York Region will no longer have these responsibilities under the *Planning Act*. The Y.R.O.P. will now serve as a local official plan for the lower-tier municipalities in York Region, which must implement and ensure applications comply with it, in addition to the respective lower-tier municipality O.P.s. Previously, York Region was the approval authority for O.P. reviews and amendments under the *Planning Act*; this authority will now be transferred to the Province, except where exempted from approval through O. Reg. 525/97.

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<sup>[16]</sup> Employment data for 2021 is unreliable due to Census enumeration occurring during a Provincial COVID-19 lockdown. 2024 represents an estimate by Watson & Associates.



# Chapter 2

## Overview of the Macro- Economic Outlook and Growth Trends



## 2. Overview of the Macro-Economic Outlook and Growth Trends

This chapter summarizes the global, national, provincial, and regional economic trends that are anticipated to continue to influence the population and employment growth outlook for Ontario, the Greater Toronto Hamilton Area (G.T.H.A), and King Township over the next three decades.

### 2.1 Global Economic Trends

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In its latest World Economic Outlook, the International Monetary Fund (IMF) is forecasting global economic growth will remain relatively stable from 3.3% in 2023 to 3.2% in 2024 and 2025. For advanced economies, the projected economic growth of 1.8% in 2024 is slightly higher than the IMF's forecast of 1.5% from its January 2024 projections. Looking forward, the outlook has slightly improved from IMF's January 2024 projections, with forecast growth of 1.8% in 2024 and 1.8% in 2025. Forecast economic growth for advanced economies, however, is a little over half what was achieved in 2022, with 90% of advanced economies projected to experience a sharp slowdown due to higher unemployment. Growth prospects for emerging markets and developing economies are much more varied but overall have strengthened from the IMF's January 2024 outlook and are noticeably stronger relative to advanced economies with economic growth projections of 4.2% in 2024 and in 2025.<sup>[17]</sup>

Within the United States (U.S.), real gross domestic product (G.D.P.) grew by 2.9% in 2023; and in 2024 U.S. economic growth is projected to remain relatively stable at 2.8% before decreasing to 2.2% in 2025. This outlook is due to several factors, including high household debt, high interest rates, a tightening in financial conditions, and a slowdown in global trade. These trends in global economic conditions are important to monitor, particularly in the U.S., as they have a direct influence on macro-economic conditions in Canada.

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[17] International Monetary Fund, World Economic Outlook, October 2024: Policy Pivot Rising Threats.



## 2.2 Evolving Macro-Economic Trends Following COVID-19

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Since COVID-19 was declared a pandemic on March 12, 2020, its economic effects have been substantial. Employment sectors including travel, tourism, hospitality, manufacturing, and energy were hit relatively hard by social distancing. In contrast, knowledge-based sectors adapted well to remote and hybrid work, often thriving. Changes in social behaviour, including physical distancing, and increased remote work have led to ongoing economic disruptions, particularly in how work is done. Additionally, rising trade tensions and geopolitical unrest continue to highlight vulnerabilities in globalization and supply chains, which were severely disrupted during the peak of the pandemic.

Following a sharp national economic recovery in 2020 due to COVID-19 policy measures, federal economic support, fiscal stimulus, and vaccine rollouts, the Canadian economy experienced significant economic growth in 2021 and 2022. Despite this recovery, there are growing macroeconomic headwinds and increased volatility influencing the economy at national, provincial, and regional levels. Persistently high global and national inflation levels following the pandemic required an aggressive response by central banks, leading to sharp increases in interest rates and quantitative tightening measures.<sup>[18]</sup> As of October 2024, both the Bank of Canada and the U.S. Federal Reserve have begun reducing interest rates in response to declining inflation rates and slowing economic growth. The Bank of Canada has cut its overnight lending rate multiple times in 2024, reducing the policy rate to 3.25% as of December 2024. Similarly, the U.S. Federal Reserve has also implemented interest rate cuts to support economic growth. As of October 2024, Canada's inflation rate was at 2.0%, down from its peak of 8.1% in June 2022.

While most recent trends in inflation and interest rates are favourable to Canadian residents, businesses and investors, their effects often lag and vary considerably. Furthermore, when considering these more favourable recent conditions, wage and earnings growth have not kept with the pace of rising costs for goods and services over the past several years, with housing and food costs representing key stressors for most Canadian families. It is also important to recognize that ongoing trade disruptions, geopolitical conflicts, U.S. protectionist policies, and relatively tight labour conditions in

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[18] Quantitative tightening is a process whereby a central bank reduces the supply of money circulating in the economy by selling financial assets, mainly government bonds.



some sectors continue to exacerbate global supply shortages for certain goods and services and continue to potentially limit the effectiveness of monetary policy in both easing and controlling inflationary pressures.

As of 2024, rising public sector and household debt in Canada remains a key economic concern, largely due to pandemic response measures, alongside increasing household debt levels, largely driven by significant housing price appreciation in Canada's major urban centres. Since peaking in February 2022, the national housing market has shown signs of cooling, with notable declines in both sales and price growth in recent years. It is noted, however, that trends vary widely by region and housing affordability (both ownership and rental) has been steadily eroded for the past decade across most Canadian regions. It is yet to be seen what impact the continued interest rate reductions by the B.O.C. will have on the housing market and inflation as a whole.

While these immediate concerns highlight potential setbacks to the Country's economic recovery, the longer-term outlook for Canada's economy and housing market remains positive. Continued investments in infrastructure and technology, along with a resilient labour market, are anticipated to drive national economic growth. Policymakers will need to navigate these complexities carefully to foster stability and support recovery in the coming years.

### ***2.2.1 COVID-19 and the Changing Nature of Work***

In addition to its broader impacts on the economy, COVID-19 is also accelerating changes in work and commerce as a result of technological disruptions which were already taking place prior to the pandemic. Businesses are increasingly required to rethink the way they conduct business with an increased emphasis on remote work enabled by technologies such as virtual private networks, virtual meetings, cloud technology, artificial intelligence and other remote work collaboration tools. These disruptive forces continue to broadly impact the nature of employment by place of work and sector, and have a direct influence on commercial, institutional, and industrial real estate space needs.

From a municipal planning and urban development perspective, it is important to consider the impact of hybrid workers when assessing non-residential space needs, particularly in the office sector. In addition to work-at-home employment, there are



workers within the Township who have no fixed place of work (N.F.P.O.W.).<sup>[19]</sup> It is anticipated that the percentage of people who work from home on a full-time and part-time basis and those who do not have a fixed place of work will increase slightly over the long term, driven by continued growth in knowledge-based employment sectors and technological advancement.

## 2.3 Canadian Immigration Targets

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During the recovery period from COVID-19, immigration targets were raised in Canada primarily in response to labour force demands faced by Canadian businesses. Immigration accounts for almost 100% of Canada's labour force growth and nearly 80% of its population growth. As a result of the increased targets, Canada welcomed 471,800 and 485,000 new permanent residents in 2023 and 2024, respectively.

In October 2024, the federal government reduced the previous immigration targets by about 21%. The federal government has also announced that it will reduce the percentage of non-permanent residents (N.P.R.) from 7.3% of the national population to 5.0% by the end of 2026.<sup>[20]</sup><sup>[21]</sup> These changes partially support the changing needs of the country to ease pressures on housing, infrastructure, and social services. Figure 2-1 displays annual admissions to Canada and Ontario since 2015. In 2020, national and provincial immigration levels sharply declined due to COVID-19. Immigration in 2021 rebounded strongly, resulting in 405,000 permanent residents admitted to Canada in 2021, roughly half of which were accommodated in the Province of Ontario that year. Based on 2024 data and looking forward through 2025 and beyond, despite the target reductions noted above, immigration levels to Canada and Ontario are anticipated to remain strong, exceeding pre-pandemic averages between 2015 and 2019.

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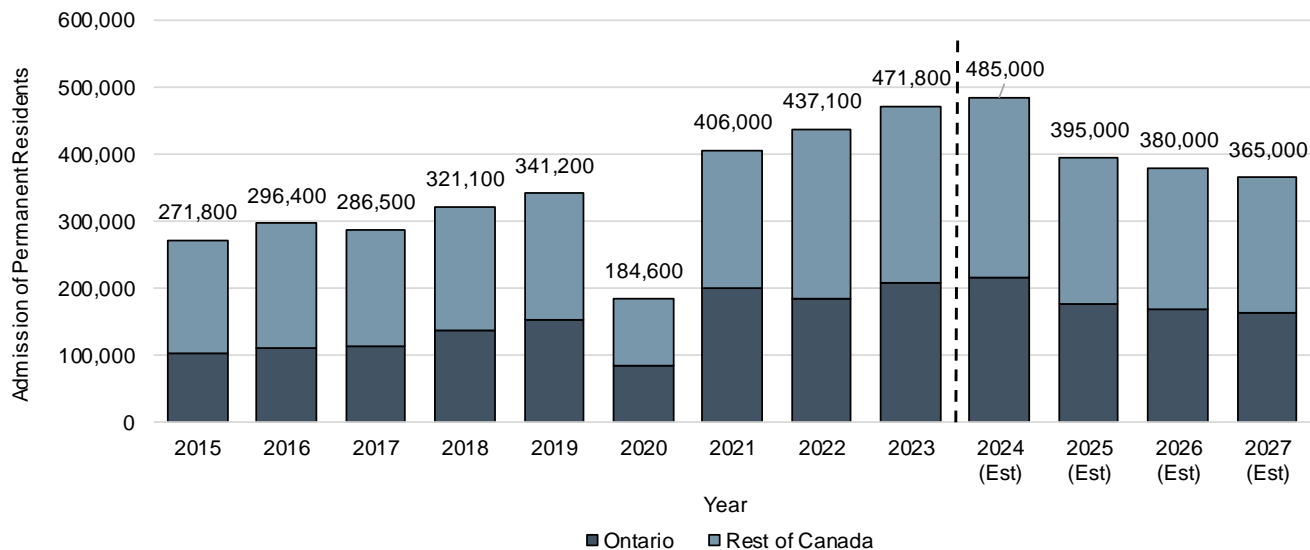
<sup>[19]</sup> Statistics Canada defines N.F.P.O.W. employees as “persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.”

<sup>[20]</sup> N.P.R. share as of Q3 2024 derived from Statistics Canada Tables 17-10-0009-01 and 17-10-0121-01. There are 3,002,090 NPR out of 41,288,599 residents in Canada.

<sup>[21]</sup> N.P.R. national population target of 5% from the Government of Canada 2025-2027 Immigration Levels Plan.



Figure 2-1  
Admission of Permanent Residents in Ontario and Canada  
Historical (2015 to 2023) and Forecast (2024 to 2027)



Source: 2015 to 2023 derived from Immigration, Refugees, and Citizenship Canada (I.R.C.C.) April 30, 2024 data. 2024 to 2027 federal targets from Government of Canada's Immigration Levels Plan for 2024 to 2026 and 2025 to 2027, and Ontario target estimated based on historical share of about 45% of the Canadian Permanent Residents Admissions from 2018 to 2023, by Watson & Associates Economists Ltd.

## 2.4 Planning within the Context of an Evolving National and Provincial Economy

### 2.4.1 Ontario Population Growth Outlook within the Canadian Context

Canada's population is experiencing significant growth. During 2023, the population increased by 3.2%, adding 1,271,000 individuals. With population growth outpacing output G.D.P. growth, the G.D.P. per capita has trended lower and is now well below pre-pandemic levels.<sup>[22]</sup> The challenges facing growth in the G.D.P. per capita in Canada include labour productivity and a rising unemployment rate for recent immigrants, which has increased from 9.5% to 12.6% over the past five years.<sup>[23]</sup>

<sup>[22]</sup> Statistics Canada, Economic and Social Reports, *Canada's Gross Domestic Product Per Capita Perspectives on the Return to the Trend* report by Carter McCormack and Weimin Wang, April 24, 2024.

<sup>[23]</sup> TD Economic Reports, Canadian Employment (July 2024), *Canada's job market softens further in July*, published August 9, 2024.





The most recent 2024 M.O.F. projection has decreased the growth outlook for Ontario to 20.9 million by 2046, largely driven by the recent federal government announcement to reduce the percentage of N.P.R. from 7.3% of the national population to 5.0%, as previously noted.<sup>[24]</sup><sup>[25]</sup> Since the release of the 2024 M.O.F. projections, the federal government announced an additional reduction in the number of new permanent residents it will accept, lowering the 2025 and 2026 targets of 500,000 to 395,000 in 2025, 380,000 in 2026, and 365,000 in 2027. These changes are anticipated to have a further downward impact on future population growth in Canada, including Ontario.<sup>[26]</sup>

When examining forecast immigration levels required over the long term to achieve the 2024 M.O.F. projections for Ontario, these revised projections appear slightly ambitious. The 2024 M.O.F. population forecast continues to project a higher long-term population growth rate for the Province compared to historical trends experienced over the past 20 years, with an annual growth rate of 1.3% between 2021 and 2051. This translates into an annual population increase of 242,600 people. Comparatively, the level of annual population growth forecast for Ontario under the 2023 M.O.F. is higher with an annual population growth of 274,000 and a growth rate of 1.6% over the 2021 and 2046 period. This is explored further in Chapter 3.

#### **2.4.2 National and Provincial Gross Domestic Product Trends and Near-Term Forecast**

Similar to the broader Canadian economy, the economic base of Ontario, as measured by G.D.P. output, has shifted from the goods-producing sector (i.e., manufacturing and primary resources) to the services-producing sector over the past several decades. This shift has largely been driven by G.D.P. declines in the manufacturing sector which were accelerated prior to and following the 2008/2009 global economic downturn. It is noted, however, that these G.D.P. declines in the manufacturing sector have started to show signs of stabilization, both prior to the coronavirus disease (COVID-19) pandemic and through the more recent economic recovery.

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<sup>[24]</sup> NPR share as of Q3 2024 derived from Statistics Canada Tables 17-10-0009-01 and 17-10-0121-01. There are 3,002,090 NPR out of 41,288,599 residents.

<sup>[25]</sup> NPR national population target of 5% from the Government of Canada 2025-2027 Immigration Levels Plan.

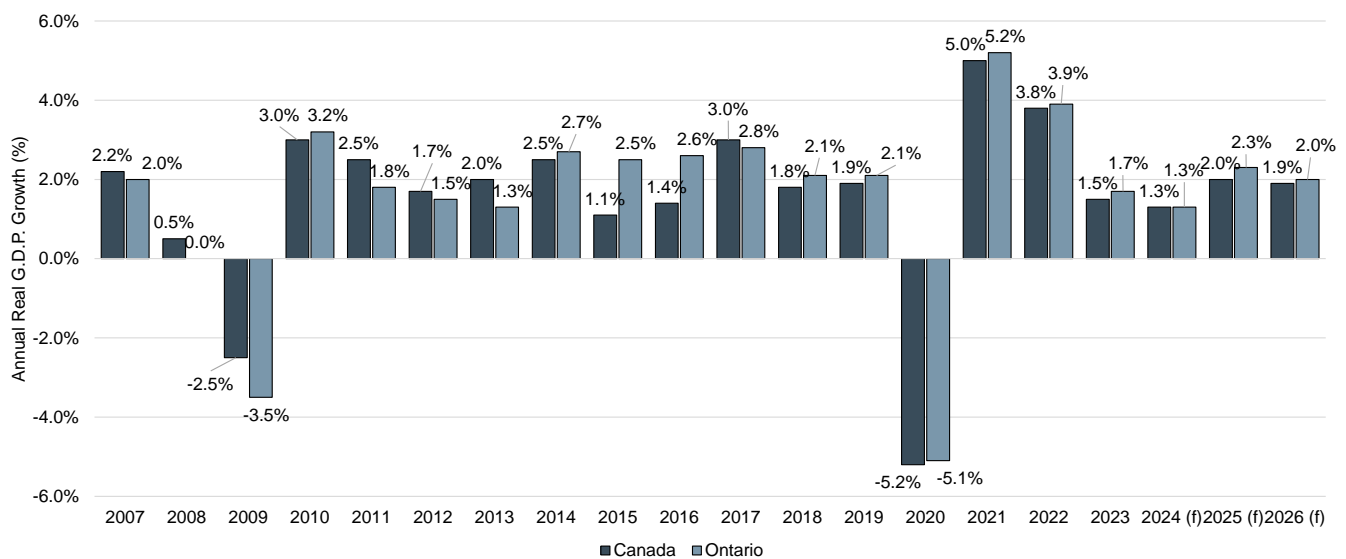
<sup>[26]</sup> Government of Canada News Release, October 24, 2024.

<https://www.canada.ca/en/immigration-refugees-citizenship/news/2024/10/government-of-canada-reduces-immigration.html>



As illustrated in Figure 2-2, the Ontario economy contracted by 5.1% in 2020 before rebounding by 4.6% in 2021. BMO Capital Markets forecasts that the Ontario economy will grow by 2.3% in 2025, alongside the overall Canadian economy which is expected to strengthen to an average annual G.D.P. rate of 2.0% in 2025. Economic growth in Ontario is forecast to increase at a slightly higher rate than the overall Canadian economy.<sup>[27]</sup>

**Figure 2-2**  
Province of Ontario and Canada  
Annual Real Gross Domestic Product (G.D.P.) Growth, Historical (2007 to 2023),  
and Forecast (2024 to 2026)



Note: 2021 (Ontario), 2024, and 2025 are forecast by BMO Capital Markets Economics.  
Source: Derived from BMO Capital Markets Economics, Provincial Economic Outlook, January 10, 2025, by Watson & Associates Economists Ltd.

## 2.5 Regional Labour Force and Population Growth Trends

### 2.5.1 Regional Labour Force Growth Trends

Figure 2-3 summarizes total labour force and unemployment rate trends for the Toronto Census Metropolitan Area (C.M.A.). Labour force data is not available for King

<sup>[27]</sup> BMO Capital Markets Economics, Provincial Economic Outlook, Jan 10, 2025.

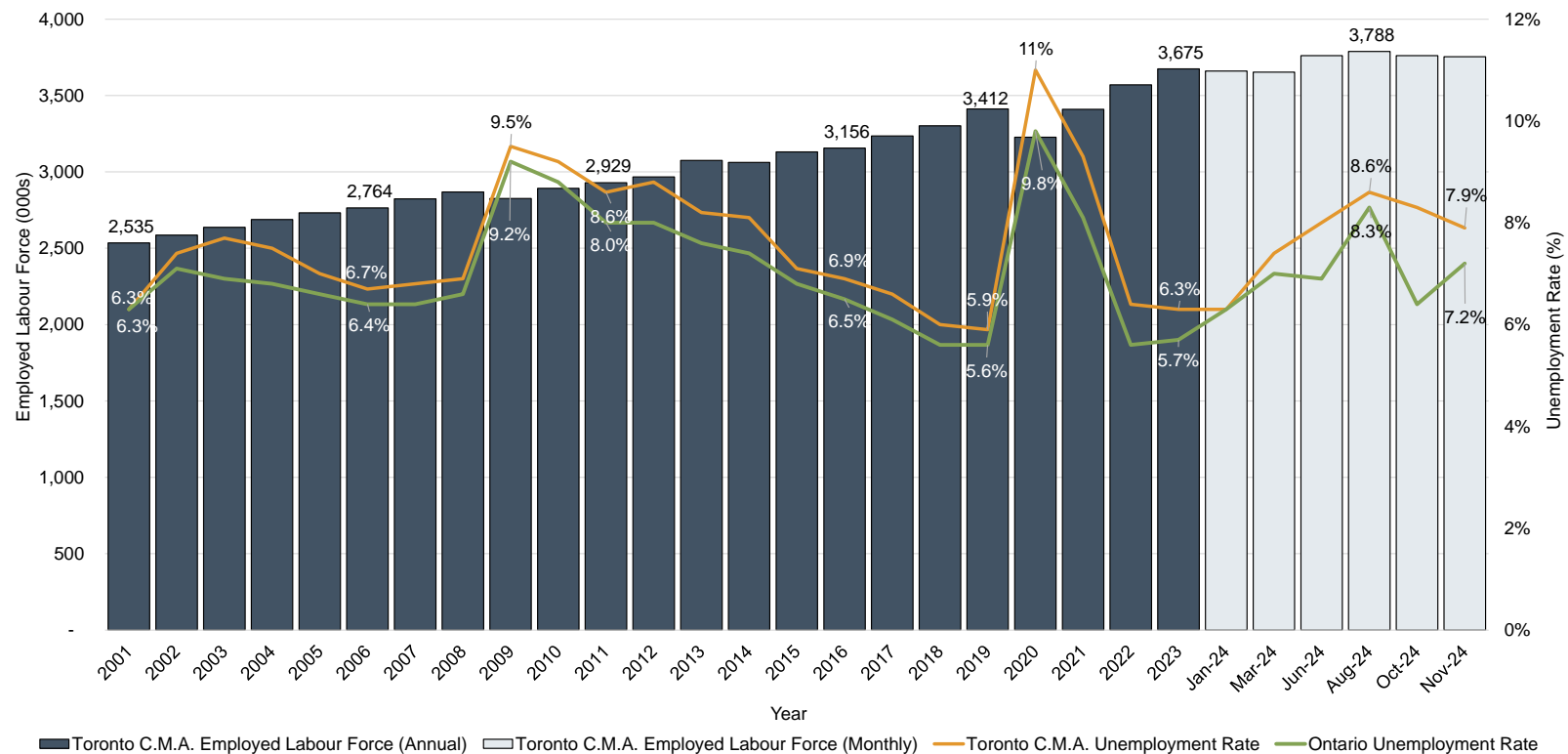


Township, but it is captured in the broader Toronto C.M.A. Key observations include the following:

- Since 2011, the Toronto C.M.A. economy has experienced steady labour force growth and a declining unemployment rate leading up to the COVID-19 pandemic in early 2020;
- Following the economic recovery from the pandemic lockdowns in 2020 and 2021, the labour force for the Toronto C.M.A. steadily recovered, reaching new record highs in 2024;
- The pace of labour force growth across the Toronto C.M.A. has slowed since and the unemployment rate has steadily increased since January 2024;
- Looking forward, the long-term economic outlook for the Toronto C.M.A. is positive. Real estate market conditions, however, are anticipated to remain relatively weaker in the near term in response to slowing regional, provincial and national economic conditions combined with relatively higher mortgage lending rates when compared to the peak pandemic period, despite recent rate reductions.



Figure 2-3  
 Toronto Census Metropolitan Area (C.M.A.)  
 Labour Force Trends, 2001 to Year-To-Date 2024



Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.  
 Source: Statistics Canada Data Tables 14-10-0096-01, 14-10-0385-01, 14-10-0378-01, 14-10-0327-01, and 14-10-0017-01. By Watson & Associates Economists Ltd., 2024.

Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.  
 Source: Toronto C.M.A. employed labour force and unemployment rate from Statistics Canada Table 14-10-378-01, Table 14-10-0385-01, and Table 14-10-0096-01. Province of Ontario unemployment rate from Statistics Canada Table 14-10-0327-01. Derived by Watson & Associates Economists Ltd.

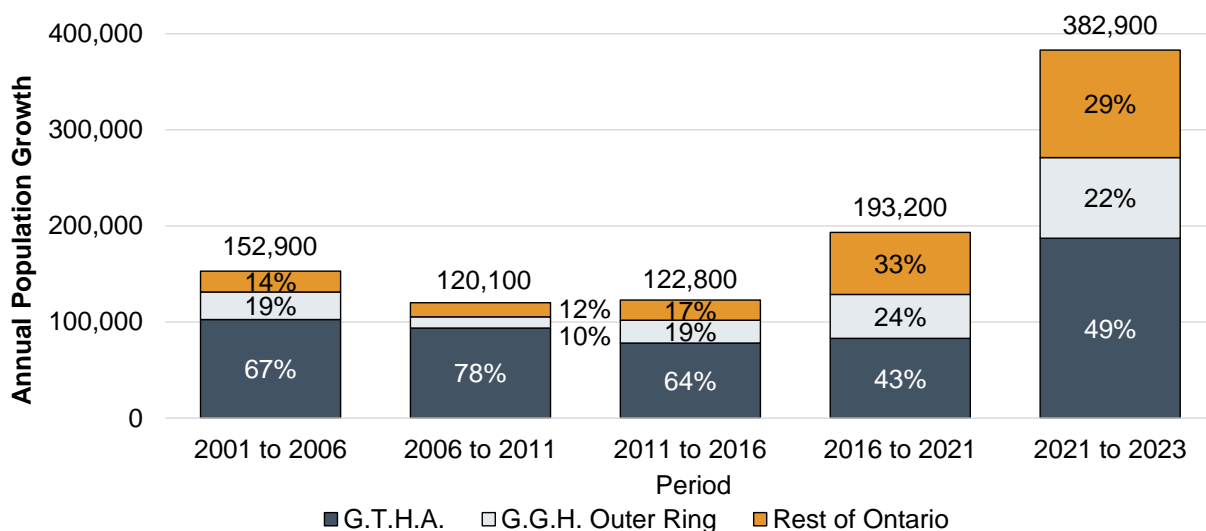


## 2.5.2 Provincial Population Growth Trends

Figure 2-4 illustrates the population growth in the Province by sub-regional area. Key observations include the following:

- The share of population growth outside the G.T.H.A. steadily increased over the past three Census periods from 2006 to 2021. Most notably, during the most recent Census period (i.e., 2016 to 2021), the share of total provincial population growth for all areas outside of the G.G.H. increased from 12% between 2006 and 2011 to 17% from 2011 to 2016, to 33% between 2016 and 2021.
- With the exception of the 2021 to 2023 period, the share of provincial population growth in the G.T.H.A. has declined in recent years, falling from 78% between 2006 and 2011 to 64% from 2011 to 2016, and then to 43% between 2016 and 2021.
- These historical trends in provincial population growth suggest that while the G.T.H.A. will continue to experience a large share of provincial population growth, this population share is anticipated to continue to shift outward into the G.G.H. Outer Ring and the remaining sub-areas of Ontario.

Figure 2-4  
Province of Ontario by Regional Area  
Population Growth, 2001 to 2023



Notes: Population includes net Census undercount. G.T.H.A. means Greater Toronto and Hamilton Area; G.G.H. means Greater Golden Horseshoe.

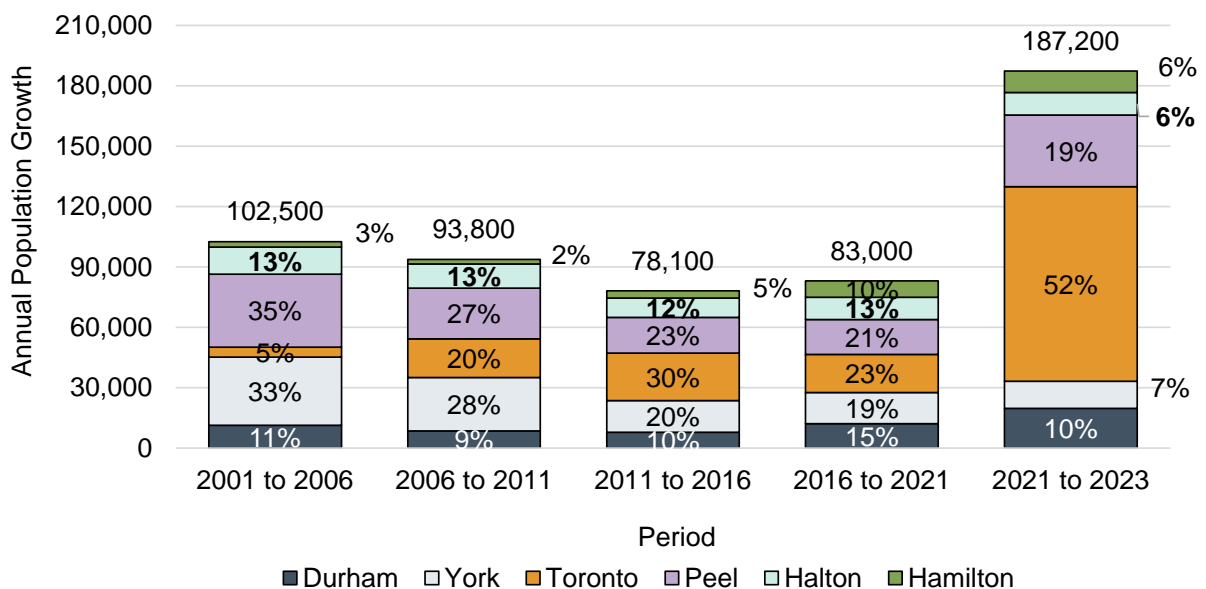


Source: Statistics Canada Table 17-10-0139-01, summarized by Watson & Associates Economists Ltd.

### 2.5.3 Population Growth Outlook for the Greater Toronto Hamilton Area

Building on the previous subsection, Figure 2-5 illustrates the population growth within the G.T.H.A. by single- and upper-tier municipalities. Between 2001 and 2006, York and Peel Region, combined, accounted for 68% of the G.T.H.A.'s population growth. Since then, the share of population growth for these two Regions has declined to 26% of growth between 2021 and 2023. Conversely, Durham Region, Halton Region, and the City of Hamilton have collectively experienced an increasing share of population growth over the past three Census periods, most notably during the recent 2016 to 2021 period. It is noted that during the most recent postcensal period between 2021 and 2023, a significant increase in the share of population growth has occurred within the City of Toronto, representing approximately 52% of total G.T.H.A. population growth, largely driven by increased population growth levels associated with N.P.R. in Toronto during this time period.

Figure 2-5  
Greater Toronto Hamilton Area  
Historical Population Growth, 2001 to 2023



Note: Population includes net Census undercount.



Source: Statistics Canada Table 17-10-0139-01, summarized by Watson & Associates Economists Ltd.

### **2.5.4 Long-Term Growth Outlook for York Region**

There are two main components of population growth, natural increase (births less deaths) and net migration, which is further broken down into three broad categories including:<sup>[28]</sup>

- **International Net Migration** – represents international immigration less emigrants, plus net N.P.R.s. Over the past two decades, international net migration has become an increasingly important source of net migration for York Region.
- **Inter-provincial Net Migration** – comprises in-migration less out-migration from other Canadian provinces/territories. Historically, this category has not been a major source of net migration for York Region.
- **Intra-provincial Net Migration** – includes in-migration less out-migration from elsewhere within the Province of Ontario. Between 2001 and 2011, this was a significant source of net migration for York Region, though it has shown a notable decline in recent years.

Figure 2-6 illustrates the components of population growth within York Region over the past 20 years. Historically, between 2001 and 2023, York's population growth has largely been driven by net migration, specifically net intra-provincial and international migration. In the past ten years, however, more people have been leaving York Region through intra-provincial migration, while international migration has risen significantly.

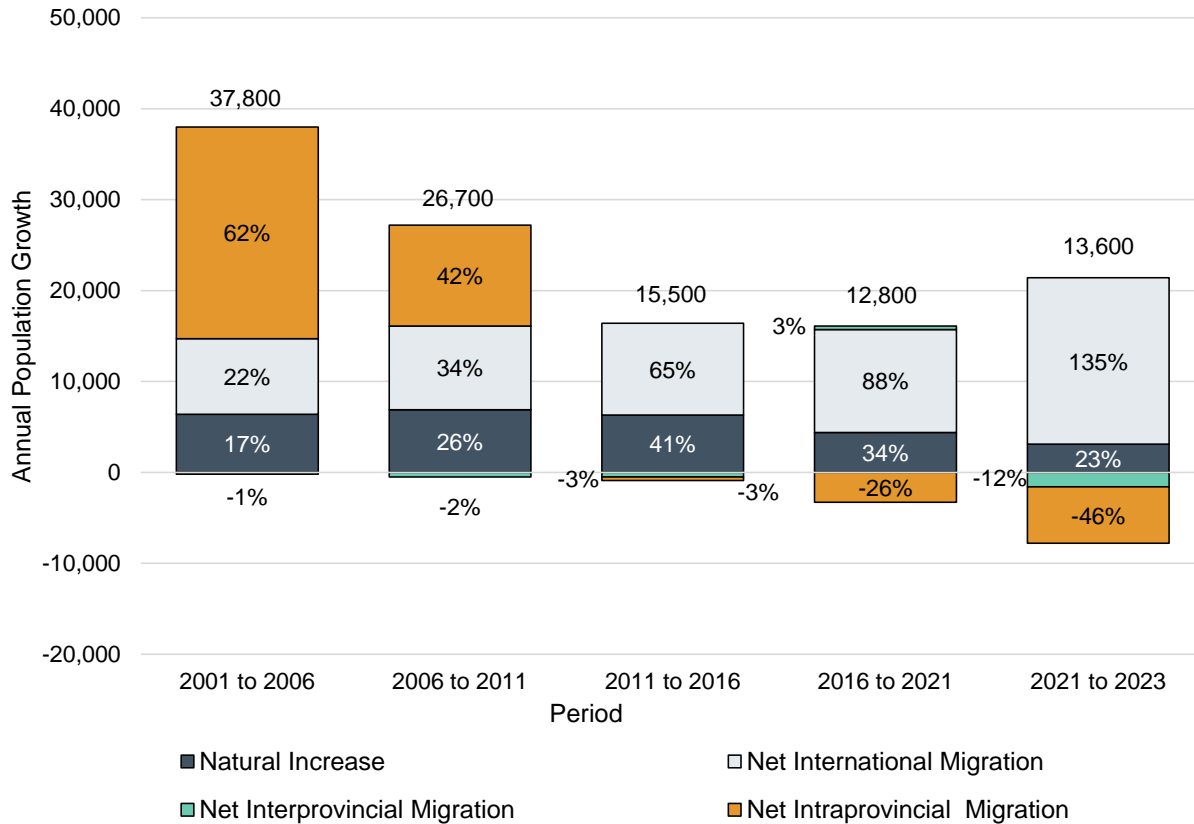
Since 2011, on average, the two sources of population growth for York Region have been natural increases and international migration. From 2016 to 2021 International migration accounted for 88% of the Region's population growth, and this share has increased to 135% since 2021, offsetting the population decline from intra-provincial and inter-provincial out-migrations. This shift in intra-provincial migration in the last 15 years is also observed in the Toronto and Peel Regions and can be attributed, in part, to the increasing cost of living and housing in the G.T.H.A.

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<sup>[28]</sup> The smallest geographic dissemination of this information is available at the Census Division level (i.e., York Region).



Figure 2-6  
York Region  
Components of Population Growth, 2001 to 2024



Note: Population includes net Census undercount. Figures have been rounded and may not add up precisely.

Source: Statistics Canada Table 17-10-0153-01, summarized by Watson & Associates Economists Ltd.

## 2.6 Overview of King Township Growth Trends

### 2.6.1 Recent Employment Growth Trends by Sector

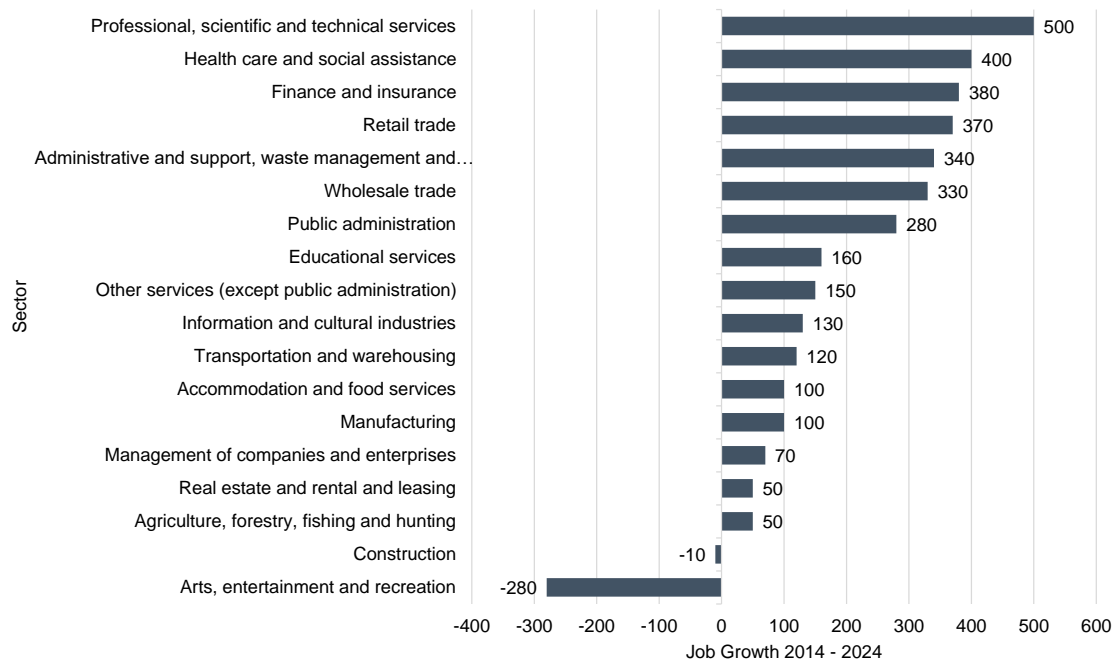
From 2014 to 2024, King Township has experienced notable employment growth across most major sectors. The highest growth occurred in service-oriented industries, including professional, scientific, and technical services; health care and social assistance; and retail trade. Other sectors, such as administrative support and wholesale trade, also saw significant increases. Industrial growth in manufacturing and transportation and warehousing has been moderate. While nearly every sector in the





Township grew during this historical period, there was a decline in arts, entertainment, and recreation, while construction experienced minimal change. These trends highlight a historical shift towards service-based employment within the Township.

Figure 2-7  
King Township  
Employment Growth by Industry, 2014 to 2024



Source: Derived from EMSI data by Watson & Associates Economists Ltd., 2025.

## 2.6.2 Permanent Building Permit Activity

Figure 2-8 summarizes total building permits by structure type issued in King Township from 2013 to 2023 and Figure 2-9 displays the share of new housing units by Village and remaining rural areas (including Hamlets) between 2021 and 2023. Key findings include the following:

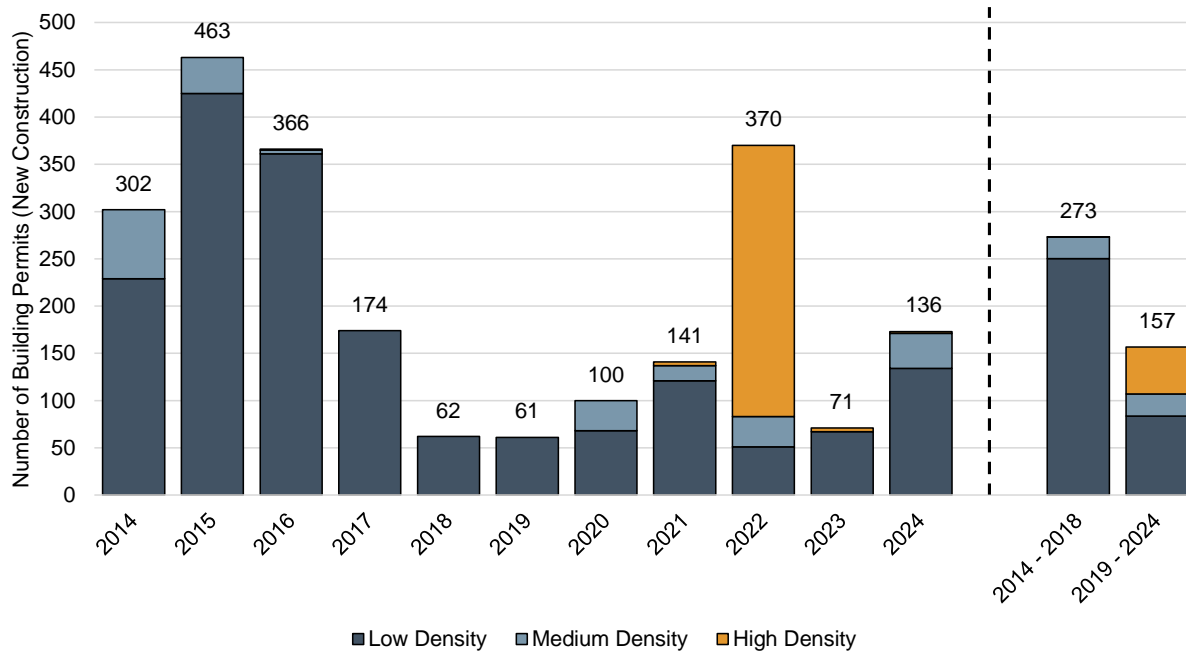
- Over the 2014 to 2018 period, the Township averaged 273 residential building permits per year, going down to 157 permits per year between 2019 and 2024;
- Building permit activity resurged in 2022 with the construction of a new high-density development in King City but overall annual development levels are still below pre-2017 levels.



- As inflationary pressures and interest rates decline, it is anticipated that building activity will slowly rebound in both the Province and King Township as seen in 2024. It is important to note, however, that lower interest rates are likely to have a limited impact on improving housing affordability, as lower borrowing costs are anticipated to be offset by rising housing prices.
- Historically, development activity has been dominated by low-density units. With that being said, the share of high-density units has increased in recent years and represents approximately 20% of units in approved development applications.
- Of the total building permits issued more recently (from 2021 to 2023) for new dwellings, close to 75% were issued in King City. Servicing constraints within Nobleton have led to diminished levels of building activity over the past several years but it is anticipated that Nobleton will experience strong demand for housing growth over the next several decades.
- Over the past two decades, the Township's population has shown steady growth, with the most significant increase occurring between 2011 and 2016, during which the population grew at an average annual rate of nearly 4.3%. This was followed by the period from 2016 to 2021, with a growth rate of 2.2% per year.



Figure 2-8  
Township of King  
Historical Residential Building Permits (New Dwellings Only), 2014 to 2024



Notes:

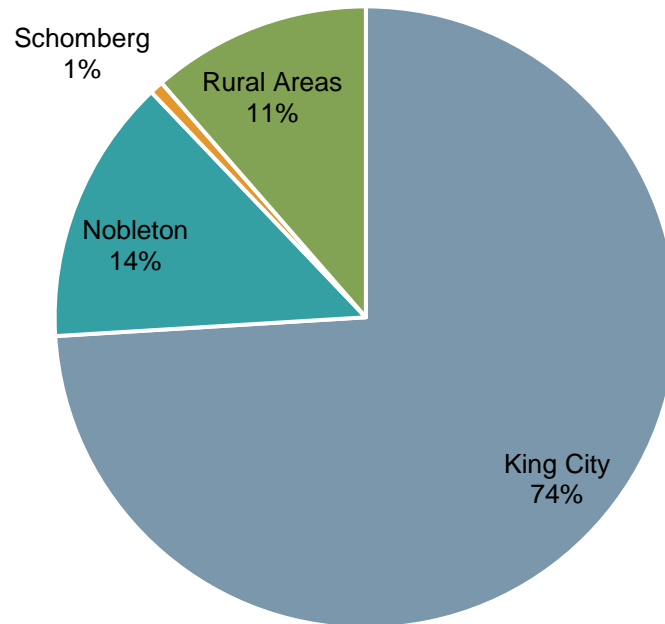
- Medium density includes townhouses and apartments in duplexes.
- High density includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

At the time of this report, only 10 months of data for 2024 were released by Statistics Canada. The data were interpolated to create a full-year estimate for 2024.

Source: Derived from Statistics Canada building permit data, 2013 to 2024, by Watson & Associates Economists Ltd.



Figure 2-9  
King Township  
Distribution of New Residential Units, 2021 to 2023



Source: Derived from residential permit data provided by Township staff, 2021 to 2023, by Watson & Associates Economists Ltd.

## 2.7 Observations

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Over the past several decades, the provincial economy has been steadily shifting away from goods-producing sectors and moving towards services-producing and knowledge-based sectors. As a result of these continued structural changes occurring in the macro economy, it is important to recognize that the trends mentioned within this chapter will generate both positive and disruptive economic impacts related to growth, local business investment, and labour force demand. These disruptive forces are also anticipated to have long-term impacts on non-residential space requirements and population growth patterns.

The Township's population has been steadily growing over the last twenty years with the period between 2011 and 2016 experiencing the most significant increase in population, followed by 2016 to 2021. This trend towards rapid population growth following the 2008/2009 global economic downturn and the subsequent increase in



services-producing employment sectors follows the broader trends of Ontario's economy.

When comparing the Township's population and employment growth to regional trends, it becomes evident that many new residents of King Township are finding employment opportunities within the broader economic region. Since the onset of the pandemic, COVID-19 has acted as a near-term driver of housing demand, led by increased opportunities for remote work or hybrid models. This has led to the reconsideration by some Ontario residents to trade "city lifestyles" for a greater balance of urban and rural living. It is recognized, however, that the longer-term population and employment growth potential for King Township will be heavily dependent on the availability of a broader range of attainable housing options and the sustained economic growth potential of the broader economic region.



# Chapter 3

## Township of King Population, Housing, and Employment Forecast, 2021 to 2051



### 3. Township of King Population, Housing, and Employment Forecast, 2021 to 2051

The following chapter provides an overview of the growth outlook for the Province of Ontario, the G.T.H.A., and York Region, while also examining recent relevant forecasts from the M.O.F. With this established, the remainder of the chapter provides detailed information regarding the long-term population, housing, and employment forecast for King Township between 2021 and 2051.

#### 3.1 Long-Term Growth Outlook for the Province of Ontario and the G.T.H.A.

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King Township's long-term population growth potential is intrinsically linked to the success of the G.T.H.A., which remains a major economic hub for Ontario and North America. The G.T.H.A.'s strong economy, bolstered by a mix of export-based employment sectors, continues to attract businesses and investors. This has led to fast-paced growth in the region, which also influences King's ability to attract newcomers. King's proximity to Toronto, combined with its vibrant communities and high quality of life, positions the Township well to accommodate new residents over the next few decades.

King, however, like many municipalities within the G.T.H.A., faces increasing outward growth pressure as people seek more affordable housing in sub-regions such as the G.G.H. Outer Ring, Southwestern Ontario, and Eastern Ontario. Factors contributing to this include the rising cost of housing within the G.T.H.A., strengthened regional economies, remote work options, and a shift in lifestyle preferences. As a result, some municipalities outside the G.T.H.A. are projected to experience population growth comparable to or surpassing that of the G.T.H.A.

Although King's population growth outlook remains strong relative to historical trends, its future growth will depend on several factors. First, outside of Nobleton, the diminishing supply of vacant greenfield land for low- and medium-density housing will necessitate a shift toward high-density forms. Second, the aging Baby Boomer population will place downward pressure on natural population growth, making the Township more reliant on net migration. Third, there are limits to the sustainable absorption of high-density housing given current market conditions.





Accommodating future growth in King will require a broad range of housing options to meet the needs of a diversifying population. The Township will need to focus on providing affordable housing for younger generations, with rental options being a key demand, while also addressing the needs of older adults who will require specialized housing to support aging in place. Ultimately, planning for King's future population growth must balance these varying demands while ensuring sufficient housing availability and maintaining the Township's appeal as a desirable place to live.

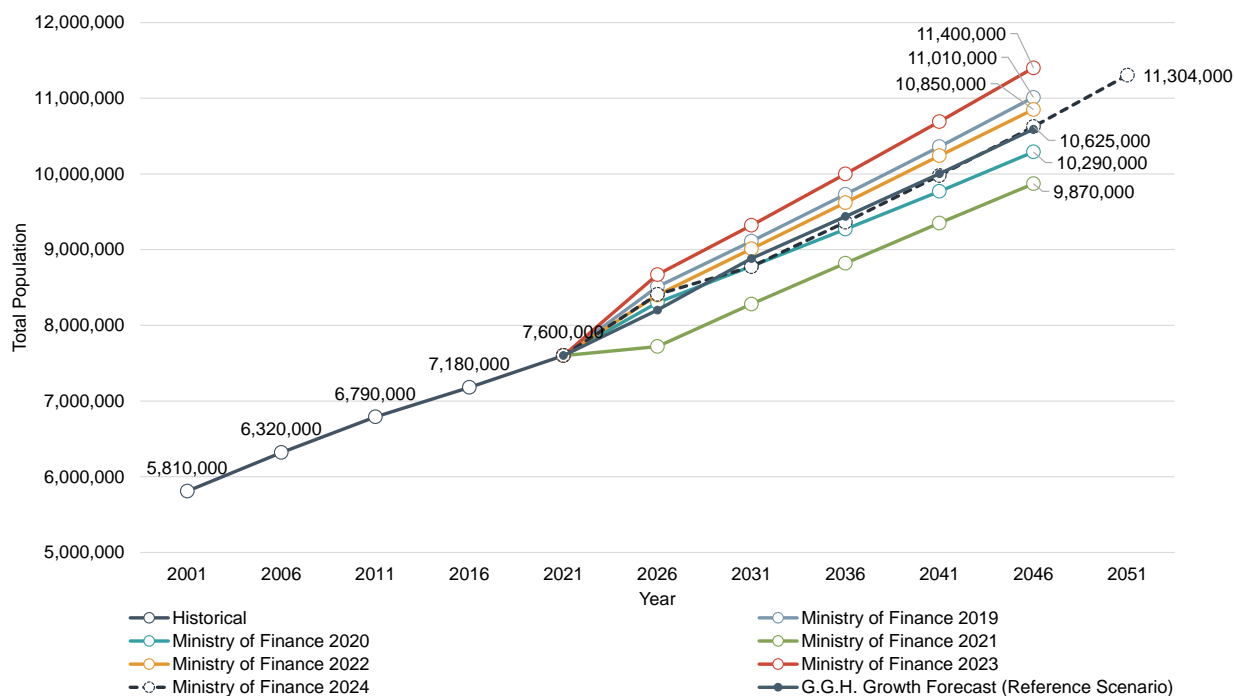
### **3.1.1 Ministry of Finance Population Projections for the Province of Ontario and the G.T.H.A.**

The M.O.F. produces annual population forecasts for each Census Division within Ontario. Over the past several years, the M.O.F. has been increasing its outlook across the Province, but for the first time in several years, the 2024 M.O.F. has a reduced outlook compared to the previous year. Accordingly, some key trends with respect to these M.O.F. forecasts can be observed:

- Ontario has historically grown at an annual rate of 1.1% (2001–2021), adding approximately 147,300 people per year. Under the 2024 M.O.F. forecast, the province is expected to grow at an accelerated annual rate of 1.3%, reaching 22.1 million people by 2051. Adjustments to federal immigration targets have recently influenced projections, resulting in a slight downward revision for 2024 compared to 2023 (see Figure 3-1).
- Population growth has increasingly shifted outside the G.T.H.A. toward the G.G.H. Outer Ring, Eastern Ontario, and Southwestern Ontario. The G.T.H.A., however, remains Ontario's economic hub, with strong historical growth (1.4% annually between 2001 and 2021) and projections aligning with the broader provincial trends.
- The G.T.H.A. is projected to grow to 11.3 million people by 2051, maintaining a 1.3% annual growth rate. As noted above, recent trends, however, show that Ontario's population growth is increasingly concentrated in Southern Ontario, outside the G.T.H.A. This shift is partly due to changes in federal immigration targets and opportunities for affordable grade-related housing.



Figure 3-1  
Greater Toronto Hamilton Area  
Ministry of Finance Projections, 2019 to 2024



Note: Population includes net Census undercount. Figures have been rounded.  
Source: Historical data from Statistics Canada Census, 2001 to 2021, and Ministry of Finance projections from Summer 2019 to Fall 2024 releases, and from Greater Golden Horseshoe: Growth Forecast to 2051 Technical Report (August 26, 2020), derived by Watson & Associates Economists Ltd.

### 3.1.2 Ministry of Finance Population Projections for York Region

Figure 3-2 presents the long-term population forecast for the York Region Census Division in accordance with the M.O.F. (Summer 2020 to the most recent Fall 2024) reference scenario forecasts.<sup>[29]</sup> The following key trends have been identified:

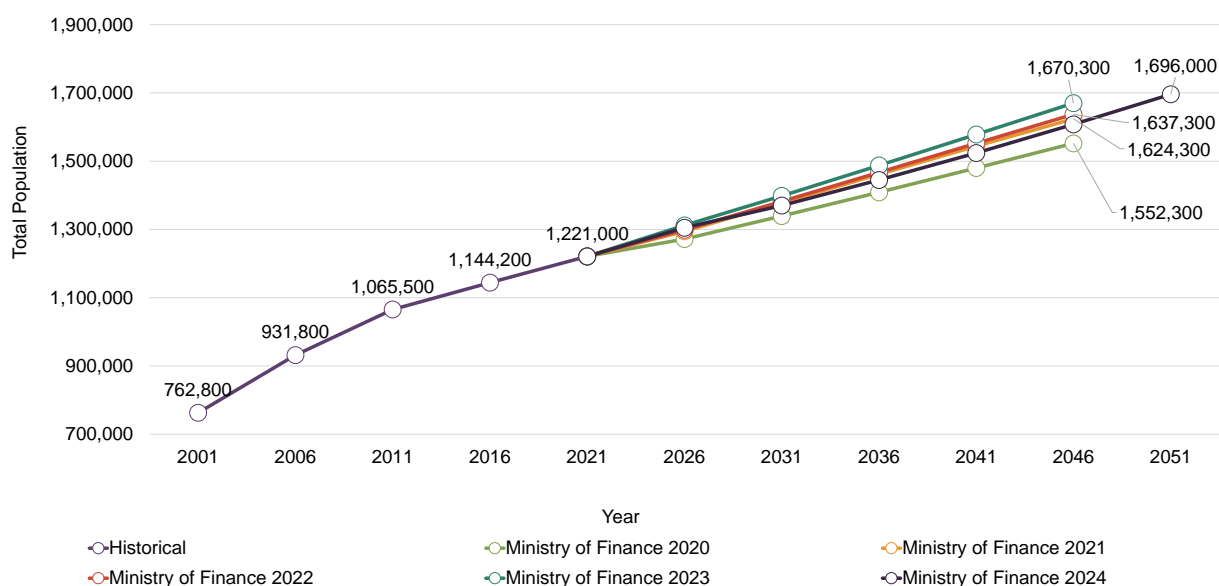
- The M.O.F. had consistently increased its growth outlook for the York Region C.D. between 2020 and 2023. The projections were then adjusted in 2024 to bring long-term population estimates lower, a trend also observed with many other C.D.s within the rest of the G.T.H.A.

<sup>[29]</sup> York Region Census Division includes King Township.



- According to the 2023 M.O.F., York Region’s population is projected to increase from 1,221,000 in 2021 to 1,670,300 by 2046, representing an annual population increase of 1.3% between 2021 and 2046, similar to the 1.4% annual growth rate achieved between 2011 and 2021.
- Comparatively, the 2024 MOF population projections are lower than the previous M.O.F. population forecasts. In the Fall M.O.F. 2024 update, the growth forecast for the Region is estimated at 1,696,000 by 2051, resulting in a projected annual growth rate of 1.1%.

Figure 3-2  
York Region (Census Division)  
Ministry of Finance Long-Term Population Forecast Comparison, 2021 to 2051



Source: Ministry of Finance projections, presented by Watson & Associates Economists Ltd., 2025.

### 3.1.3 York Region Age Structure Forecast, 2021 to 2051

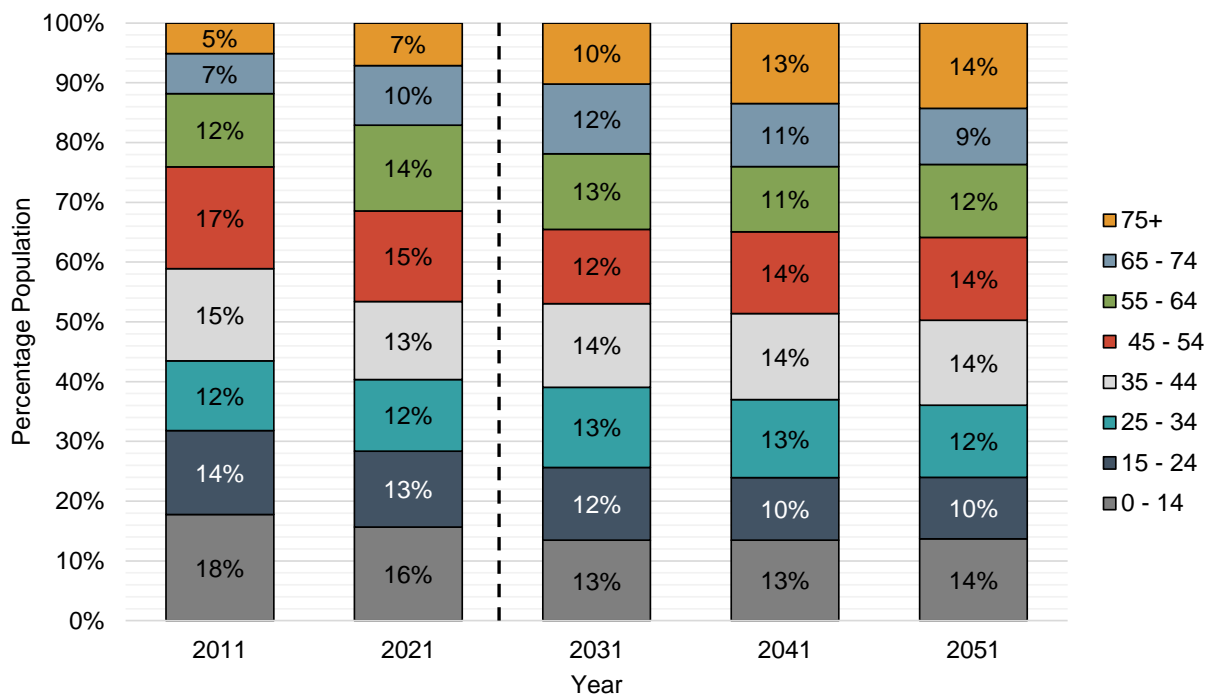
Figure 3-3 summarizes the Reference Population Growth Scenario by major age group over the 2021 to 2051 forecast period for York Region based on the Fall 2024 M.O.F. Projections. Over the forecast period, the Region’s population base is expected to steadily age. Most notably, the percentage of the population in the 75+ age group (older seniors) is forecast to double over the forecast period, from 7% in 2021 to 14% in



2051. According to 2021 Census data, King’s population as of 2021 is aligned with the Regional average, with 7% of the Township’s population above the age of 75.

The aging of the population and declining population growth resulting from natural increase (i.e., births less deaths) is anticipated to place downward pressure on the rate of population and labour force growth within the Region. Similar to the Province as a whole, the Region will increasingly become more reliant on net migration as a source of population growth as a result of these demographic conditions.

Figure 3-3  
York Region  
Population by Age Forecast, 2021 to 2051



Source: 2001 to 2021 from Statistics Canada Census data, 2021 to 2051 population forecast by age based on Fall 2024 Ministry of Finance projections, presented by Watson & Associates Economists Ltd., 2025..

## 3.2 Population and Housing Growth Forecast

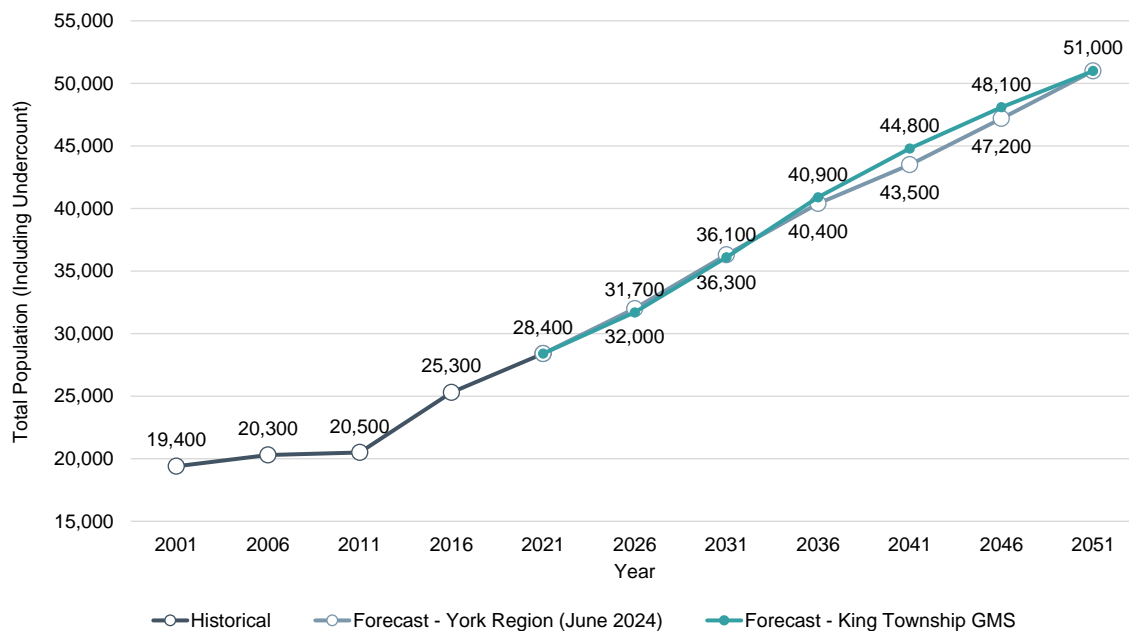
As a part of the Consultant Team’s review, York Region’s population and housing forecast for King Township was examined in five-year increments. Prior to the release of the growth forecast update for King Township in June 2024 (Y.R.O.P. June 2024



Office Consolidation), the previous population forecast from York Region proposed a significant share of the forecast growth to occur within the final decade of the forecast period (2041 to 2051). Due to this, Watson created an alternative long-term forecast for the Township for the G.M.S., which utilized the same 2051 population target as proposed by the Region but adjusted the interim timing of growth compared to the York Region forecast. Subsequently, York Region released its June 2024 forecast for King Township which became much closer aligned to the King Township G.M.S. forecast (see Figure 3-4).

Figure 3-4 to Figure 3-6 summarize King Township’s long-term population and housing forecast in five-year increments over the 2021 to 2051 planning horizon, under the recommended King Township G.M.S. growth forecast. Further details can be found in Appendix A.

Figure 3-4  
King Township  
Historical and Forecast Population Growth – 2001 to 2051



Note: Population includes net census undercount of 4.1%

Source: 2001 to 2021 historical data derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Under both the Y.R.O.P. June 2024 Office Consolidation forecast and the King Township G.M.S., the Township’s total population base is forecast to grow to



approximately 51,000 persons by 2051. This represents an increase of approximately 22,600 residents between 2021 and 2051, or an average annual population growth rate of 2% during this period. This is slightly higher than the growth rate of 1.9% that the Township experienced in the last two decades (2001 to 2021).<sup>[30]</sup> This growth forecast target from the Y.R.O.P. is not intended to limit King's growth potential – nothing is stopping the Township from exceeding these targets.

To accommodate forecast population growth, the Township will require approximately 8,400 new households, or about 280 new households annually between 2021 and 2051. For historical context, the Township averaged 172 new households annually between 2001 and 2021. To adequately accommodate future housing demand across a diverse selection of demographic and socio-economic groups, a range of new housing typologies will be required concerning built form, location, and affordability across King Township.

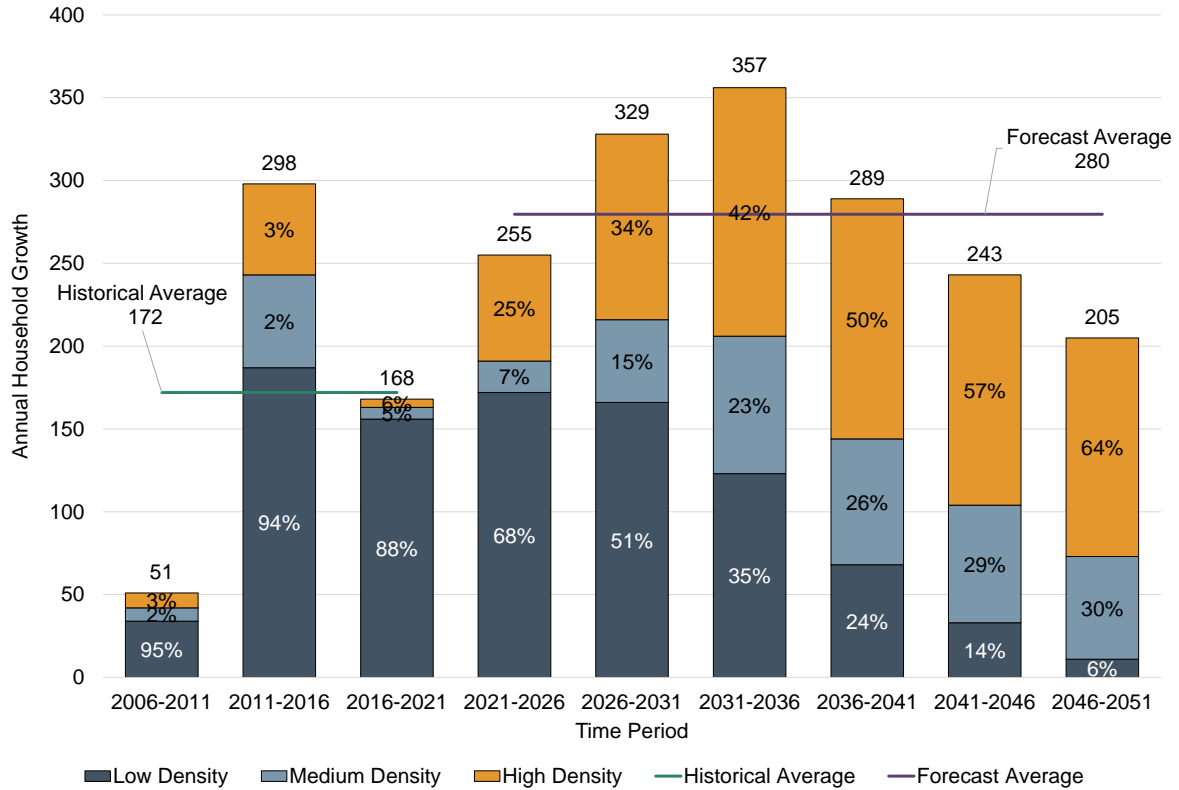
Over the long term, housing demand is anticipated to gradually shift away from single/semi-detached units towards townhouses and low- and medium-rise apartment dwellings, largely driven by declining housing affordability and increased demand associated with the Township's senior population. This shift in the share of medium- and high-density housing forms such as townhouses and apartments is anticipated to be associated with the stronger market demand and available infrastructure to support residential intensification and higher-density housing forms in these areas. Over the 2021 to 2051 forecast period, new housing development is forecast to comprise 34% low-density (singles and semi-detached), 22% medium-density (townhouses), and 44% high-density (apartment) units.

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<sup>[30]</sup> Including the 2016 to 2021 period which captures the initial impacts of COVID-19 on the Township's historical growth. The Township subsequently experienced a significant level of building permit activity in 2022.



Figure 3-5  
King Township  
Annual (Incremental) Household Forecast – 2001 to 2051

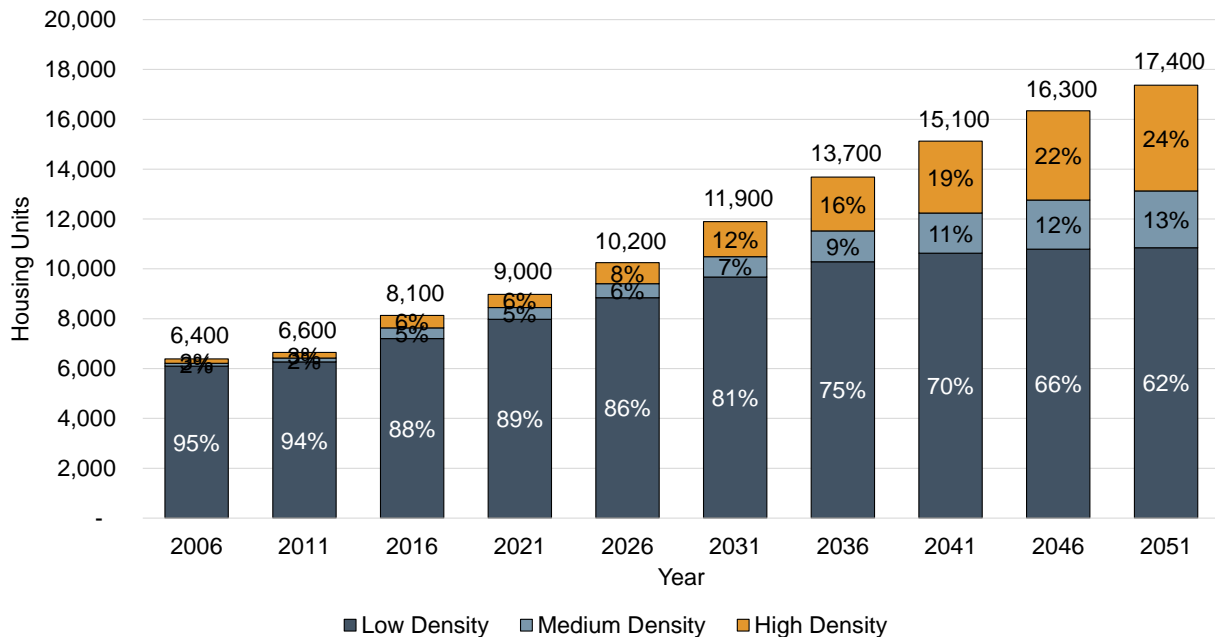


Source: 2001 to 2021 historical data derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Despite this shift towards higher-density housing forms through the growth forecast period (i.e., 2021 to 2051), the total housing base is expected to remain predominantly low-density dwellings. As shown in Figure 3-6, low-density dwellings account for approximately 89% of all households as of 2021. By 2051, it is forecast that low-density dwellings will account for 62% of the King Township housing stock.



Figure 3-6  
King Township  
Total Household Forecast – 2001 - 2051



Source: 2001 to 2021 historical data derived from Statistics Canada Census, and 2021 to 2051 forecast by Watson & Associates Economists Ltd.

### 3.3 King Township Employment Forecast, 2024 to 2051

Employment in King is expected to increase by approximately 7,100 jobs between 2024 and 2051, representing an annual growth rate of 1.9%.<sup>[31]</sup> The forecast anticipates total employment will reach 17,700 jobs by 2051. As shown in Figure 3-7, the Township's employment activity rate is expected to stay relatively stable at 35% between 2024 and 2051.<sup>[32]</sup> For King, population growth is expected to stay in pace with employment growth over the forecast period. It is important to re-emphasize that the forecasts provided in this report are not meant to constrain the Township. Should the necessary infrastructure be in place, nothing in Provincial policy prevents the Township from exceeding these targets. Chapter 7 will explore additional opportunities for the

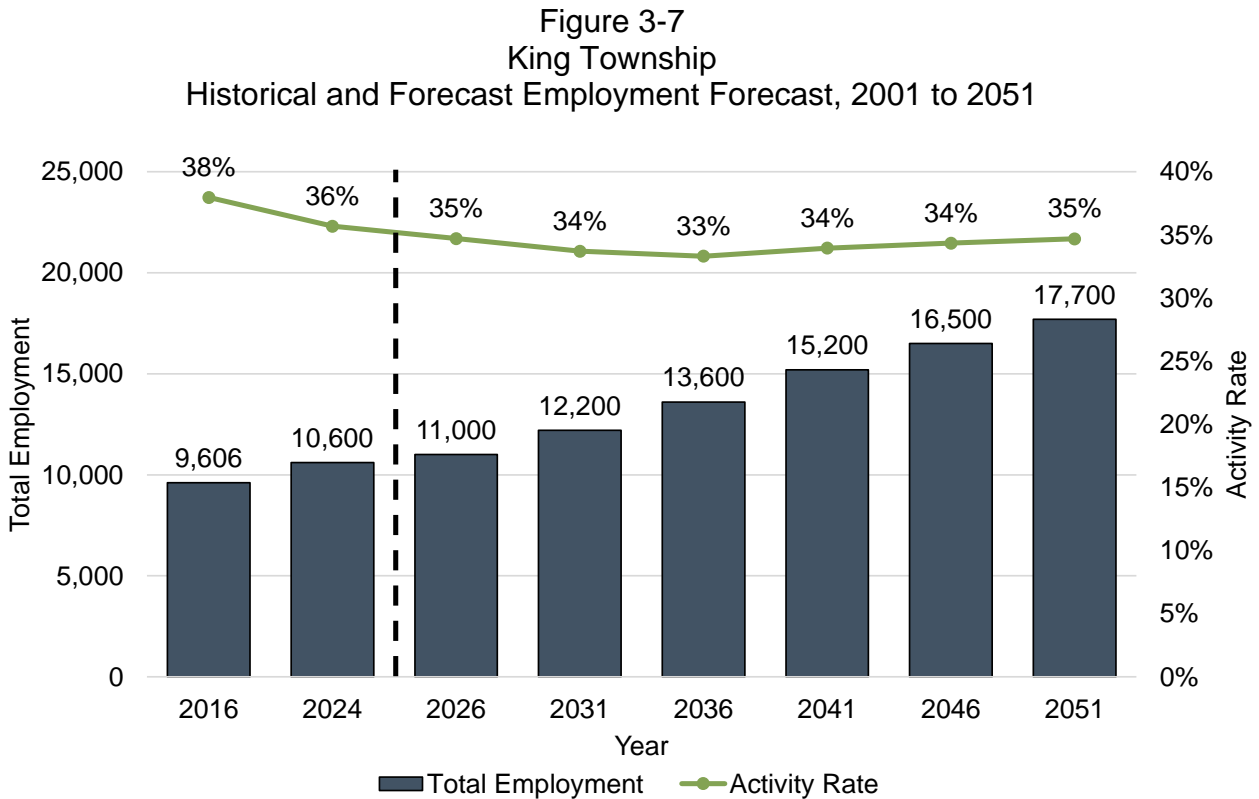
<sup>[31]</sup> The Y.R.O.P. June 2024 Office Consolidation employment forecast was reviewed for appropriateness and has been embraced for this study.

<sup>[32]</sup> Activity rate is the ratio of jobs to population.





Township to increase its outlook for employment and the potential impacts that can have on the activity rate.



Note: Figures have been rounded.

Source: Historical and forecast data derived from Y.R.O.P. June 2024 Office Consolidation forecast. Figure by Watson & Associates Economists Ltd., 2024.

Figure 3-8 summarizes the Township's employment growth forecast in five-year increments over the 2024 to 2051 period by Land Use Category, including Rural (i.e., agricultural and resource-based) employment, Population-Related Employment (commercial, institutional, work at home, and no fixed place of work), Employment Land Employment (industrial), and Major Office. Provided below is a brief description of the employment forecast by major sector/category for the Township.

### Employment Land Employment

- The Township is expected to accommodate approximately 2,500 additional jobs in urban Employment Areas between 2024 and 2051 (approximately 36% of the total employment forecast). Based on the P.P.S. definition of Employment Areas, it is assumed that this comprises primarily of industrial-type employment,



related to warehousing and transportation, manufacturing, construction, utilities, and other industrial uses. Beyond these industrial uses, there is additional potential for minor ancillary commercial jobs within Employment Areas as well.

- Chapter 5 further explores this Employment Area component of the job forecast and the resulting land needs by Village.

## Population-Related Employment

- **Employment Growth Outlook:** The Populated-Related Employment forecast for King comprises commercial retail, small-scale office, institutional, work-at-home, and no-fixed-place-of-work employment that occurs within urban areas. Together, these jobs are forecast to account for nearly 4,000 net jobs between 2024 and 2051, representing 56% of the total employment forecast.
- **Retail Jobs and Urbanization:** Retail and food service sectors will expand alongside population growth, focusing on local-serving uses and adapting to trends like e-commerce and automation while maintaining demand for physical retail spaces. Retail development emphasizes infilling existing sites with smaller, locally-focused retail, prioritizing mixed-use and intensification. These trends reduce average floor space per retail worker as smaller footprints replace traditional big-box formats.
- **Knowledge-Based Employment and Office Evolution:** Significant growth in business services, professional, and technical sectors will drive demand for small-scale office spaces. COVID-19 and technological shifts have reshaped office needs, emphasizing hybrid work models, flexible workspaces, and high-quality office environments with collaborative and activity-based layouts. Despite higher vacancy rates, long-term demand for new office construction remains.
- **Institutional Employment:** Similar to much of the commercial employment sector, demand for institutional employment increases as the population grows, and particularly as the Township ages, to serve the needs of an aging community. This category will be driven by demand in the educational services and health care and social assistance sectors.
- **Work at Home and No Fixed Place of Work Employment:** Looking forward, continued advances in technology and telecommunications are also anticipated to increase the relative share of at-home and/or off-site employment over the long term. It is anticipated that many working residents within King will utilize technology to provide or supplement their income in more flexible ways in contrast to traditional work patterns. It is also likely that an increased number of



working and semi-retired residents will be seeking lifestyles that will allow them to work from home on a full-time or part-time basis across the Township.

### **Rural Employment**

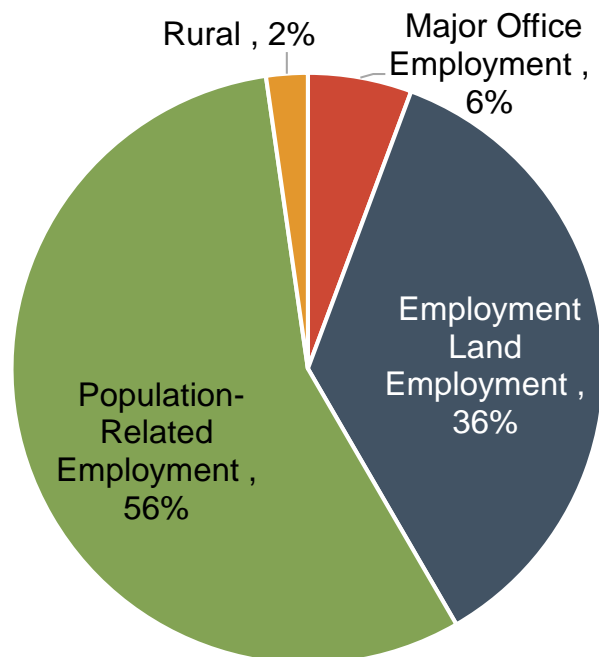
- The Rural Employment category comprises any employment sectors that occur within the Hamlets and other rural areas of the Township. These can comprise the above-mentioned job sectors, as well as primary (agricultural, on-farm diversified uses, agricultural-related uses, and resource-based) employment.
- Rural Employment within the Township is forecast to increase by approximately 200 jobs, representing 2% of the employment forecast.

### **Major Office Employment**

- Major Office Employment is defined as employment that is accommodated in office buildings with a minimum floor area of 10,000 square metres (approximately 107,600 square feet). These offices are typically characterized by large concentrations of jobs in sectors such as business, finance, professional services, and information technology. They are often located in major urban centres, major transit station areas (M.T.S.A.s) and downtown areas. One of the main goals of Major Office Employment is intensifying development, optimizing land use, and promoting sustainable transportation by locating such employment hubs in areas well-served by transit.
- For King Township, Major Office is not forecast to be a major component of the employment outlook. Between 2024 and 2051, Major Office Employment is forecast to increase by 400 jobs, representing 6% of the total employment forecast.



Figure 3-8  
King Township  
Share of Employment Growth, 2024 to 2051



Note: Figures have been rounded.

Source: Historical and forecast data derived from Y.R.O.P. June 2024 Office Consolidation forecast. Figure by Watson & Associates Economists Ltd., 2024.

### 3.4 Observations

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This chapter provides a recommended long-term population, housing, and employment forecast for King Township from 2021 to 2051. King Township's growth is closely linked to the G.T.H.A., which remains a major economic hub for Ontario and North America. The G.T.H.A.'s robust economy, driven by a mix of export-based employment sectors, continues to attract businesses and investors. The proximity to Toronto, combined with King Township's vibrant communities and high quality of life, positions it well to accommodate new residents over the next few decades. Rising housing costs within the G.T.H.A. and King, however, as well as changing lifestyle preferences, are driving population growth in areas outside the G.T.H.A. This outward growth pressure is partly due to the search for more affordable housing options and the increasing feasibility of remote work in other regions of Southern Ontario. Despite these challenges, the growth outlook for King Township remains very positive.



Employment in King Township is forecast to increase by approximately 7,100 jobs between 2024 and 2051, reaching a total of 17,700 jobs. The annual employment growth rate is projected at 1.9%. Employment growth will be distributed across various land use categories, with significant contributions from Population-Related Employment (56%) and Employment Land Employment (36%).

King Township is expected to experience significant population growth, reaching approximately 51,000 by 2051, which is an increase of about 22,600 residents from 2021. To accommodate this population growth, King Township will need around 8,400 new households by 2051, averaging 280 new households annually. This is a substantial increase from the historical average of 172 new households per year. There will be a shift from low-density housing (single and semi-detached units) to higher-density options such as townhouses and apartments. By 2051, low-density dwellings are expected to account for 62% of the housing stock, down from 89% in 2021.

Ensuring a range of housing options to meet the needs of a diverse population, including affordable rental options for younger generations and specialized housing for older adults, will be crucial. Adequate infrastructure and services must be planned to support projected growth, including transportation, healthcare, and recreational facilities. Strategic planning and investment in housing, infrastructure, and services will be essential to accommodate this growth while maintaining the Township's quality of life and appeal across a broad range of demographic groups.



# Chapter 4

## Township of King Population and Housing Growth Forecast and Urban Land Needs by Village, 2024 to 2051



## 4. Township of King Population and Housing Growth Forecast and Urban Land Needs by Village, 2024 to 2051

The following chapter provides an overview of the King Township population and housing forecast for 2051 and the associated urban land needs analysis. As previously noted, by 2051, King Township is forecast to reach 51,000 people and 17,400 households. This population is forecast to be accommodated across the three Villages of King City, Nobleton, and Schomberg, as well as the rural areas of the Township. The intent of this exercise is to understand if the Township has a sufficient amount of urban, serviced land within its Villages to accommodate the population and housing growth forecast to 2051. If not, the expansion of an existing urban area boundary or Settlement Area boundary would be required to accommodate long-term housing growth.

### 4.1 King Township Land Use Structure

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King Township includes a blend of urban and rural communities. The Provincial Planning Statement (P.P.S.), 2024 requires growth and development to be directed to Settlement Areas (Villages). Aside from the three Villages of King City, Nobleton and Schomberg, King is predominantly rural. The rural area includes approximately 35% of the Township's population, primarily within Hamlets.

#### 4.1.1 King Township Urban Village Structure

Municipal planning uses several boundary types to manage growth and land use effectively. Each serves a distinct purpose within land-use planning frameworks, particularly in Ontario. These boundaries work together to manage land efficiently, prioritize intensification, and protect natural and agricultural areas from unnecessary encroachment. Figure 4-1 provides an overview of King's urban structure, outlining urban Settlement Areas (Villages), urban boundaries, built-up areas, and designated greenfield areas.<sup>[33]</sup> These are further described below:

**Settlement Area Boundary:** In the context of this study, the Villages of Nobleton, Schomberg, and King City represent the urban Settlement Areas in the Township,

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<sup>[33]</sup> It is noted that the Designated Greenfield Area is now referred to as Designated Growth Area under the P.P.S., 2024.



where growth is forecast to be concentrated. The Hamlets represent rural settlements within the Township. The Villages in the Township include Built-Up Areas (B.U.A.) and Designated Greenfield Areas (D.G.A.), now referred to as Designated Growth Areas, as per the P.P.S., 2024), which form the urban boundary. These boundaries are established through O.P.s and align with provincial growth policies. For Schomberg and King City, the urban boundary aligns with the Settlement Area boundary. For Nobleton, the Village Reserve lands outside of the urban area boundary also form a component of the Settlement Area.

**Urban Boundary:** The urban boundary represents a subset of Settlement Area boundaries (B.U.A. and D.G.A.) and defines the lands intended specifically for urban development, such as residential, commercial, industrial, and institutional uses. These boundaries help delineate where higher-density development and municipal services, like water and sewage, will be prioritized.

**Built-Up Area Boundary:** The B.U.A. refers to lands that were already developed for urban purposes, such as residential or employment uses, as of June 2006 when the Growth Plan for the G.G.H. was implemented. The outer edge of these lands is known as the Built Boundary. Any development within this boundary is classified as intensification. Intensification policies prioritize growth to these already developed areas, where appropriate.

**Designated Growth Area (Formerly Designated Greenfield Area):** These are lands within urban area boundaries but outside the B.U.A. boundary. Greenfield areas are intended for future urban development and are often subject to density targets and phased development to ensure sustainable growth.





Figure 4-1  
King Township  
Urban Village Structure



Note: The Designated Greenfield Area is now referred to as Designated Growth Area under the P.P.S., 2024.

#### **4.1.2 King Township Rural Areas**

Rural lands are protected from large-scale urban development. The purpose of the Township's Hamlets and rural lands is to maintain and enhance their distinctive character, heritage, and rural way of life while accommodating limited growth through infilling that protects their unique identities and keeps them distinct from the Township's Villages. The Hamlets are valued for their historical connections, cultural heritage resources, and relationship with the surrounding rural and agricultural landscapes. They serve as principally residential communities complemented by small-scale



commercial, employment, and community uses that support both local residents and the broader rural community.

As such, infilling and minor rounding out of existing development within Rural Hamlets is important to ensure that these areas remain vibrant, sustainable, and complete communities. It is noted that as a part of this study, a growth analysis has been conducted for the Villages of Nobleton, King City, and Schomberg, and the combined remaining rural areas. An urban land needs analysis, however, and the corresponding S.A.B.E. analysis (where applicable) have been limited to the Urban Villages only.

## **4.2 Housing Growth Allocations, 2024 to 2051**

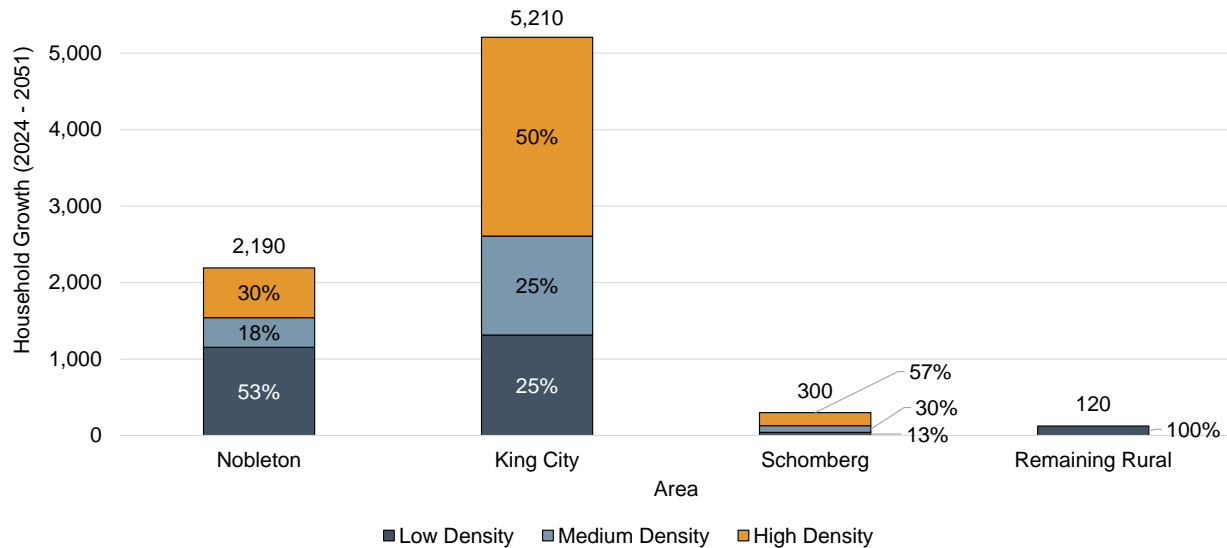
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The Township-wide total population and housing forecast have been allocated to the Villages of Nobleton, King City, Schomberg, and the Township's remaining rural areas. A population and housing base for 2024 was estimated utilizing building permit data since the 2021 Census for each of the Villages and the rural area. The base year of 2024 was utilized for the purposes of allocations (and subsequently establishing the Community Area Land Needs) since it represents the year of study initiation and the existing conditions of the Township's land supply.

As illustrated in Figure 4-2, between 2024 and 2051, approximately 5,210 households (68% of all new households) are expected to be accommodated in King City, 2,190 households (28%) in Nobleton, 300 households (4%) in Schomberg, and a small portion in the remaining rural areas of the Township. Figure 2-1 also provides a breakdown of the forecast for each Village by density (low, medium, and high). King City and Schomberg are forecast to have the majority of new units be high density, while Nobleton is forecast to have a majority of new units as low-density development (i.e., single detached dwellings). Appendix B provides more details of population and housing allocations by five-year increments.



Figure 4-2  
King Township  
Household Forecast by Village and Remaining Rural Area – 2024 to 2051



Source: Forecast by Watson & Associates Economists Ltd.

Figure 4-3 provides a further comparison of historical housing trends, based on building permit activity between 2012 and 2023 against the annual housing forecast by Village and remaining rural areas prepared as a part of the G.M.S.<sup>[34]</sup> As shown in Figure 4-3, the annual housing growth forecast for each of the Villages is higher than the historical activity. Despite supply opportunities existing in the Township, housing growth has been constrained historically due to limitations in servicing capacity. Going forward, the Township is anticipated to have a higher growth potential primarily within its B.U.A. within the Villages; however, the increase in intensification is subject to enhancement in servicing capabilities. This G.M.S. exercise is meant to inform servicing needs across the Villages, to ensure that future growth in the Township is not constrained.

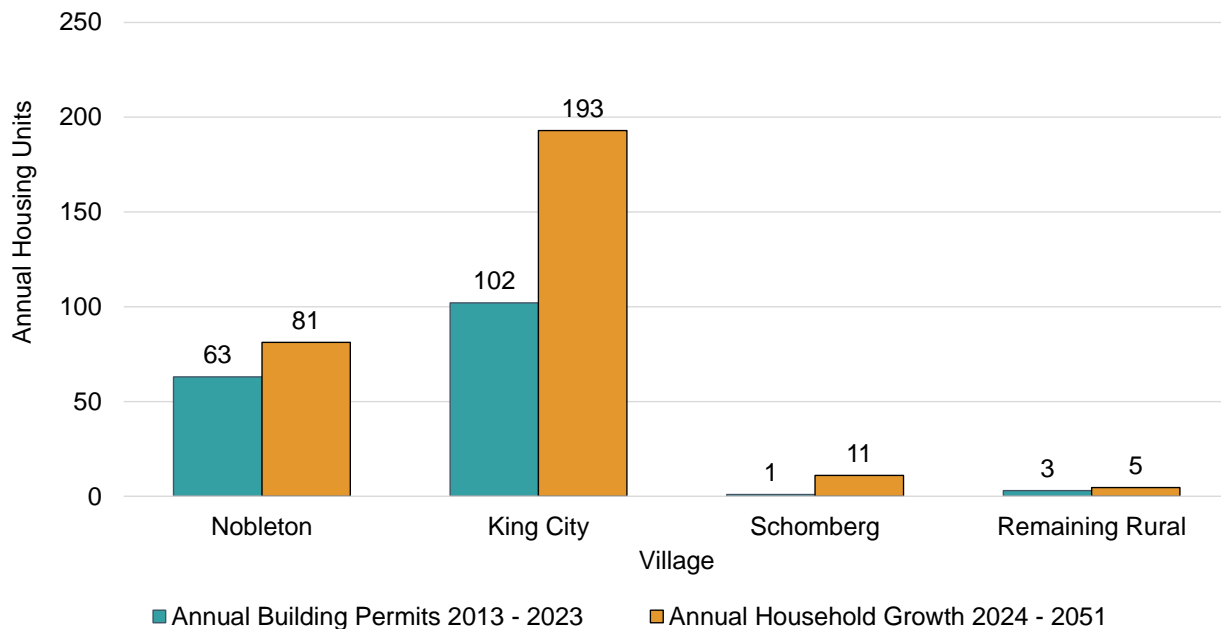
Consistent with the Y.R.O.P. and provincial policy direction, a minor amount of growth is anticipated for the Hamlets and remaining rural areas in the Township. Despite the limited growth allocation, it is important to recognize the rural area's role in

<sup>[34]</sup> To evaluate historical housing growth trends within the Township beyond the 2021 Census base, building permit data has been utilized to the most recent year (2023) of complete permit data available. Accounting for the lag between permit issuance and household occupancy, as well as the date of the vacant supply analysis (forthcoming), 2024 is used as the base of the forecast.



accommodating future development and supporting the overall character of King Township.

Figure 4-3  
King Township  
Historical vs. Forecast Annual Housing Growth by Village and Remaining Rural Area



Source: Forecast by Watson & Associates Economists Ltd.

Figure 4-4 presents a comparison of the 2024 base population and the forecast 2051 population for each Village and the remaining rural areas. As shown, King City is forecast to be the largest Village in the Township by 2051, accounting for 45% of the forecast population. Nobleton is forecast to increase its share of the total population marginally between 2024 and 2051. Both Schomberg and the remaining rural areas are forecast to experience growth but not increase as a total share of the population. Appendix B provides additional details regarding the growth forecast by Village.



Figure 4-4  
King Township  
Population by Village and Remaining Rural Area – 2024 and 2051

Village	2024 Population	% Share	2051 Population	% Share
Nobleton	7,050	24%	13,580	27%
King City	9,690	33%	23,220	45%
Schomberg	2,620	9%	3,340	7%
Remaining Rural	10,440	35%	10,860	21%
<b>King Township Total</b>	<b>29,800</b>		<b>51,000</b>	

Source: Forecast by Watson & Associates Economists Ltd.

### 4.3 Overview of Housing Supply Opportunities

Housing supply data for the Township of King was summarized by Watson, based on information provided by the Township. This supply information has been identified for both the Township's B.U.A. and D.G.A. As of June 2024, the Township of King's D.G.A. had a total of approximately 3,155 housing units in the development approvals process. There is a supply of approximately 17 ha of vacant greenfield residential lands without active applications (16 ha of which is present in King City and 1 ha in Schomberg), which can further accommodate approximately 250 units in King City and 30 units in Schomberg.<sup>[35]</sup> As shown in Figure 4-5, this would bring the total housing unit potential on vacant D.G.A. lands to approximately 3,440. Most of these supply opportunities exist in King City with 2,245 housing units or 65% of the total potential through active applications and vacant land supply. This is followed by Nobleton with approximately 1,115 and Schomberg with 80 units. It is noted that the supply numbers are based on active applications at various stages. The location of growth and timing of development of housing units in the Township will be dependent on servicing availability and eventually may not align with the supply numbers presented in this report.

<sup>[35]</sup> Unit potential on vacant greenfield lands is calculated based on densities identified through an assessment of recent development applications, and are in accordance with the Township's O.P. A gross-to-net ratio of 60% and a density assumption of about 20 units/net ha for low density, 35 units/net ha for medium, and 80 units/net ha for high density, to arrive at a unit yield on these lands.



Figure 4-5  
Township of King  
D.G.A. Housing Units Supply Potential

Village	Housing Supply under Active Application Process	Housing Supply Potential on Remaining Vacant Lands	D.G.A. Housing Unit Supply
King City	1,990	250	2,245
Nobleton	1,115	0	1,115
Schomberg	50	30	80
<b>Total – Township of King D.G.A.</b>	<b>3,155</b>	<b>280</b>	<b>3,440</b>

Note: The housing unit potential on vacant lands in Nobleton corresponds to the estimated units on the Boynton Employment Area conversion site in the Village.

Source: King Township data as of June 2024, compiled by Watson & Associates Economists Ltd., 2025.

In addition to greenfield supply, there are active development applications within the B.U.A. Furthermore, many other sites within the B.U.A. have the potential to be redeveloped. The intensification potential has been identified by the Township based on the assumptions through existing pre-consultations, and through density assumptions based on existing intensification applications in the surrounding areas.<sup>[36]</sup> Figure 4-6 provides a summary of the total housing supply potential in the Township's B.U.A. As of December 2024, the Township has a total intensification supply of approximately 4,360 units, with the majority in King City, followed by Nobleton, and a limited supply in Schomberg. See Appendix C for a map displaying intensification opportunities identified by the Township for each Village.

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<sup>[36]</sup> On the sites where there are no active development applications, a range of 45 units/net ha (medium-density units) to 140 units/net ha (high-density units) has been assumed.



Figure 4-6  
Township of King  
B.U.A. Housing Units Supply Potential

Type	Units Identified in Intensification Applications	Intensification Unit Potential	Total Units
King City	860	2,070	2,930
Nobleton	290	860	1,150
Schomberg	110	170	280
<b>Total – Township of King B.U.A.</b>	<b>1,260</b>	<b>3,100</b>	<b>4,360</b>

Note: May not add correctly due to rounding.

Source: Township of King data as of December 2024, compiled by Watson & Associates Economists Ltd., 2025.

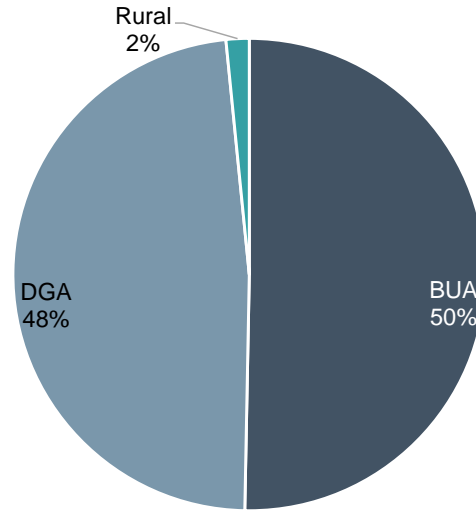
## 4.4 Intensification Forecast by Village

The Y.R.O.P. identifies an intensification target of 4,700 units for King Township between 2016 and 2051 (approximately 52% of the total housing growth in the same period). The King Township intensification target established in the Y.R.O.P. has been evaluated through this G.M.S. and is considered appropriate. After accounting for growth that has materialized between 2016 and 2023 and the housing supply potential identified within the B.U.A., this G.M.S. maintains a similar intensification target between 2024 and 2051. Figure 4-7 shows the housing growth by Village between 2024 and 2051 and Figure 4-8 highlights the intensification and greenfield housing growth by Village over the forecast period. As shown, the Township is forecast to increase by approximately 4,000 units within the B.U.A.<sup>[37]</sup>

<sup>[37]</sup> Based on the intensification supply noted in Figure 4-6, the Township has identified adequate opportunities to accommodate the demand to 2051. Further to the intensification opportunities identified by staff, additional intensification can be achieved through secondary units.

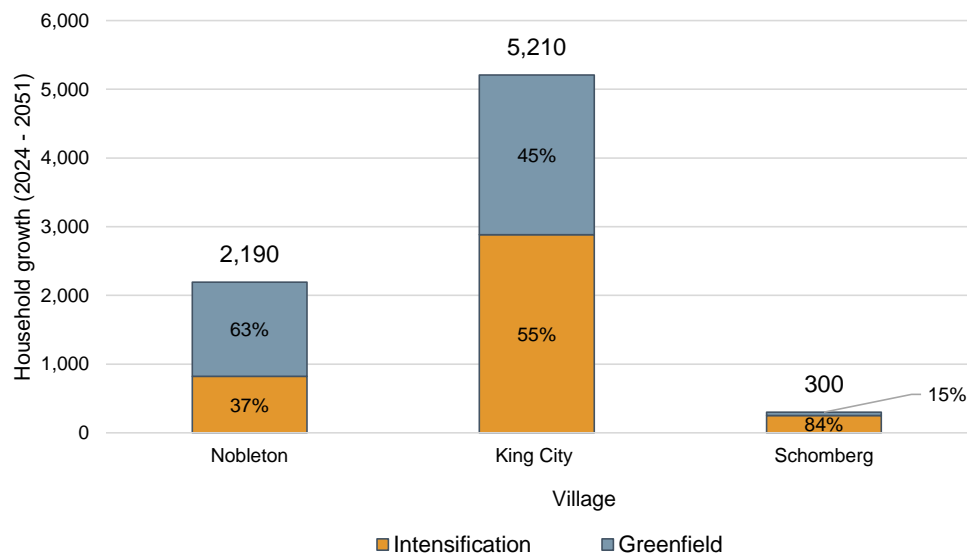


Figure 4-7  
Township of King  
Housing Growth Allocation by Policy Area (2024 to 2051)



Source: Watson & Associates Economists Ltd., 2025.

Figure 4-8  
Township of King  
Housing Growth by Village and Policy Area (2024 to 2051)



Source: Watson & Associates Economists Ltd., 2025.





## 4.5 D.G.A. Community Area Land Needs

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The Y.R.O.P identifies a minimum density target of 30 people and jobs per ha for the Township's D.G.A. Community Areas. Based on an assessment of the densities in the existing D.G.A., densities being proposed in active development applications, and an assumed density of 50 people in jobs for future D.G.A. development in Nobleton outside of the existing urban boundary, it is recommended that the overall 2051 minimum density target for the Township be increased to 35 people and jobs per ha (approximately 10 to 12 units per ha). As shown in Figure 4-9 these density targets are relatively uniform across each village D.G.A. based on densities achieved in recently built or approved subdivisions, densities in units in the development approvals process, and the forecast housing mix on remaining vacant D.G.A. lands.

Based on the targets identified above, it is forecast that the Township's D.G.A. will accommodate about 22,400 people and jobs by 2051. Considering forecast growth, available land area, and density targets, it is estimated that the Township will have a small deficit of 8 gross developable ha of D.G.A. lands in Nobleton.<sup>[38]</sup> Furthermore, while a deficit of 8 ha is forecast in Nobleton, the King City and Schomberg D.G.A. are anticipated to be built out over the forecast period. Figure 4-9 highlights the land needs for each of the Villages in the Township.

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<sup>[38]</sup> It is noted that this deficit has been identified after including the additional 20 ha of lands currently designated employment in the south end of the Village which are proposed to be converted to Community Areas. These lands have an active application and portion of the site will be converted to accommodate a secondary school and the remaining lands are expected to accommodate residential, commercial or mixed uses.

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Figure 4-9  
King Township  
D.G.A. Community Area Land Needs by Village Area at 2051

D.G.A. Land Need – 2051					
-	-	Nobleton	King City	Schomberg	King Township
Estimated D.G.A. People and Jobs – 2024	A	3,700	5,100	960	9,760
Estimated D.G.A. Population and Jobs in 2051	B	8,495	12,865	1,080	22,440
Existing D.G.A. Area	C	210	367	30	608
Added Area (Employment Area Conversion)	D	20	0	0	20
Total D.G.A. Area	E = C+D	230	367	30	628
D.G.A. Density	F	36 <sup>[1]</sup>	35	35	35
D.G.A. Land Demand to Achieve 35 People & Jobs per ha	G = B/F	<b>239</b>	<b>367</b>	<b>30</b>	<b>636</b>
Surplus/Deficit D.G.A. Lands	H= E-G	<b>-8</b>	<b>0</b>	<b>0</b>	<b>-8</b>

<sup>[1]</sup> Densities within the existing areas of Nobleton are assumed at 35 people and jobs per ha. For new urban expansion, it is assumed that future lands within Nobleton would achieve a minimum of 50 people and jobs per ha. The resulting blended density for the Nobleton Community Area is 36 people and jobs per ha.

Note: D.G.A. means designated greenfield area.

Source: Watson & Associates Economists Ltd., 2025.

## 4.6 Observations

By 2051, King Township is forecast to reach 51,000 people and 17,400 households. This population is forecast to be accommodated across the three Villages of King City, Nobleton, and Schomberg, as well as the remaining rural areas. One-half of all housing growth over the forecast period is anticipated to be accommodated within the B.U.A. (which is largely consistent with the Y.R.O.P. intensification target). Achieving this intensification target will require a larger proportion of higher-density development than what has occurred previously within the Township within the B.U.A. The remaining urban housing growth will be accommodated in the Township's existing D.G.A. Community Area.



A small land need of approximately 8 gross ha of developable lands has been identified for Nobleton. This represents a 27-year forecast from 2024 to 2051. Considering that the P.P.S., 2024 allows urban expansion up to a 30-year horizon from the date of O.P. approval, additional needs will likely arise between 2051 and 2056, which would generate a slightly greater need for urban land beyond the 8 ha. Furthermore, if the intensification target is not realized, greater emphasis will be placed on the D.G.A. to accommodate growth.

A framework for location options for these expansion lands is provided in Chapter 6. Going forward, it is recommended that the Township continues to monitor its land absorption, intensification rates, and available vacant greenfield land.



# Chapter 5

## Township of King Employment Growth Forecast and Urban Land Needs by Village, 2024 to 2051



## 5. Township of King Employment Growth Forecast and Urban Land Needs by Village, 2024 to 2051

This chapter provides an overview of the employment growth forecast and the land needs associated with urban Employment Areas by Village to 2051. These findings primarily relate to vacant Employment Area supply, Employment Area densities, opportunities for intensification, a demand forecast for employment within Employment Areas, and an Employment Area land needs analysis to 2051. As noted earlier in this report, employment in King Township is forecast to increase from 10,600 jobs in 2024 to 17,700 jobs in 2051. The employment forecast for the Township is not intended to limit the Township's growth trajectory, as King Township has the ability to exceed these targets.

### 5.1 Commercial Land Needs Analysis

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This section presents a broad urban commercial land needs analysis based on the 2024 to 2051 growth forecast presented in this report. As of 2024, it is estimated that the urban Villages in the Township contain approximately 720,000 square feet (sq.ft.) of developed commercial space, with an estimated yield of 2,170 employees.<sup>[39]</sup> Based on an estimated 2024 urban population of approximately 19,400 (refer to Figure 4-4 for details), the resulting floor space per resident in the Township is estimated at 37 sq.ft. per resident. The commercial building space relative to population is considered adequate for a municipality of a similar size, located close to a larger urban center. By 2051, the floor space per resident is estimated to remain consistent at 37 sq. ft per resident.

According to the King Township O.P., the vision for downtown and village core areas in King Township focuses on creating vibrant, sustainable, and community-oriented spaces that balance growth with the preservation of natural heritage. These areas are planned as social, economic, and cultural hubs with compact, mixed-use development to foster a lively “main street” atmosphere. Revitalization efforts aim to maintain the unique character of the villages while integrating opportunities for a creative economy

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<sup>[39]</sup> Based on estimates by Watson & Associates Economists Ltd., utilizing 2022 Business Directory data as a base and accounting for new commercial floor area from building permit data between 2022 to 2024 for King Township. Based on this, an average of 330 sq.ft. of floor space per worker has been observed for the Township.



and tourism. Development is guided to respect and enhance the historic and cultural identity of each village, with an emphasis on pedestrian-friendly public spaces, high-quality streetscapes, and amenities for cyclists. Policies encourage intensification that is compatible with village character, adjacent land uses, and existing servicing capacities. Mixed-use buildings with active ground-floor uses and flexible designs are promoted to support economic diversity and resilience while maintaining a cohesive, small-town feel. These principles align with broader goals to foster local identity, promote economic prosperity, and enhance quality of life.

### **5.1.1 Urban Village Commercial Land Requirements**

King Township is expected to remain steady in its retail space per capita ratio over the long term. Consistent with local and national trends, local serving retail and commercial services are anticipated to accommodate the largest share of retail growth over the forecast horizon. It is estimated that the commercial space per capita will remain consistent at 37 sq. ft / capita from 2024 to 2051. Based on the projected floor space per capita and the 2051 urban population, it is estimated that approximately 777,700 sq.ft. (72,680 sq.m) of new building space would be required over the 2024 to 2051 period to accommodate growth on commercial, institutional, and mixed-use sites. Accordingly, commercial building space would increase from 720,000 sq.ft. (67,000 sq.m) as of 2024 to approximately 1.5 million sq.ft. (140,200 sq.m) by 2051.

As summarized in Figure 5-1, approximately 18 ha of commercial designated land is required to support this commercial growth.<sup>[40]</sup> The Township has approximately 12 ha of vacant designated commercial lands within the three Villages. Overall, the following can be observed:

- As a whole, the Township is forecast to require an additional 6 ha of commercial land. It is important to note that while this deficit is observed at the Township-wide level, varying shortfalls and surpluses exist by Village.
- By 2051, Schomberg is forecast to have no commercial lands remaining. There is a minimal supply of vacant land available currently but given the population forecast, a minor amount of demand is forecast.

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<sup>[40]</sup> Based on an average coverage assumption of 28%, which is within the Township's in force Zoning By-law. Furthermore, an intensification rate for commercial building space of 25% - 30% has been assumed depending on the Village.



- For Nobleton, a surplus of approximately 2 ha is forecast by 2051. This assumes that there will be available vacant lands to accommodate growth on the mixed-use portion of the Boynton Lands conversion and the future Community Area expansion (as discussed in Chapter 4).
- Given the population forecast and lack of available vacant land supply in King City, the Village is forecast to experience a deficit of 9 ha by 2051. An urban expansion of this Village would be required to accommodate this shortfall (discussed in Chapter 6).

While the findings of the commercial land needs analysis suggest that only a 9-ha expansion is required in King City, it will be important that the Township continue to monitor and reevaluate these forecast requirements for each Village. Chapter 6 explores how this shortfall of King City commercial land can be accommodated through urban expansion.

Figure 5-1  
King Township  
Commercial Land Needs Analysis by Village, 2024 to 2051

		Nobleton	King City	Schomberg	Township-Wide
Commercial Building Space Demand	A	252,100	498,500	27,200	777,700
Growth Achieved Through Intensification <sup>1</sup>	B	63,000	149,600	6,800	219,400
Target Building Coverage	C	28%	28%	28%	28%
Commercial Land Demand (Hectares)	$D = (A - B) / C$	6	12	1	18
Commercial Vacant Land Supply (Hectares) <sup>2</sup>	E	9	2	1	12
Designated Commercial Land Surplus/Shortfall (Hectares)	$F = E - D$	2	-9	0	-5

<sup>[1]</sup> It is assumed that 25% of commercial building space in Nobleton and Schomberg will be achieved through intensification, while 30% of additional building space will be developed in King City through intensification.

<sup>[2]</sup> Includes existing designated supply (5.2 ha), additional mixed-use lands through the Boynton Conversion (6 ha), and an assumed portion of Nobleton Community Area expansion for commercial uses (0.8 ha).

Note: Numbers may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2025.



## 5.2 Review of Existing Employment Areas in King Township

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Market competitiveness is driven by a broad range of factors that can strongly influence business location decisions, both for new development and expansion. These factors include access to transportation infrastructure, access to labour and employment markets, supply and market choice of land development opportunities, cost of doing business, business environment, and quality of life aspects. With the continued shift towards a more knowledge-based economy, the business landscape has been particularly challenging for Ontario's small to mid-sized municipalities, especially as it relates to being competitive concerning labour force attraction attributes, local infrastructure, supporting amenities, and development feasibility.

King's economic development prospects are, in many ways, tied to the success of the broader regional market. The rise of employment land prices in recent years, combined with limited availability of vacant employment land in some areas of the G.T.H.A. and G.G.H., has resulted in increasing industrial development opportunities throughout other regions of Southern Ontario to the west and east. While these trends have been materializing across the province, it is important to recognize that King Township does have available vacant employment land remaining. The degree to which King can capitalize on its advantage of being located within the G.T.H.A. will depend largely on the quality and quantity of its employment lands to accommodate preferred employment uses.

Figure 5-2 provides an overview of the Township's existing supply of vacant employment land. The following can be observed:

- It is estimated that King City has a vacant Employment Area land supply of 36 ha. These lands currently have active development plans for logistics operations.
- The total vacant land supply identified for Schomberg is estimated at 16 ha. The development potential of these lands within the 2051 planning horizon is further assessed later in this chapter.
- It is assumed that Nobleton does not currently have vacant Employment Area land available for development. While there are technically vacant designated employment lands in Nobleton, it is assumed that a portion of the lands (commonly referred to as the Boynton Lands) will be converted to accommodate a secondary school and the remaining lands are expected to accommodate





commercial or mixed uses (which would not be permitted within an Employment Area under the new P.P.S., 2024 definition for “Employment Areas”). Accordingly, this site is not considered to be available for Employment Area development within the forecast horizon and has been counted towards the Community Area lands in section 4.5 of this report.

Figure 5-2  
King Township  
Vacant Employment Area Profile

Location	Vacant Land (net ha)
King City	36
Schomberg	16
Nobleton	0
<b>King Township</b>	<b>52</b>

Source: Vacant land supply derived from Township data, by Watson & Associates Economists Ltd., 2025.

### 5.3 Employment Land Demand, 2024 to 2051

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The following subsection provides an overview of the total King Township Employment Area forecast in five-year increments to 2051, by Village. The forecast Employment Area land demand within King Township considers the following:

- Long-term employment land employment growth potential;
- Forecast employment density assumptions (i.e., employees per net ha or acre) in Employment Areas;
- Trends in forecast Employment Area absorption; and
- The amount of vacant, developable shovel-ready land within Employment Areas across King.

Figure 5-3 summarizes the King Township employment forecast from 2024 to 2051. The Y.R.O.P. June 2024 Office Consolidation total employment forecast has been reviewed and the total jobs forecast for King Township to 2051 is considered



appropriate.<sup>[41]</sup> Over the long-term planning horizon, King Township is forecast to have 2,500 jobs or 36% of the total employment growth within Employment Areas.<sup>[42][43]</sup> While the E.L.S. adopts the 2051 employment targets by land use category from the Y.R.O.P., different assumptions have been made regarding Employment Area densities, intensification, and the growth forecast for each Village.

Figure 5-3  
King Township  
Total Employment Growth, 2024 to 2051

Employment Land Use Category	Total Employment Growth	% Share of Total Employment Growth
Major Office	400	6%
Employment Area	2,540	36%
Population Related	3,960	56%
Rural	160	2%
Total Employment	7,060	100%

Note: Figures have been rounded.

Source: Derived from the Y.R.O.P. June 2024 Office Consolidation.  
Adjusted forecast by Watson & Associates Economists Ltd., 2025.

Figure 5-4 summarizes King Township's Employment Area forecast by Village from 2024 to 2051. As shown, King City is forecast to accommodate the largest share of Employment Area job growth, with approximately 43% of the total Employment Area job growth in King Township. Nobleton and Schomberg are forecast to account for 30% and 27% of the remaining Employment Area forecast to 2051, respectively.

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<sup>[41]</sup> It is noted that while the King Township forecast is considered appropriate, through the Y.R.O.P., approximately 710 ha of urban expansion in Vaughan has been identified for employment land development to 2051. This is a considerable amount of land that King Township will be competing with from a business attraction standpoint.

<sup>[42]</sup> This can include both existing and future Employment Areas. If the Township does not have sufficient vacant Employment Area lands (explored later in this chapter), additional lands would be required to accommodate the Employment Area job forecast.

<sup>[43]</sup> The P.P.S., 2024 has updated the definition of Employment Areas to include only industrial-type employment as a primary use. Accordingly, it is assumed that the Employment Area forecast provided herein conforms with this definition.



Figure 5-4  
King Township  
Employment Growth on Employment Areas, 2024 to 2051

Period	King City	Schomberg	Nobleton	Township Total
2024-2026	120	10	-	130
2024-2031	420	90	30	530
2024-2036	690	190	70	950
2024-2041	950	360	180	1,490
2024-2046	1,020	600	440	2,060
2024-2051	1,090	680	770	2,540

Note: Figures have been rounded.

Source: Derived from the Y.R.O.P. June 2024 Office Consolidation. Adjusted forecast by Watson & Associates Economists Ltd., 2025.

## 5.4 Employment Area Intensification

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When considering long-term Employment Area land needs, it is important to consider the potential employment growth that can be accommodated through intensification over the forecast horizon. Intensification can take on several forms, including the development of underutilized lots (infill), expansion (horizontal or vertical) of existing buildings, and redevelopment of occupied sites. Intensification offers the potential to accommodate future employment growth and achieve improved land utilization, resulting in higher employment density in existing Employment Areas. Higher land utilization on existing employment lands can also lead to more effective use of existing infrastructure (e.g., roads, water/sewer servicing), a built form that is more conducive to supporting public transit, resulting in communities that are more functional and complete.

Identifying and evaluating intensification opportunities against market demand is challenging. The intensification potential of the underutilized employment lands will largely be determined by future development plans of existing or future landowners, which is highly speculative and uncertain. The timing and the potential amount of intensification on employment lands are based on a variety of market-driven conditions. Potential redevelopment or development of sites needs to be evaluated in terms of economic viability and marketability with respect to market demand. Between 2013 and 2023, 15% of industrial permit values for the Township were associated with additions/



expansions. Generally speaking, infill and redevelopment of existing developed lands happen consistently in municipalities. Based on King's historical intensification, opportunities will continue to exist for intensification, and consideration for intensification targets in comparable municipalities, a 15% intensification target has been identified for this analysis.<sup>[44]</sup>

## 5.5 King Township Employment Land Needs, 2024 to 2051

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The vacant employment land supply for King Township is established at 52 net ha. Some of the Township's vacant employment land parcels may not develop over the planning horizon, due to small size, fragmentation, landowner willingness, odd configuration, access issues, inactivity/land banking, etc., which may tie up potentially developable lands. Long-term land vacancy is a common characteristic that is experienced in Employment Areas across Ontario. For this land needs analysis, an estimate of 40% long-term land vacancy has been applied to the net developable employment land inventory only in Schomberg to reflect the lack of development that has occurred historically despite vacant land availability. Adjusted for land vacancy, Schomberg's supply is estimated at 8 net ha which decreases the Township-wide supply to 44 net ha (109 net acres).

As noted previously, a 15% employment intensification assumption has been made on employment lands. Assuming an average forecast density on employment lands of 30 jobs per net ha, a total land demand of 71 net ha is forecast between 2024 and 2051.<sup>[45]</sup> Figure 5-5 summarizes forecast employment land needs for King Township over the long-term planning horizon. In accordance with the Township's supply of designated, developable vacant urban employment lands and forecast demand for these lands, a deficit of 27 net ha (67 net acres) has been identified by 2051. Assuming a gross-to-net ratio of 55%, nearly 50 gross ha (124 gross acres) of total land area would be required to accommodate this shortfall. This demonstrates that the Township is not forecast to have enough vacant employment land to accommodate growth to 2051.

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<sup>[44]</sup> The Y.R.O.P. forecast identifies an intensification target of 18% for King Township.

<sup>[45]</sup> For the purposes of the land needs calculation, an overall forecast density of 30 jobs per ha is assumed, which captures the need for a large urban expansion in Nobleton with a presumed density of 35 jobs per ha.



Figure 5-5  
King Township  
Forecast Employment Area Land Needs (Demand vs. Supply), 2024 to 2051

Township of King Employment Land Needs, 2024 to 2051		Land (net ha)
Employment Land Jobs 2024 to 2051	A	2,540
Intensification	$B = A \times 15\%$	385
Total Employment Land Jobs less Intensification	$C = A - B$	2,155
Employment Density (jobs per net ha)	D	30
Employment Land Demand (ha)	$E = C / D$	71
Vacant Employment Land Supply (net ha) <sup>[1]</sup>	F	44
<b>Net Employment Area Deficit at 2051</b>	<b><math>G = E - F</math></b>	<b>-27</b>
<b>Gross Employment Area Deficit at 2051</b>	<b><math>H = G / .55</math></b>	<b>-49</b>

<sup>[1]</sup> Vacant Land Area in Schomberg adjusted downwards by a 40% land vacancy factor to account for constraints such as landowner willingness, parcel configuration issues, serviceability, etc.

Note: Figures have been rounded and may not add precisely.

Source: Watson & Associates Economists Ltd., 2025.

Figure 5-6 summarizes forecast employment land needs for each Village in the Township. Employment lands within King City are expected to build out by 2051. The Village of Nobleton does not have vacant employment land and is expected to have a deficit of 21 net ha (nearly 40 gross ha) of land by 2051. Furthermore, based on the assumed land vacancy in Schomberg, the Village is forecast to experience a 6 net ha (10 gross ha) Employment Area deficit by 2051. The following details can be observed:

- The intensification forecast by Village was determined by examining the current supply and nature of developed Employment Area sites, the perceived short-term demand for Employment Area development, and then longer-term opportunities for Employment Area intensification. Schomberg, for example, has the largest amount of developed employment lands which suggests it has the greatest opportunity for intensification in the short term. As the employment lands in King City develop, and eventually Nobleton (through urban expansion), there will be opportunities for continued intensification. These factors were considered when assigning the share of Employment Area intensification by Village;
- A forecast density of 27 jobs per net ha in King City has been based on active development applications. These plans account for five buildings which are expected to have a minor office component (approximately 6,700 sq.m) and are



expected to largely comprise logistics operations (approximately 147,000 sq.m), which typically have lower employment yields and densities;

- The density of developed sites within Schomberg is estimated at 32 jobs per net ha. For the land needs calculation, it is assumed that future development within Schomberg will materialize at a similar density; and
- Nobleton does not currently have available vacant Employment Area supply. It is expected that Nobleton will have the demand for approximately 21 net ha (nearly 40 gross ha) of employment land. This land demand is based on a forecast density of 35 jobs per net ha. A higher density was assumed in Nobleton, based on a best-practices review and consideration of the type of Employment Area and target sectors that may materialize in a future Nobleton Employment Area.

Figure 5-6  
Forecast Employment Area Land Needs by Village, 2024 to 2051

King City Employment Land Needs, 2024 to 2051		King City	Schomberg	Nobleton
Employment Land Jobs 2024 to 2051	A	1,090	680	770
Intensification	B	115	245	25
Total Employment Land Jobs less Intensification	C = A – B	975	435	745
Employment Density (jobs per net ha)	D	27	32	35
Employment Land Demand (ha)	E = C / D	36	14	21
Vacant Employment Land Supply (net ha) <sup>[1]</sup>	F	36	8	0
<b>Net Employment Area Deficit at 2051</b>	<b>G = F – E</b>	<b>0</b>	<b>-6</b>	<b>-21</b>
<b>Gross Employment Area Deficit at 2051</b>	<b>H = G / .55</b>	<b>0</b>	<b>-10</b>	<b>-39</b>

<sup>[1]</sup> Vacant Land Area in Schomberg adjusted downwards by a 40% land vacancy factor to account for constraints such as landowner willingness, parcel configuration issues, serviceability, etc.

Note: Figures have been rounded.

Source: Watson & Associates Economists Ltd., 2025.



## 5.6 Observations

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To remain competitive, the Township must continue to offer a range of parcel sizes and configurations to ensure it can attract and accommodate a range of industries to the Township over the next 25+ years. As part of this consideration, the results of this land needs analysis suggest that the Township does not have enough vacant employment land supply to accommodate demand to 2051. The employment lands in King City are forecast to be built out by 2051 and both Schomberg and Nobleton are forecast to require additional urban employment lands to accommodate growth to 2051.

Between 2024 and 2051, King Township is expected to accommodate approximately 2,500 jobs on its Employment Area lands. By 2051, it is forecast that the Township will need an additional 27 net ha of Employment Area land. Additional land beyond this 27 ha net land need will be required, to account for considerations such as environmental features and internal infrastructure requirements (such as roads and stormwater ponds).

**Assuming a gross-to-net ratio of 55%, nearly 50 gross ha (124 gross acres) of total land area would be required to accommodate this shortfall.** Based on the initial high-level review of opportunities for each Village, the following represent the best opportunities to establish new Employment Areas (explored further in Chapter 6):

- The re-designation of land within the Nobleton Village Reserve; and
- An urban boundary expansion for the Village of Schomberg.

The employment forecast for the Township is not intended to be a constraining document and King can exceed these targets. Exceeding these targets would ultimately increase the land needs by 2051. Chapter 7 later summarizes how the Township, in accordance with P.P.S. and Greenbelt policies, can explore additional opportunities to accommodate long-term employment growth beyond this minimum land requirement of nearly 50 gross ha. In accordance with this, it will be vital that the Township continue to annually monitor its absorption of vacant Employment Area land, Employment Area densities, and Employment Area intensification to ensure that it has a sufficient supply of land to accommodate demand to 2051. The demand forecast for employment and the resulting Employment Area forecast should be reevaluated on a five- to 10-year basis, to ensure that the calculation of long-term land needs is in alignment with both the Township's supply and growth potential.



# Chapter 6

## Urban Location Options to 2051





## 6. Urban Location Options to 2051

### 6.1 Introduction

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As noted in the previous chapter, King Township is forecast to require additional urban lands to accommodate population, housing, and employment growth to 2051. These urban expansion requirements are categorized into two main components: Community Areas and Employment Areas. These are described in greater detail below:

**Community Areas** are designed to accommodate urban housing, population-related employment, and office jobs, along with parkland and recreational lands. As previously discussed, Community Areas are divided into the D.G.A. and B.U.A., each with specific characteristics and development goals.

**Employment Areas** are designated urban lands intended to support industrial and business activities, primarily export-based employment such as manufacturing, warehousing, and distribution. These areas are crucial for economic development and are characterized by their proximity to major transportation corridors, efficient land use, and specific development and infrastructure requirements.

This chapter will explore urban expansion location options, and opportunities to re-designate lands for new Community and Employment Areas for the following land shortfalls:

- **Nobleton:** As stated in Chapters 4 and 5, Nobleton is forecast to experience a deficit of 8 ha of Community Area land and 39 gross ha of Employment Area land by 2051.
- **Schomberg:** Based on the Employment Area land needs calculation in Chapter 5, Schomberg is forecast to require a 10-ha Employment Area expansion by 2051.
- **King City:** As established in Chapter 5, King City is forecast to experience a 10-ha deficit of retail commercial land by 2051.
- In addition to the 2051 Employment Area shortfall, additional location options are explored for the Township to accommodate employment growth beyond the minimum identified in the growth forecast.



## 6.2 Criteria for Evaluating Expansion Locations

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### 6.2.1 Provincial Planning Statement (P.P.S.), 2024

While Chapter 1 has outlined the P.P.S., 2024 policy framework, the following policy guidance from the P.P.S., 2024 has been considered specifically while creating the location options evaluation criteria/framework, as well as the actual evaluation of potential sites against this framework:

- As previously discussed in Chapter 1, compared to the P.P.S., 2020, the P.P.S., 2024 presents a more flexible horizon for planning for growth by providing a planning horizon with a minimum of 20 years and a maximum of 30 years. It also permits planning for infrastructure, public service facilities, strategic growth areas, and Employment Areas beyond this horizon. Municipalities must designate land for at least 20 years, up to 30 years, with additional land allowed for Employment Areas and strategic growth areas beyond 30 years.<sup>[46]</sup>
- The P.P.S., 2024 allows S.A.B.E.s at any time without a Comprehensive Review, provided they meet the criteria in policy 2.3.2.1 and provided they are outside of the Greenbelt Plan area. These include demonstrating the need for additional land for a mix of uses, supported by infrastructure and public facilities while minimizing impacts on agricultural areas. S.A.B.E.s must also support phased urban development, offering municipalities a simplified and flexible approach.<sup>[47]</sup>
  - It is important to note that for S.A.B.E. into the Greenbelt, the Greenbelt Plan, 2017 overrides this directive from the P.P.S. Expansions into the Greenbelt must take place during the C.R. process. This is relevant for King Township as any Village Settlement Area boundary expansion is within the Greenbelt. Under Amendment No. 4 and subsection 3.4.3.3. of the Greenbelt Plan, 2017 the P.P.S., 2020 and Growth Plan, 2019 continue to apply, which requires S.A.B.E. only through a C.R.
- The P.P.S., 2024 reflects updates to the Planning Act effective October 20, 2024, redefining Employment Areas to focus on industrial-type employment. Municipalities must assess and update Employment Areas in O.P.s, designate

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<sup>[46]</sup> Provincial Planning Statement, 2024, policy 2.1.3, p. 6.

<sup>[47]</sup> Provincial Planning Statement, 2024, policy 2.3.2, p. 9.



and protect them in Settlement Areas, plan for long-term needs, prohibit non-employment uses, and ensure compatible transitions to adjacent areas.<sup>[48]</sup>

- The P.P.S., 2024 requires separation between Employment Area uses and sensitive uses but allows manufacturing, small-scale warehousing, and industrial uses outside Employment Areas if no adverse effects occur. These uses are encouraged in strategic growth and mixed-use areas with frequent transit service.<sup>[49]</sup>

## **6.2.2 Greenbelt Plan, 2017**

The Greenbelt Plan, enacted in 2005 and updated in 2017, establishes a framework to preserve over 728,000 ha of Ontario's agricultural and ecological landscapes from urban encroachment. Its Protected Countryside includes specialty crop areas, prime agricultural lands, and vital natural systems, delineating where urbanization is prohibited to safeguard ecological functions and food security. Urban expansion within the Greenbelt is tightly regulated, aiming to redirect growth towards established Settlement Areas, optimize infrastructure use, and mitigate sprawl. This approach not only ensures the sustainability of Ontario's environmental and agricultural resources but also aligns with broader provincial objectives to build resilient, compact communities.

Settlement Area boundary expansions in the Protected Countryside of the Greenbelt Area are subject to strict criteria.<sup>50</sup> Specifically, expansions must be modest in size, with a maximum of 10 ha, and represent no more than a 5% increase in the geographic size of the Settlement Area based on boundaries delineated as of July 1, 2017. Additionally, no more than 50% of the lands added through such expansions may be used for residential development.<sup>[51]</sup> These policies aim to limit growth impacts and ensure compatibility with the surrounding environment.

These limitations imposed by the Greenbelt Plan, 2017 do not apply to urban expansion within Nobleton since it has both an urban area boundary and a Settlement Area

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<sup>[48]</sup> Ibid., policy 2.8.2.3 and 2.8.2.4, p. 14.

<sup>[49]</sup> Provincial Planning Statement, 2024, policy 2.8.1.2, p. 13.

<sup>[50]</sup> In accordance with Amendment 4 to the Greenbelt Plan, 2017, S.A.B.E. in the Protected Countryside of the Greenbelt Area remains subject to the 2020 P.P.S. and 2019 Growth Plan but not the 2024 P.P.S.

<sup>[51]</sup> A Place to Grow: Growth Plan for the Greater Holden Horseshoe, 2020, policy 2.2.8.3 k) ii), pp. 25-26.



boundary. Nobleton can expand its urban boundary within the existing Settlement Area boundary by redesignating lands within the Nobleton Village Reserve. King City and Schomberg, however, do not have separate urban area boundaries. Facilitating the urban expansion of King City and Schomberg requires an expansion of the Settlement Area boundary.

### **6.2.3 Oak Ridges Moraine Conservation Plan, 2017**

King Township's O.P., in accordance with the Oak Ridges Moraine Conservation Plan, 2017, also restricts urban expansion to protect the environmentally sensitive areas of the Moraine. Development is carefully managed to ensure that the ecological integrity of the Moraine is maintained, and any growth is focused on existing Settlement Areas. The Plan emphasizes sustainable practices and the preservation of natural heritage, aligning with the broader goals of the Oak Ridges Moraine Conservation Plan to conserve this vital green space. None of the urban expansions are proposed to extend within the Oak Ridges Moraine Conservation Plan Area.

### **6.2.4 Township of King Official Plan, 2019**

Section 2.3.5. of the Township of King O.P., 2019, speaks to S.A.B.E.s within the 2031 planning horizon. The policy suggests that no urban boundary expansion was required in the Township to accommodate growth to 2031. Furthermore, any adjustments to Settlement Area boundaries must adhere to the policies outlined in the O.P., emphasizing the need for careful planning and alignment with broader regional and provincial objectives.

As part of the Township's current O.P.R., the findings of this G.M.S. will be integrated into the guiding policy of the O.P. This policy framework will acknowledge the urban expansion requirements identified in the previous chapters and provide a policy framework to guide future urban expansion considerations. This chapter provides fundamental details on the criteria and evaluation framework that have guided the identification and assessment of potential S.A.B.E. location options to 2051.

### **6.2.5 Localized Criteria**

To effectively direct growth in King Township, it is essential to understand the planning framework that guides urban boundary decisions. Candidate expansion areas were assessed based on criteria established by provincial and municipal policies. Factors considered in the evaluation included:



- Size and connectivity of the parcels;
- Surrounding land uses and compatibility;
- Site attributes influencing market demand;
- Presence of natural heritage or hazard features;
- Proximity to parks, open spaces, transportation networks, and community infrastructure;
- High-level servicing capacity; and
- Impacts on agricultural land and existing land uses.

While this report identifies broad location options for future urban expansion, additional technical studies related to land use planning, servicing, and agricultural impacts, as outlined in the P.P.S., 2024, will be required as part of the Township's O.P.R.

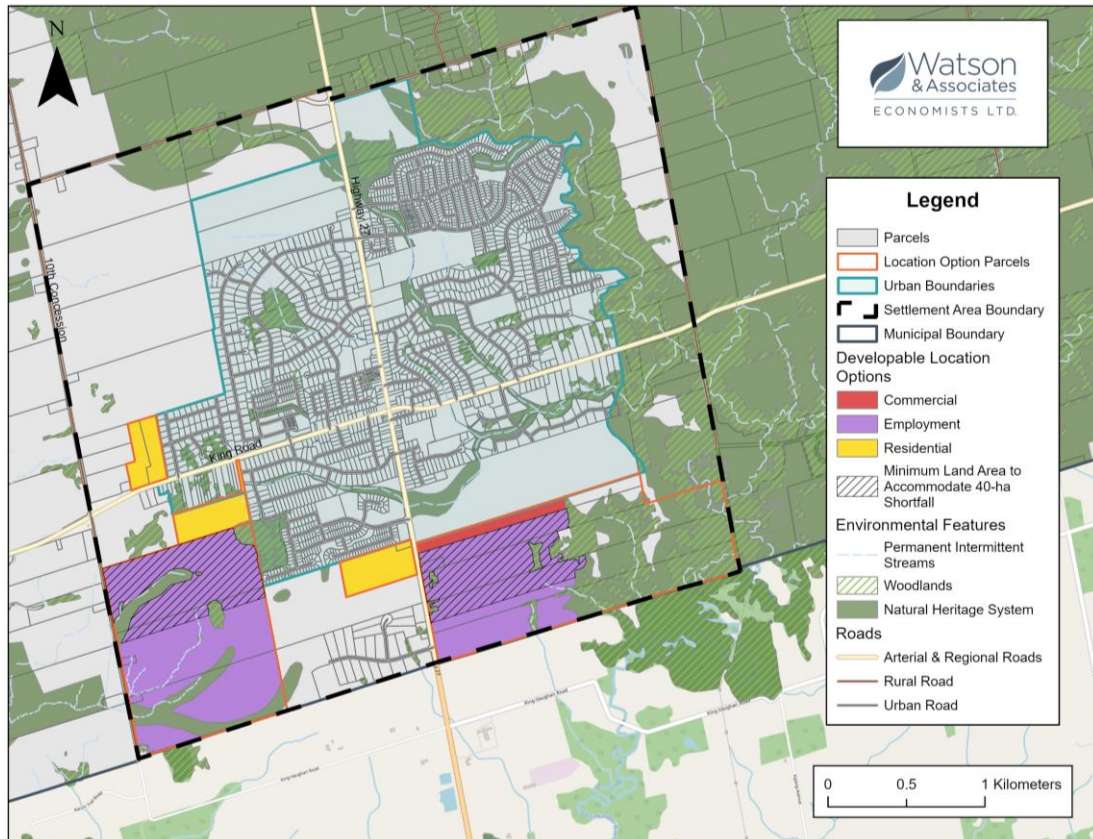
### **6.3 Nobleton Community Area and Employment Area Expansion Options**

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As established previously, Nobleton is forecast to require (at a minimum) an additional 8 ha of land to accommodate Community Area development and approximately 39 gross ha of land for Employment Area development. Based on these land requirements, three location options for Community Area development and two broad locations for Employment Area development have been considered and evaluated. Figure 6-1 provides a map which highlights these proposed Employment Area and Community Area expansion location options. As shown, Employment Area *Option 1* also identified a commercial land use designation (see in red) to function as a buffer between the existing Nobleton Urban Area and the potential Employment Area.



Figure 6-1  
Village of Nobleton  
Proposed Location Options for Settlement Area Boundary Expansion (S.A.B.E.)



Source: Base mapping data from King Township. Location options presented by Watson & Associates Economists Ltd., 2025.

## 6.4 Village of Nobleton Employment Area Expansion Options and Evaluation

### 6.4.1 Potential Location Options for Employment Area Expansion

As discussed in previous sections of this report, based on the results of the urban land needs analysis, the Township requires 39 gross ha of Urban Employment Area lands (exclusive of environmental features) by 2051. The entirety of this 39 ha land requirement has been identified for the Nobleton. It is important to note again that Nobleton is the only Village in the Township where the urban boundary can be expanded within the existing Settlement Area boundary through the redesignation of





land within the Village Reserve – for Schomberg and King City, urban expansion requires the expansion of Settlement Area boundaries and greater consideration towards the framework established by the Greenbelt Plan.

Accordingly, an expansion of the Nobleton urban boundary is required to ensure that King Township can accommodate the anticipated Employment Area land demand over the long-term planning horizon. Based on this land requirement, two prospective areas for a new Employment Area were identified within Nobleton. Location options for urban expansion were reviewed utilizing a set of evaluation criteria presented in Figure 6-2. This evaluation comprises a set of primary principles and localized criteria, which have been organized to address the policy requirements of the P.P.S., 2024.

Figure 6-2  
King Township  
Criteria for Identification of Employment Area Expansion Site

Topic Area	Criteria
<b>Primary Principles</b>	
Growth Management/ Land Use Planning	Is the proposed site capable of meeting the Employment Area shortfall of nearly 40 gross ha?
	Is the proposed Expansion Area within the existing Village Boundary?
	Are there any adverse impacts of developing the site area as an Employment Area on nearby or adjacent land uses?
<b>Localized Criteria</b>	
Municipal Servicing and Impacts	Is the area serviceable (does not have any known constraints to extending services)?
Environmental Protection and Protection of Resources	Is the configuration of the site constrained by the Natural Heritage System or designated Environmental Protection/Conservation Area?
Agriculture & Agri-Food Network	Would the development of the site impact existing and adjacent land uses?
Market Analysis	Are there constraints on the site area that would negatively impact the feasibility of the development of the site and site configuration? (e.g., topography, specific requirements for site plan approval)



Topic Area	Criteria
	Does the site area offer the opportunity to expand the Employment Area in the future (critical mass)?
	Does the site offer access and exposure to a major transportation corridor such as Highway 27 or King Road?

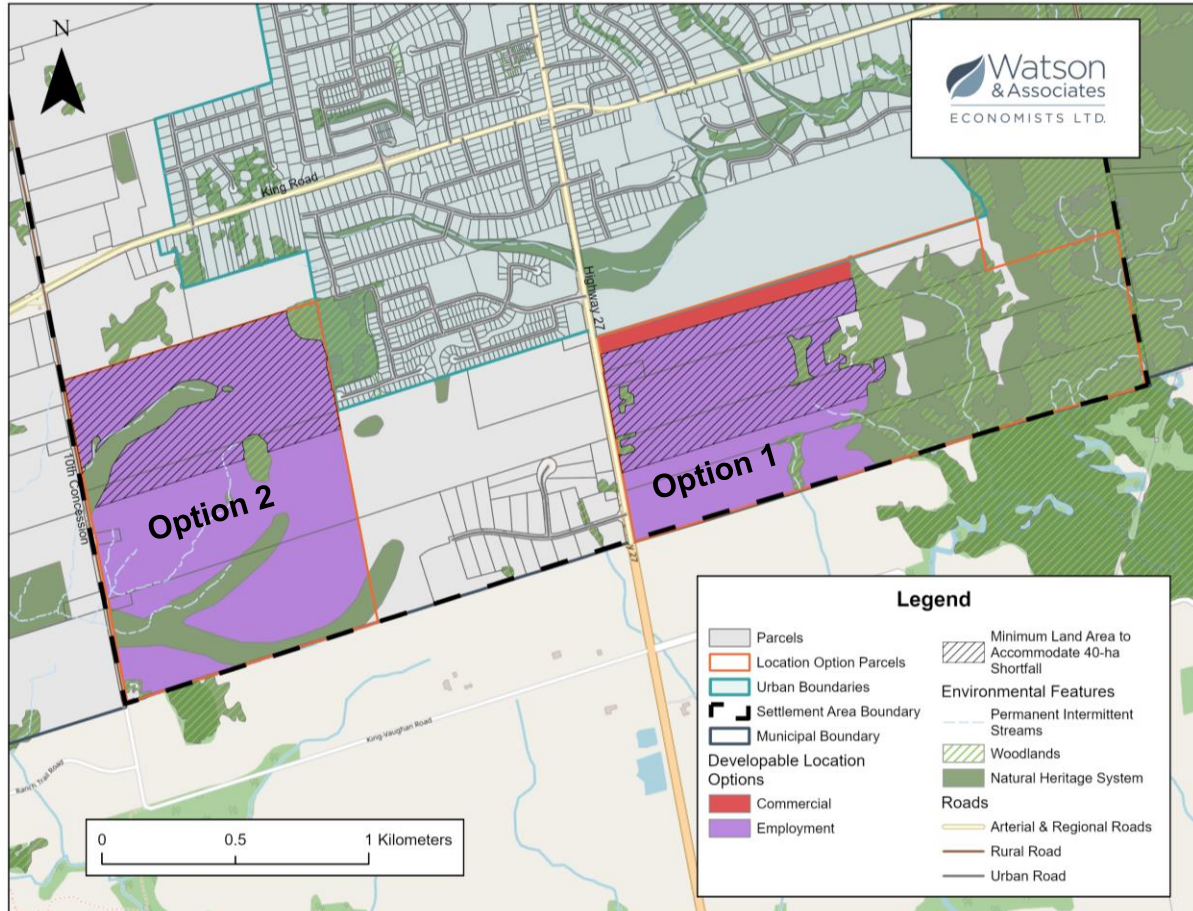
Due to the conversion of the Boynton lands, Nobleton does not have any designated Employment Area within the current Village boundary. Considering this, any expansion of the existing urban boundary would represent the establishment of a new Employment Area within Nobleton. With this considered, two potential locations have been identified for the establishment of a new Employment Area in the Village of Nobleton, as shown in Figure 6-3. Both of these location options represent an expansion of the southern portion of the existing urban boundary. The following provides a general description of two locations: Option 1 (Southeast Nobleton) and Option 2 (Southwest Nobleton). These two potential Employment Area expansion locations have been recommended for further assessment and study due to the following:

- These potential expansion options can accommodate the 39 ha shortfall for Employment Area land in Nobleton.
- Both options have a critical mass to accommodate a wide range of parcel sizes/configurations and the potential to accommodate additional employment growth beyond the 2051 shortfall of 39 gross ha.
- The proposed parcels have proximity, connection, and exposure to Highway 27.
- Both options are located within the southern portion of the Nobleton Village boundary, which is advantageous for discouraging truck traffic through the existing urban boundary and provides potential synergies with future Highway 413.





Figure 6-3  
Village of Nobleton  
Location Options for Urban Employment Area Expansion



Source: Base mapping data from King Township. Location options presented by Watson & Associates Economists Ltd., 2025.

### 6.4.2 Evaluation of Employment Area Location Options

Each potential expansion site was further reviewed against the series of primary principles and localized evaluation criteria established in Figure 6-4, to determine its merits for expansion from a site-specific perspective. The localized criteria consider land use and real estate market factors related to location, size, and configuration of the site, as well as compatibility and continuity with surrounding urban land uses. The evaluation framework is intended to provide further insight with respect to the quality of the subject sites in addition to the broader urban land needs assessment required by



the P.P.S., 2024. A summary of the evaluation of each site against this framework is displayed Figure 6-4 and summarized below:

- **Is the proposed site capable of meeting the Employment Area shortfall of 39 gross ha?**
  - Both sites are a minimum of 39 gross ha.
- **Is the proposed Expansion Area within the existing Village Boundary?**
  - Both sites are within the Village boundary and are a direct expansion of the existing Nobleton urban boundary.
- **Are there any adverse impacts of developing the site area as an Employment Area on nearby or adjacent land uses?**
  - *Option 1* would be directly adjacent to a proposed school and other lands proposed to be used for mixed-use and residential uses within the current urban boundary of Nobleton. This would require a buffer (likely commercial/institutional uses, as shown in red in Figure 6-3) between the proposed Employment Area and existing Nobleton uses.
  - *Option 2* has no compatibility concerns with the land uses within the Nobleton urban boundary. With that being said, there are potential land use conflicts that could arise with one of the three proposed Community Area expansion location options proposed in Nobleton (discussed later in subsection 6.5).
- **Is the area serviceable (does not have any known constraints to extending services)?**
  - Further analysis is required through the King Township O.P.R. process.
- **Is the configuration of the site constrained by the Natural Heritage System or designated Environmental Protection/Conservation Area?**
  - The overall configuration of *Option 1* contains a significant amount of Natural Heritage features; however, these are all relatively concentrated on the eastern portion of the proposed site boundary. With this considered, the western portion of *Option 1* offers a sizeable contiguous land area, with minimal fragmentation allowing for the development of large parcel sizes.
  - *Option 2* has some environmental features which would fall within the middle of the developable site area, potentially leading to some fragmentation. This is considered as a minimal impact.



- **Would the development of the site impact existing and adjacent land uses?**
  - *Option 1* would not impact existing or adjacent land uses, as long as commercial/institutional land uses (non-sensitive land uses) act as a buffer between the proposed site and the existing Nobleton urban boundary.
  - *Option 2* may have minimal impacts on existing agricultural operations on the opposite (west) side of Concession Road 10.
- **Are there constraints on the site area that would negatively impact the feasibility of the development of the site and site configuration? (e.g., topography, specific requirements for site plan approval)**
  - There are no known constraints on either site.
- **Does the site area offer the opportunity to expand the Employment Area in the future (critical mass)?**
  - *Option 1* has a total developable land area of around 70 ha (approximately 63 ha for industrial employment and 7 ha as a commercial buffer with the existing urban area), which would allow for additional employment development beyond that identified in the 2051 shortfall of 39 gross ha. In total, the 63 ha portion of the site could accommodate approximately 1,210 jobs, representing an additional 460 jobs above the minimum 2051 requirement.<sup>[52]</sup>
  - *Option 2* represents a larger potential developable land area of approximately 98 ha, which offers a greater critical mass than *Option 1*. This site has the potential to accommodate nearly 1,900 jobs, representing 1,140 jobs above the minimum requirement to 2051.
- **Does the site offer access and exposure to a major transportation corridor such as Highway 27 or King Road?**
  - *Option 1* provides direct access to Highway 27, mitigating any land use conflicts that could potentially arise from truck traffic travelling between the Highway and the future Nobleton Employment Area. Furthermore, this site offers direct highway exposure, which can be a positive marketing attribute for the Township when attracting future businesses.
  - *Option 2* does not offer direct highway access or exposure. With that being said, the site is close to Highway 27 and could likely be accessed through Concession Road 10 (future engineering analysis through the O.P.R. would be required in this regard).

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<sup>[52]</sup> Based on a density for Nobleton of 35 jobs per net ha or 19 jobs per gross ha, utilizing a 55% gross-to-net adjustment.



Figure 6-4  
King Township  
Evaluation of Location Options for Employment Area Expansion

Topic Area	Criteria	Option 1	Option 2
<b>Primary Principles</b>			
Growth Management/Land Use Planning	Is the proposed site capable of meeting the Employment Area shortfall of nearly <b>40 gross ha</b> ?		
	Is the proposed Expansion Area within the existing Village Boundary?		
	Are there any adverse impacts of developing the site area as an Employment Area on nearby or adjacent land uses?		
<b>Localized Criteria</b>			
Municipal Servicing and Impacts	Is the area serviceable (does not have any known constraints to extending services)?		
Environmental Protection	Is the configuration of the site constrained by the Natural Heritage System or designated Environmental Protection/Conservation Area?		
Agriculture & Agri-Food Network	Would the development of the site impact existing and adjacent land uses?		
Market Analysis	Are there constraints on the site area that would negatively impact the feasibility of the development of the site and site configuration? (e.g., topography, specific requirements for site plan approval)		
	Does the site area offer the opportunity to expand the Employment Area in the future (critical mass)?		
	Does the site offer access and exposure to a major transportation corridor such as Highway 27 or King Road?		

**Positive Score**

Demonstrates *all* positive attributes

Demonstrates *mostly* positive attributes

**Moderate Score**

Potential concerns with *proposed* Community Area expansion options

Potential concerns with *existing/planned* lands

Source: Watson & Associates Economists Ltd., 2025.



### **6.4.3 Recommended Nobleton Employment Area Expansion**

As identified in the above Figure 6-7, both location options for Employment Area expansion represent suitable choices for future development. With this being said, Option 2 represents the recommended site for future Employment Area development for the Nobleton Village. This option represents a larger developable land area at nearly 100 ha (242 acres) compared to Option 1, providing a greater critical mass for long-term employment land development. Furthermore, compared to Option 1, this site has fewer land-use compatibility concerns with the existing Nobleton urban area. While there are more N.H.S. features within the site, there is still an opportunity to develop a wide range of parcel sizes to accommodate various business types. Further analysis will be required through the O.P.R. to examine other site-specific features such as road access and the viability of servicing.

## **6.5 Village of Nobleton Community Area Expansion Options and Evaluation**

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### **6.5.1 Potential Location Options for Community Area Expansion**

As outlined earlier in this report, the urban land needs analysis indicates that the Township requires approximately 8 ha of Urban Community Area lands (excluding environmental features) by 2051. This entire 8 ha requirement has been identified in Nobleton, the only village in the Township where the urban boundary can be expanded within the existing Settlement Area boundary.

To accommodate this land need, three potential areas for a new Community Area have been identified within Nobleton. These location options were assessed using a set of evaluation criteria detailed in Figure 6-5. The evaluation framework includes primary principles and localized criteria designed to align with the policy requirements of the P.P.S., 2024.



Figure 6-5  
King Township  
Criteria for Identification of Community Area Expansion Site

Topic Area	Criteria
<b>Primary Principles</b>	
Growth Management/Land-Use Planning	Is the proposed site capable of meeting the community land shortfall of 8 gross ha?
	Is the proposed Expansion Area within the existing Village Boundary?
	Does the site improve the current surrounding land use configuration?
	Is the site compatible with the long-term vision of the area?
	Are there any adverse impacts on proposed nearby or adjacent land uses? <sup>[53]</sup>
<b>Localized Criteria</b>	
Municipal Servicing and Impacts	Is the area serviceable (does not have any known constraints to extending services)?
Environmental Protection and Protection of Resources	Is the configuration of the site constrained by the Natural Heritage System or designated Environmental Protection/Conservation Area?
Land Use	Does the site replace an existing use?
Market Analysis	Are there constraints that would negatively impact the feasibility of the development of the site and site configuration? (e.g., topography, specific requirements for site plan approval)
	Is the expansion area in an area which has access to community facilities and infrastructure?
	Does the site area offer the opportunity for future expansion beyond the 2051 planning horizon?

For the expansion of Community Areas, as shown in Figure 6-6, three locations have been considered. All three of the proposed urban expansion options are within the Nobleton Settlement Area boundary, are adjacent to the current existing Nobleton urban boundary, and would represent an extension of existing developed communities. The following describes these three locations generally:

- Option 1: West of the existing urban area, north of King Road.

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<sup>[53]</sup> Nobleton is also forecast to require new urban lands for Employment Area development. Accordingly, the expansion criteria for each of these land use types must be considerate of the potential land use conflicts that could arise.





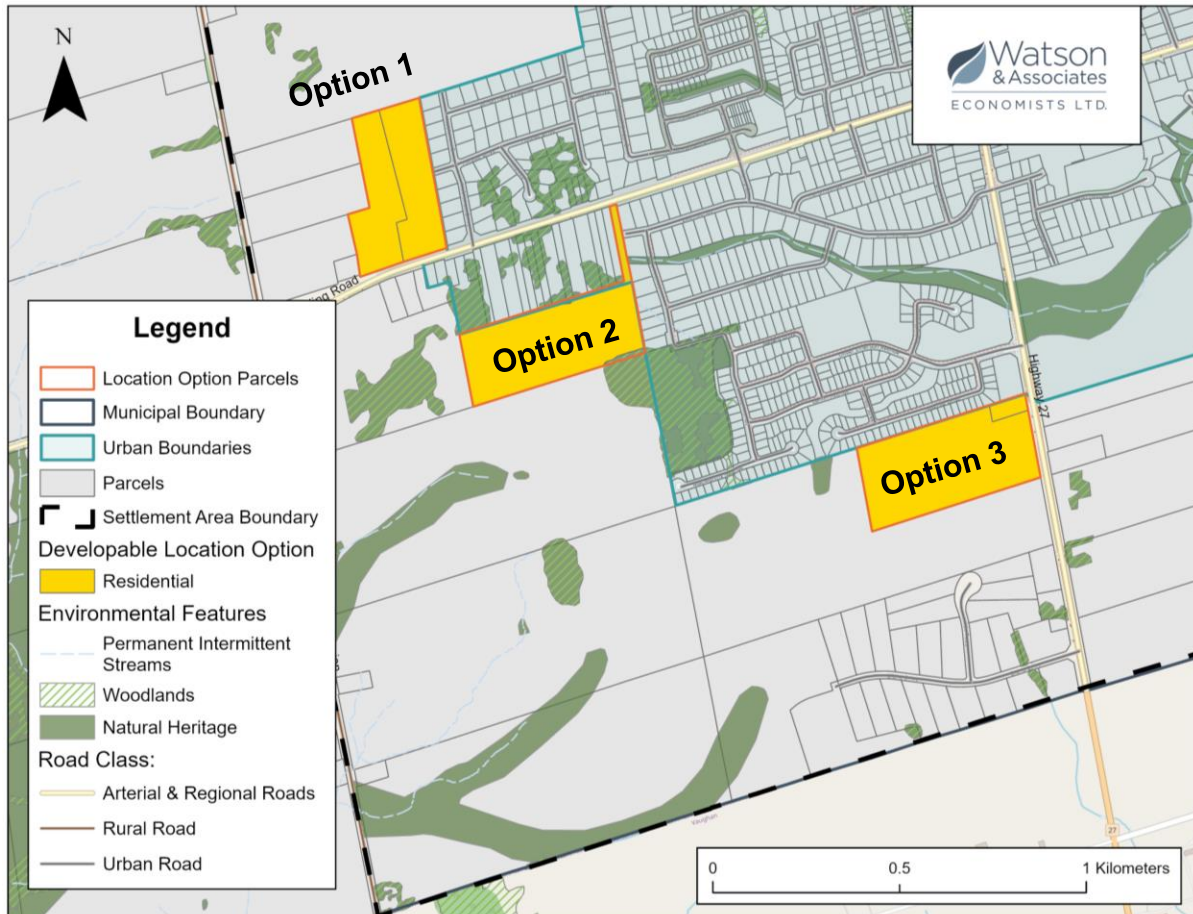
- Option 2: Southwest of the existing urban area.
- Option 3: South of the existing urban area, along Highway 27.

These three potential Community Area expansion locations have been recommended for further assessment and study due to the reasons mentioned below:

- All options can accommodate the 8 ha shortfall for Community Area land in the Nobleton Village.
- The proposed parcels have proximity and connection to major transportation corridors (Highway 27 and/or King Road).
- The proposed lands are contiguous with existing designated Community Area lands in the Township's O.P.
- The identified areas are close to the existing B.U.A. boundary of the Village and would potentially provide efficiencies regarding the extension of services to these areas.
- The areas also offer proximity to commercial uses in Nobleton's downtown core.



Figure 6-6  
Village of Nobleton  
Location Options for Urban Community Area Expansion



Source: Base mapping data from King Township. Location options presented by Watson & Associates Economists Ltd., 2025.

### 6.5.2 Evaluation of Community Area Location Options

Each potential expansion site was further reviewed against the series of primary principles and localized evaluation criteria established in Figure 6-7, to determine its merits for expansion from a site-specific perspective. The localized criteria consider land use and real estate market factors related to location, size, and configuration of the site, as well as compatibility and continuity with surrounding urban land uses. The evaluation framework is intended to provide further insight with respect to the quality of the subject sites in addition to the broader urban land needs assessment required by





the P.P.S., 2024. A summary of the evaluation of each site against this framework is displayed in Figure 6-7 and summarized below:

- **Is the proposed site capable of meeting the community land shortfall of 8 gross ha?**
  - All three sites can accommodate the shortfall.
- **Is the proposed Expansion Area within the existing Village Boundary?**
  - All three sites are within the existing Village boundary.
- **Does the site improve the current surrounding land use configuration?**
  - All three sites represent an expansion of the existing urban boundary.
- **Is the site compatible with the long-term vision of the area?**
  - *Option 1* is located north of King Road, while both *Option 2* and *Option 3* are located south of King Road, with *Option 3* located along the southern portion of the existing urban area boundary. As previously discussed in subsection 6.4, the candidate Employment Areas sites are proposed south of King Road. With the future Highway 413, and the desire to avoid industrial traffic through the existing urban area boundary of Nobleton, promoting future Employment Area development in the southern portion of the Village would mitigate land use conflicts.
- **Are there any adverse impacts on proposed nearby or adjacent land uses?**
  - *Option 1* is not adjacent to any proposed Employment Area expansion location option. *Option 2* would directly abut one of the proposed Employment Area sites, potentially leading to potential land use compatibility concerns. *Option 3* is located generally between both proposed Employment Area expansion locations but there is adequate buffering provided by Highway 27 and other surrounding land uses.
- **Is the area serviceable (does not have any known constraints to extending services)?**
  - Further analysis is required through the King Township O.P.R. process.
- **Is the configuration of the site constrained by the Natural Heritage System or designated Environmental Protection/Conservation Area?**
  - There are no significant Natural Heritage System considerations within the proposed sites.
- **Does the site replace an existing use?**
  - *Options 1 and 2* currently have occupied farm/dwelling uses. *Option 3* is currently vacant. It would be assumed that over the forecast horizon, all



three options could reasonably be developed regardless of the current use.

- **Are there constraints that would negatively impact the feasibility of the development of the site and site configuration? (e.g., topography, specific requirements for site plan approval)**
  - There are no known constraints on any of the three sites.
- **Is the expansion area in an area which has access to community facilities and infrastructure?**
  - *Options 1* and *2* both have close access to the existing urban area; however, *Option 3* is potentially the most connected to the existing urban area with walkable access to commercial facilities.
- **Does the site area offer the opportunity for future expansion beyond the 2051 planning horizon?**
  - *Option 1* does not have any barriers to future expansion beyond 2051. Continued expansion of *Option 2* would potentially be limited by a large environmental feature to the west, King Road to the northwest, and a proposed Employment Area expansion site to the southwest. Lastly, *Option 3* has the potential to expand beyond 2051 to a total site size of 39 ha.



Figure 6-7  
King Township  
Evaluation of Location Options for Community Area Expansion

Topic Area	Criteria	Option 1	Option 2	Option 3
<b>Primary Principles</b>				
Growth Management/ Land Use Planning	Is the proposed site capable of meeting the community land shortfall of <b>8 gross ha</b> ?			
	Is the proposed Expansion Area within the existing Village Boundary?			
	Does the site improve the current surrounding land use configuration?			
	Is the site compatible with the long-term vision of the area?			
	Are there any adverse impacts on proposed nearby or adjacent land uses? <sup>[54]</sup>			
<b>Localized Criteria</b>				
Municipal Servicing and Impacts	Is the area serviceable (does not have any known constraints to extending services)?			
Environmental Protection	Is the configuration of the site constrained by the Natural Heritage System or designated Environmental Protection/Conservation Area?			
Land Use	Does the site replace an existing use?			
Market Analysis	Are there constraints that would negatively impact the feasibility of the development of the site and site configuration? (e.g., topography, specific requirements for site plan approval)			
	Is the expansion area in an area which has access to community facilities and infrastructure?			
	Does the site area offer the opportunity for future expansion beyond the 2051 planning horizon?			

**Positive Score**

Demonstrates *all* positive attributes

Demonstrates *mostly* positive attributes

**Moderate Score**

Potential concerns with *proposed* Employment Area expansion options

Potential concerns with *existing/planned* lands

Source: Watson & Associates Economists Ltd., 2025.

<sup>[54]</sup> As established previously, the Village of Nobleton is also forecast to require an expansion for Employment Area development. Accordingly, the expansion criteria for each of these land use types must be considerate of the potential land use conflicts that could arise.



### **6.5.3 Recommended Nobleton Community Area Expansion**

As identified in the above Figure 6-7, all three location options for Community Area expansion represent suitable choices for future development. With this being said, Option 2 represents the least favourable option for development. Option 2 would present a potential land-use compatibility conflict with the recommended option for the Nobleton Employment Area (Option 2). Both Options 1 and 3 represent suitable locations for the redesignation of Village Reserve lands to function as a future Community Area in Nobleton. Further analysis will be required through the O.P.R. to assess infrastructure considerations and determine the most suitable development opportunity.

## **6.6 Proposed Employment Area Expansion for the Village of Schomberg**

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As demonstrated in Chapter 5, the Village of Schomberg is forecast to experience a 10 ha shortfall of Employment Area land by 2051. This shortfall is largely a consideration of the existing vacant land within the Village that has not been developed historically and, to an extent, is not expected to fully develop within the forecast horizon.

Considering the demand for employment lands and the supply constraints that exist in Schomberg, additional urban employment lands are forecast to be required by 2051 to accommodate growth. As noted previously, Schomberg and its surrounding rural lands are part of the Greenbelt Plan, 2017.

Urban expansion into the Greenbelt is limited to a maximum of 10 ha to ensure growth is carefully managed and aligns with provincial planning objectives. This restriction aims to balance urban development with the preservation of the Greenbelt's role in supporting regional land use planning. Any expansion must take into account nearby natural heritage features, ensuring that new development is integrated in a way that respects existing landscapes and minimizes disruption. This measured approach helps maintain the Greenbelt's contribution to community identity and overall land use efficiency.

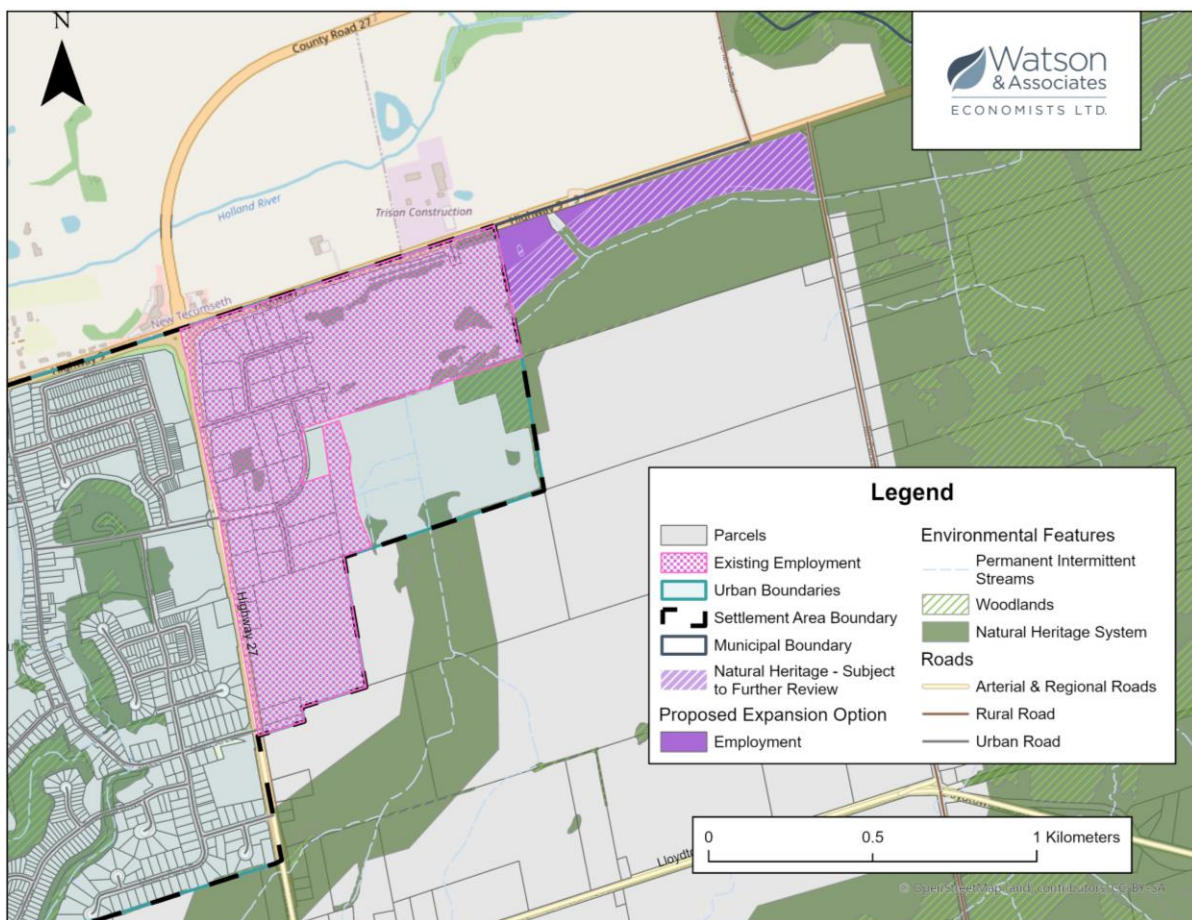
With the above context in mind, Figure 6-8 provides a map of the proposed location for Employment Area expansion in the Village of Schomberg. As shown, the existing designated Employment Area lands within Schomberg are in the northeastern portion of the Village boundary. Accordingly, to maintain land-use compatibility, it is



recommended that the expansion of the Village boundary would represent a logical extension of this existing industrial land use. Furthermore, this site would provide synergies with the existing industrial uses in New Tecumseth, along the northern portion of Highway 9.

As shown in Figure 6-8, there are significant Natural Heritage System (N.H.S.) features identified on the site. Further review is required through the Township's O.P.R. process to determine the extent of the features and N.H.S.

Figure 6-8  
Village of Schomberg  
Proposed Employment Area Expansion



Source: Base mapping data from King Township. Location option presented by Watson & Associates Economists Ltd., 2025.



## 6.7 Proposed Commercial Expansion for the Village of King City

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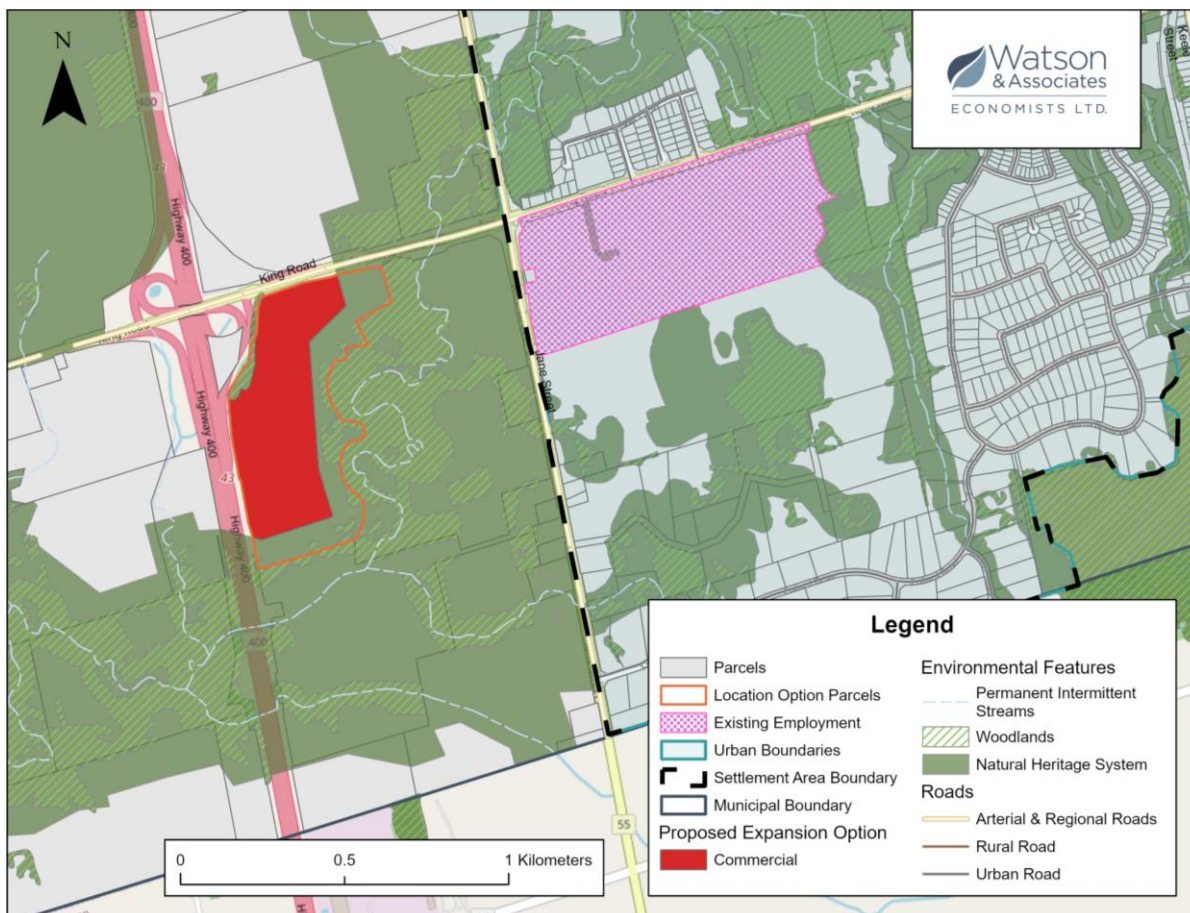
As discussed in Chapter 5, the Village of King City is forecast to experience a 9-ha deficit of commercial/retail lands by 2051. This shortfall of land is directly related to the growing population forecast in King City and the pressures that will create for commercial/retail uses. Given that the supply of land available for commercial development within the Village is forecast to be insufficient by 2051, additional urban lands are required to accommodate long-term commercial growth. While a 9-ha shortfall has been identified, it is recommended the Township explore a 10-ha site in accordance with the limitations imposed by the Greenbelt Plan, 2017.

Similar to Schomberg, expansion of the King City Settlement Area boundary is required to accommodate additional urban growth. Also, like Schomberg, this expansion must be considerate of the Greenbelt Plan, 2017 and surrounding Agricultural Areas and N.H.S. In addition, any expansion of the King City settlement area boundary must also conform with the Oak Ridges Moraine Conservation Plan. Based on these considerations, the proposed option for urban commercial expansion is identified in Figure 6-9. This site would serve as a commercial node between the existing King City Village boundary and the Highway 400 interchange. The total developable land area identified in Figure 6-9 amounts to 17 ha. Based on the Greenbelt Plan policies, only a 10-ha portion of this site would be permitted for urban development. It is recommended that further analysis be undertaken through the Township's O.P.R. to determine the viability of this site and the preferred 10 ha configuration.





Figure 6-9  
Village of King City  
Proposed Expansion for Commercial Uses



Source: Base mapping data from King Township. Location option presented by Watson & Associates Economists Ltd., 2025.

## 6.8 Observations

This chapter has outlined the potential location options for urban expansion in the Villages of Nobleton, Schomberg, and King City. Nobleton requires significant land re-designation to support its projected growth in both Community and Employment Areas by 2051. The chapter has identified several viable options, each with distinct advantages and challenges. For the Nobleton Employment Area expansion, Option 2 is preferred, offering a larger developable area, fewer land-use conflicts, and flexibility in parcel sizes, despite the presence of N.H.S. features. For Nobleton Community Area expansion, Options 1 and 3 are identified as suitable, while Option 2 is less favorable



due to potential land-use conflicts with the recommended Employment Area expansion. Further analysis during the O.P.R. will be required to determine the preferred options moving forward.

Beyond Nobleton, Schomberg requires additional Employment Area lands and King City requires additional commercial lands – both of these Villages have limited opportunities for expansion due to the 10 ha expansion limitation imposed by the Greenbelt Plan. In addition, for King City, there are additional limitations for expansion due to the Oak Ridges Moraine Conservation Plan. Beyond the location options identified in this chapter, the following chapter explores additional opportunities to accommodate greater Employment Area growth beyond the 2051 forecast.





# Chapter 7

## Additional Long-Term Options for Employment Area Growth



## 7. Additional Long-Term Options for Employment Area Growth

### 7.1 Introduction

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The expansion opportunities identified in the previous chapter are intended to accommodate long-term population, housing, and employment demand to 2051. As discussed previously, the P.P.S., 2024 permits municipalities to designate additional Employment Area land beyond the 30-year maximum. Accordingly, for Employment Area growth within Nobleton, both location options proposed exceed the 2051 land requirement of 39 gross ha. Overall, both Employment Area expansion options could accommodate a range of 460 to 1,140 additional jobs beyond the minimum forecast to 2051.

Further to this, this chapter explores additional location options to support Employment Area growth in the Township, beyond the minimum employment forecast to 2051. The Township's activity rate (ratio of jobs to people) has been declining historically. The employment forecast from York Region no longer forecasts a decline in the activity rate and instead maintains the rate at 35% between 2021 and 2051. In an effort to generate greater employment growth demand and create a more diversified tax base, the Township can explore the designation of additional Employment Area lands to attract a greater amount and type of industry in King. Designating additional Employment Areas beyond the minimum 2051 requirement can support a broader range of industries and site requirements.

### 7.2 Designating Additional Employment Lands Beyond the Minimum 2051 Need

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The outlook for industrial development in the G.G.H. is positive and encouraging. Municipalities with a large supply of Employment Area lands situated along key Goods Movement corridors (i.e., 400-series highways) are in a favourable position to attract new and expanding industries. For King to compete with other municipalities in the surrounding region, the Township may need to consider additional Employment Area lands along Highway 400.



The designation of additional employment lands could be explored to improve the Township's activity rate. Establishing a new Employment Area can ensure a competitive offering of Employment Area land and the protection of strategic lands over the long term. As the Township looks for future employment land opportunities, consideration of the minimum size of a future Employment Area is an important concept, subject to local conditions, scale of existing industries, site requirements of target industries, etc. These industry-specific considerations are important when identifying large, cohesive, and marketable employment lands. It is further important to consider how additional employment land development is undertaken in a financially feasible manner while considering the above.

While provincial policy allows the Township to designate land beyond a 30-year planning horizon, any additional lands should still be phased in coordination with anticipated demand, servicing requirements, and financial viability. Municipal land development requires extensive business case considerations related to market demand and potential exposure to financial and market risk. For these reasons, it is recommended that municipalities conduct a business case assessment if entering into the process of designating additional Employment Areas, particularly if this land designation is in excess of minimum needs.

There are lands along the southern border of the Township's municipal border that are adjacent to existing industrial operations in the City of Vaughan. These are undeveloped and unprotected lands located between Ontario's Greenbelt and designated urban Settlement Areas, often seen as potential spaces for future urban expansion. These lands are commonly called 'Whitebelt' lands and will be referred to as such in this report. The rest of this chapter explores opportunities for additional employment land development within the Whitebelt and dry employment opportunities within the Hamlet of Laskay.

### **7.3 New Employment Area – Whitebelt Expansion**

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As shown in Figure 7-1, there are approximately 32 ha of developable Whitebelt land east of Weston Road, along the southern border of the Township's municipal border,



adjacent to designated employment and community lands in the City of Vaughan.<sup>[55]</sup> While there are additional Whitebelt lands to the west of Weston Road, it is recommended that the Township consider the 32 developable ha identified in Figure 7-1 for initial Employment Area designation. Further analysis would be required by the Township to determine if this is a suitable location that can feasibly be developed as a future Employment Area. Furthermore, the Township should determine if the additional Whitebelt lands to the west of the identified site would also be suitable for Employment Area development in the planning horizon.

In accordance with section 2.3.2. of the P.P.S., 2024, the establishment of an Employment Area on these Whitebelt lands would constitute the establishment of a new Settlement Area. When identifying a new Settlement Area or expanding an existing one, planning authorities must consider several factors. These include the need for additional land to accommodate various land uses, the capacity of existing or planned infrastructure and public service facilities, and whether the land includes specialty crop areas. Additionally, the new or expanded area should allow for phased urban development. While these are considerations for both new Settlement Areas and the expansion of existing Settlement Areas, it is important to note that a new Settlement Area can only be identified if the necessary infrastructure and public service facilities are planned or available.

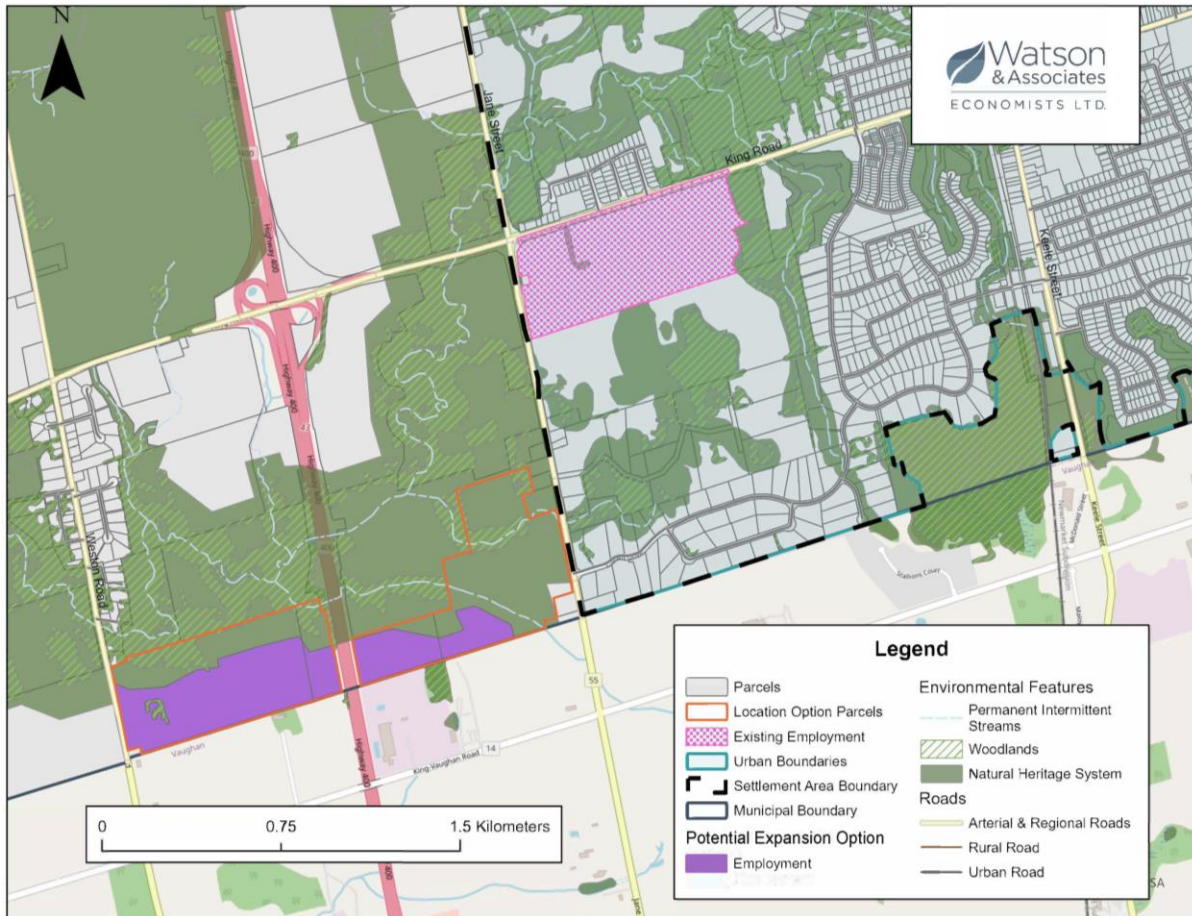
These subject lands are located both east and west of Highway 400, providing ample Highway exposure to future business operations. Based on the King City Employment Area densities discussed in Chapter 5 (27 jobs per net ha), these subject lands would have the potential to accommodate approximately 500 jobs. Designating these lands for Employment Area development would provide the Township with additional opportunities to market and attract business operations into King, increasing the employment activity rate. As discussed previously, when it comes to this additional potential Employment Area development, it is vital that the Township continue to consider the market demand for industrial growth within King and the broader market area, the availability of servicing infrastructure, and the financial viability of development.

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<sup>[55]</sup> The Whitebelt refers to the undeveloped and unprotected lands located between Ontario's Greenbelt and designated urban Settlement Areas, often seen as potential spaces for future urban expansion.



Figure 7-1  
Whitebelt Employment Area Location Options for Consideration



Source: Base mapping data from King Township. Location option presented by Watson & Associates Economists Ltd., 2025.

## 7.4 Accommodating Employment Growth on Dry Employment Lands

Chapter 6 addresses the urban land needs requirements through 2051, while the preceding subsection on the Whitebelt lands highlights the Township's capacity to support additional employment growth on urban Employment Area lands. The P.P.S., 2024 promotes directing growth toward urban Settlement Areas with full municipal servicing. With this being said, however, it is also important to consider the rural system and its role in accommodating employment growth through rural or dry employment lands.



Dry employment lands, which do not rely on municipal water and wastewater infrastructure, are an important component of a municipality's employment land supply, even though they are not included in urban vacant employment land supply calculations. These lands are well-suited for industries like logistics and warehousing, construction yards, agricultural support services, recycling facilities, and light assembly plants that do not require full municipal servicing. These uses provide meaningful employment opportunities while making efficient use of dry employment lands without relying on extensive infrastructure in contrast to sectors such as manufacturing, advanced manufacturing, or food processing, which depend heavily on access to water and wastewater services.

Ensuring an adequate supply of dry employment lands is vital to support a diverse range of employment opportunities while preserving serviced lands for industries that generate higher employment yields. To achieve this, the Township looks to provide/accommodate dry employment lands and ensure that lands suitable for such uses are appropriately zoned to meet demand. Without sufficient dry industrial lands, there is a risk that low-yield operations, such as truck parking or lay-down yards, may occupy serviced urban employment lands or migrate to rural areas, potentially diminishing the value of urban land designated for higher-yield employment uses. The Township should prioritize maintaining and strategically managing dry employment lands to support balanced economic growth and optimize the use of serviced Employment Areas for industries that provide substantial job creation.

#### **7.4.1 Laskay Rural Hamlet Employment Area**

Based on the above, there is an opportunity to accommodate dry employment operations with the Hamlet of Laskay. As shown in Figure 7-2, there would be an ability to accommodate approximately 34 ha of developable land for dry industrial development. Unserviced dry employment areas in the G.G.H. typically have low job densities for land-expansive uses like storage or resource industries. This is due to larger lot sizes and the types of businesses common in these areas. Assuming that the Township would aim to attract dense rural uses in this area, the potential dry Employment Area in Laskay could have the ability to accommodate approximately 200 jobs, based on a density of 10 jobs per net ha.

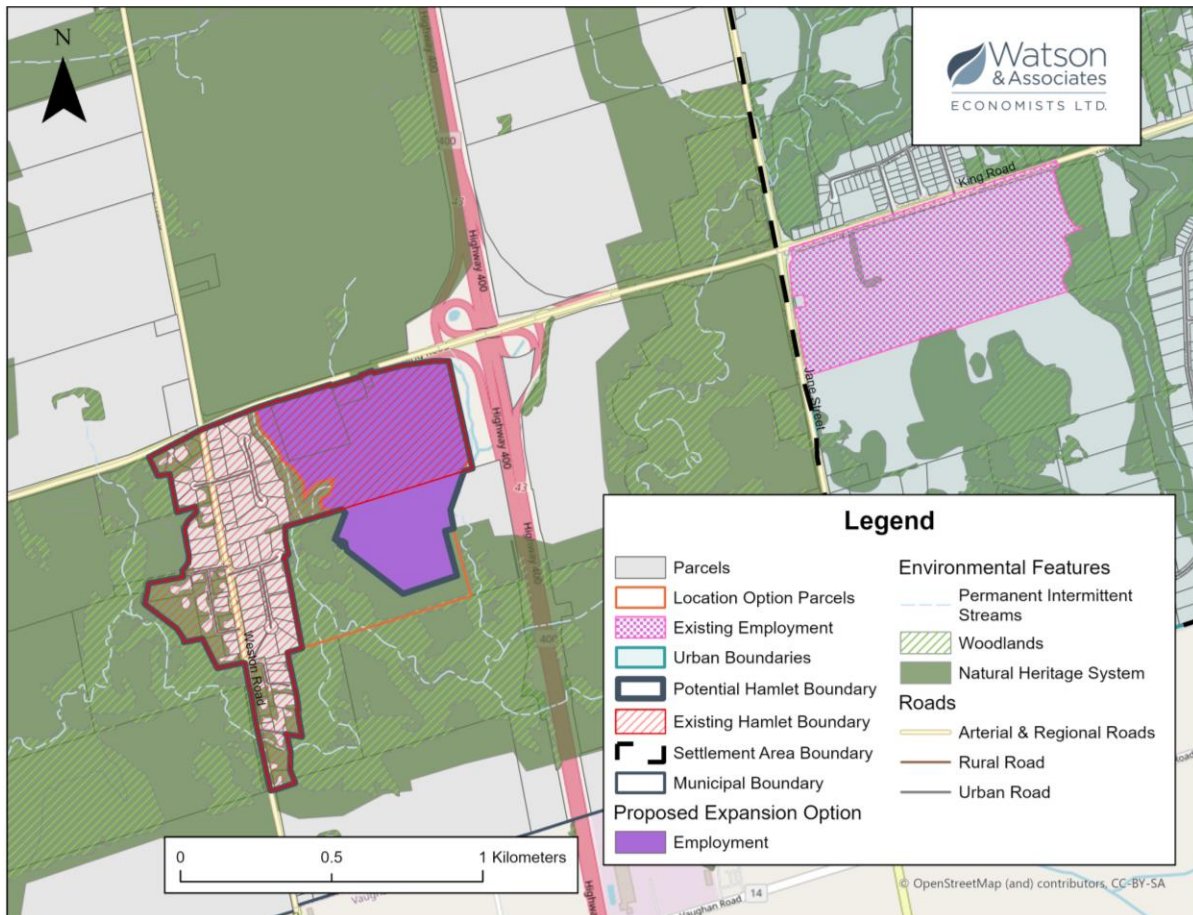
As further shown in Figure 7-2, this large land area can be designated beyond the currently identified Hamlet boundary, as Laskay's boundary is still subject to refinement through the Township's current O.P.R. process. Identifying this area for Hamlet





employment development would provide potential synergies with the proposed King City commercial expansion on the opposite side of Highway 400 and would be located within proximity to the proposed Whitebelt Employment Area expansion on the southern border of the Township boundary. Further analysis would be required through the Township's O.P.R. process to determine if a dry employment area represents the most suitable use within Laskay and if not, where else in the Township these dry industrial uses could be directed towards.

Figure 7-2  
Hamlet of Laskay  
Hamlet of Laskay Employment Area Expansion for Consideration



Source: Base mapping data from King Township. Location option presented by Watson & Associates Economists Ltd., 2025.



## 7.5 Conclusions

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The Township's approach to Employment Area growth recognizes the importance of balancing urban and rural opportunities to support long-term economic development. Developing a new Employment Area within the Whitebelt offers a strategic opportunity to provide serviced lands capable of attracting high-yield industries while bolstering the Township's activity rate and tax base. Designating the initial 32 ha of Whitebelt land for Employment Area purposes would allow the Township to leverage its proximity to Highway 400, facilitating marketable opportunities for businesses requiring strong transportation linkages. As noted, there is additional Whitebelt land west of Weston Road that could also be assessed for development suitability.

In parallel, accommodating employment growth on dry employment lands, such as those proposed in the Hamlet of Laskay, would reflect the Township's commitment to diversifying its employment land supply. Dry employment lands offer cost-effective opportunities to attract industries that do not require full municipal servicing, such as logistics, warehousing, and light assembly operations, preserving serviced urban Employment Areas for higher-yield sectors. The potential development of 34 ha in Laskay could foster synergies with the nearby potential Whitebelt Employment Area and King City commercial expansion and provide a cohesive strategy to address both urban and rural employment needs.

Together, the proposed dry employment area in Laskay and the proposed Whitebelt urban Employment Area have the potential to accommodate approximately 700 jobs. Further to this, both of the urban Employment Area expansions proposed in Nobleton exceed the 39 ha minimum land requirement to 2051. Accordingly, Nobleton Employment Area expansion *Option 2* has the potential to accommodate 1,100 additional jobs. Together, these opportunities for future Employment Area growth would have the ability to accommodate approximately 1,600 jobs beyond the demand identified in the 2051 forecast.

Based on the current growth forecast, the Township is expected to maintain an activity rate (ratio of jobs to people) of 35% between 2021 and 2051. If the Township were to capture an additional 1,600 jobs within the 2051 forecast horizon by designating these additional employment lands, the activity rate by 2051 would increase to 38%. This activity rate and employment growth potential would further increase in King if employment lands developed at denser levels than forecast herein. This would result in





the desired effect of creating a more diverse local economy and would help shift the tax base towards non-residential uses.

At the same time, there may not be sufficient market demand to accommodate this increased level of employment growth in the Township to 2051. The current employment forecast to 2051 would suggest that these additional lands are not required within the forecast horizon; for these lands to have a positive business case, there would need to be a market demand for them within the 30-year planning horizon. It is crucial to align these potential expansions with market demand, servicing capabilities, and financial viability to ensure sustainable growth and competitiveness within the G.G.H.

This chapter has laid out the potential vision and employment yield of these lands, but further analysis will be required to determine the potential timing of development and the associated suitability/feasibility. Moving forward, the Township's O.P.R. process will play a key role in assessing these recommendations and ensuring that all Employment Areas align with broader economic and planning objectives.



# Chapter 8

## Growth Management Recommendations



## 8. Growth Management Recommendations

### 8.1 Introduction

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Over the next three decades, King Township is anticipated to accommodate steady population growth. As King continues to grow, mature, and evolve, a broader range of new housing options will be required, with a greater share of new housing development occurring through more compact medium- and high-density housing forms. This will require a greater emphasis on promoting intensification across the Township's Villages, while also balancing the needs of the D.G.A., Hamlets, and the remaining rural areas.

The Township's employment base is also anticipated to steadily grow across a broad range of export-based and population-serving employment sectors. The Township, however, will be competing to attract and retain these sectors with other municipalities across the G.G.H., particularly with the City of Vaughan adding 710 ha of Employment Area lands to its urban boundary. To ensure the long-term competitiveness, growth, and diversity of the Township's economy, planning and marketing efforts must be geared toward both the broader strengths of the Township and specific investment attraction efforts. To accommodate the steadily growing economic base within King, the Township's land use planning policies must anticipate the evolving nature of the local and regional economy and reflect the diverse needs of industry and businesses of all sizes over the long term. These policies must also offer a degree of flexibility and nimbleness that allows for relatively rapid responses to unforeseen changes, which can be a critical advantage relative to competitive markets.

Ultimately, a key objective for King Township will be to accommodate growth and change in a manner that preserves the Township's livability while embracing development patterns that are sustainable from a triple-bottom-line perspective (i.e., environmental, financial, and socio-economic). Provided with a clear G.M.S. and E.L.S., King Township can plan for and accommodate urban development in an efficient and sustainable manner; however, it should be recognized that it is difficult for the Township to reduce population growth pressures. This is because population growth and the associated urban growth pressures, more broadly across Canada and specifically in King Township, are largely controlled by senior government policies and broader macro-economic forces (i.e., federal immigration policies, provincial and regional job growth, and regional migration patterns within the Province). As previously



discussed throughout this report, population growth in York Region will be increasingly driven by immigration. Positive population growth is an essential component of a growing and competitive labour force and business community. Population and employment growth also contribute to the generation of new jobs for local residents and revenue sources to pay for existing and new municipal services and infrastructure.

While there are a number of positive impacts of population and employment growth, if not managed adequately new development can create negative externalities, such as, but not limited to, land use conflicts, increased traffic congestion, reduced housing affordability, negative environmental impacts, and loss of productive agricultural lands. Accordingly, new urban and rural development must be planned for and accommodated in a manner that supports the policy objectives of the King Township O.P. Furthermore, it is critical that the amount, type, timing, and location of development within the Township's Villages is planned in a manner that is well aligned with infrastructure and municipal service needs.

The purpose of the G.M.S. and E.L.S. is to establish a long-term vision for King Township related to its broad long-term growth management goals and objectives. More specifically, this chapter provides policy direction regarding long-term population and employment growth, housing needs by planning policy areas, planning for Community Areas and Employment Areas, urban expansion, and growth monitoring. This review will serve as a foundational document to the Township's O.P.R. by providing guidance with respect to where and how residential and non-residential development or change is planned and prioritized as the Township continues to mature and evolve over the near-, medium-, and long-term planning horizon. Growth management planning policy recommendations are provided below.

## **8.2 Develop a Long-Term Vision and Strategic Growth Management Goals for the Township**

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**Policy Context:** Ultimately, growth management policies should aim to build complete communities, and enhance livability and economic prosperity, while protecting what is important to residents and local businesses. These long-term objectives emphasize the importance of measuring performance against quantitative metrics such as economic growth and broader Township building indicators related to housing, neighbourhood design, transportation, environment, health, social engagement, financial sustainability,

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and opportunity. Typically, core growth management policies can address the following key elements:

- Availability of land and future urban land needs, land utilization (i.e., density and built form), urban design, appropriate types and locations of urban and rural land uses, and hierarchy of urban and rural land uses;
- Increasing housing choice and providing affordable housing;
- Economic and socio-economic vitality, “place-making,” structural economic trends, municipal competitiveness, and the changing nature of work;
- The protection of the natural environment and the Township’s cultural heritage; and
- Efficient utilization of municipal services and infrastructure, and the movement of people and goods.

#### **Recommended Actions:**

- Due to recent changes to the Ontario *Planning Act*, as previously discussed in Chapter 1, King Township will now be required to take the lead role in developing a long-term growth strategy.
- A key objective for the Township is to provide a long-term vision that ensures King continues to mature and evolve in a financially, environmentally, and socio-economically sustainable manner.
- Ultimately, the Township’s growth management policies should aim to build complete communities and enhance livability and economic prosperity, while protecting what is important to residents and local businesses.
- Near-term and longer-term strategic goals of this review are provided to give direction to the Township’s O.P.R.

### **8.2.1 Plan for Steady Population and Employment Growth over the Long Term**

**Policy Context:** The Township is projected to experience steady population and housing growth over the long-term planning horizon. The Township’s in-effect O.P. establishes broad policy direction regarding the long-term vision for the Township and determines a growth framework for the Township through a collection of policies and schedules that provide guidance on where the Township plans to direct growth and intensification. Subsection 2.3.2, Table 1, of the current King Township O.P.,



specifically sets out the Township's previous long-term population and employment forecast to the year 2031.

As previously noted in Chapter 1, the P.P.S., 2024 requires municipalities to consider population and employment growth forecasts prepared using M.O.F. projections and allows municipalities to modify these forecasts, as appropriate.<sup>[56]</sup> The use of the M.O.F. forecasts is not meant to replace long-term forecasting by municipalities. Rather, the M.O.F. forecasts are to be used as a starting place in establishing forecasts and testing the reasonableness of alternative regional forecasts and area-municipal growth allocations. This approach was carried out for this study.

The P.P.S., 2024 requires Ontario municipalities to provide sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of 20 years, but not more than 30 years. Additionally, municipalities are permitted to plan for infrastructure, public service facilities, Strategic Growth Areas, and Employment Areas beyond a 30-year time horizon.<sup>[57]</sup>

#### **Recommended Actions:**

- It is recommended that the King Township O.P. embrace the 2031, 2041, and 2051 population, housing, and employment forecast by Village and remaining rural area (see Figure 8-1 for the Township-wide forecast and Appendix B for the details by Village).
- Building on the analysis in Chapter 7, the Township can plan beyond the 30-year horizon for Employment Area development. It is recommended that the Township further explore these opportunities to accommodate greater Employment Area development than the minimum identified for 2051.

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<sup>[56]</sup> Provincial Planning Statement, 2024, policy 2.1.1, p. 6.

<sup>[57]</sup> Ibid., policy 2.1.3, p. 6.



Figure 8-1  
King Township  
Population, Housing, and Employment Forecasts, 2021 to 2051

Year	Total Population	Total Employment	Total Housing
2021	28,400	-	9,000
2031	36,100	12,200	11,900
2041	44,800	15,200	15,100
2051	51,000	17,700	17,400

Note: Population includes net Census undercount of 4.1%. Employment for 2021 is unreliable due to Census enumeration occurring during a COVID-19 lockdown.

Source: Watson & Associates Economists Ltd.

### 8.3 Plan for Significant Residential Intensification

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**Policy Context:** Residential intensification contributes to building complete communities and often makes more efficient use of existing infrastructure and public services and minimizes adverse impacts to the natural environment and agricultural lands. The P.P.S., 2024 establishes clear policy direction to encourage sufficient land within Settlement Areas is made available through intensification and redevelopment. Based on a detailed assessment of intensification opportunities, the Township has significant opportunities to accommodate intensification over the forecast period, particularly within King City.

The Township's B.U.A., as delineated in Schedules D1, D2, and D3 of the O.P., 2019, constitutes the developed Urban Area of the municipality, as defined by the Province of Ontario in consultation with the Township in 2006. It is noted that the B.U.A., as previously defined by the Province of Ontario, is no longer applicable under the P.P.S., 2024. The Township now has the ability to redefine the intensification boundaries within its Villages. Notwithstanding this recent change to provincial planning policy, it is recognized that the intent of future residential intensification has not changed from the current direction provided in the Township's in-force O.P.

Subsection 2.3 of the P.P.S., 2024 identifies that planning authorities shall establish and implement minimum targets for intensification and redevelopment within B.U.A.s, based on local conditions. In accordance with subsection 2.3.4 of the King Township O.P., 2019, the Villages represent a strategic focus on accommodating and directing growth in the Township over the planning horizon and beyond. Over the 2024 to 2051 planning



horizon, it is anticipated that approximately half of future residential development will occur through intensification. Of this total, approximately 74% of residential intensification is directed to King City, while 20% is directed to Nobleton and the remaining 6% is directed to Schomberg.

#### **Recommended Actions:**

- It is recommended that the Township continue to delineate its B.U.A. in accordance with Schedules D1, D2, and D3 of the O.P., 2019, unless otherwise refined through the O.P.R.
- In accordance with subsection 2.3.4 of the King Township O.P., 2019, it is recommended that the Township target a minimum of 50% of all new residential development within the B.U.A.
- Within the B.U.A., residential intensification shall continue to be directed to the Township's Village Cores, Transit Station Area, and Mixed-Use designations.
- It is recommended that the Township monitor residential intensification activity on an annual basis against this target.

## **8.4 Plan for Minimum Residential Density Targets in Designated Growth Areas**

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**Policy Context:** Subsection 2.3.1.5. of the P.P.S., 2024, establishes that “planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross ha in designated growth areas.” King Township is not considered as one of the large and fast-growing municipalities, meaning that it can define its density targets. Based on densities similar G.G.H. municipalities are achieving, the target of 50 residents and jobs per gross ha on new designated growth areas within King is a realistic and achievable target. Accordingly, D.G.A. density targets for specific D.G.A. developments should be compatible with the nature and scale of planned development in the surrounding greenfield areas.

#### **Recommended Actions:**

- Based on the findings established in Chapter 4, it is recommended that subsection 5.2.1.5.b) of the King Township O.P., 2019 is updated to establish a





minimum average D.G.A. density of 50 people and jobs per ha within new designated growth areas.

- The Township should plan for a minimum density target that is compatible with the nature and scale of development within the surrounding area.

## 8.5 Plan for Community Area Redesignation in Nobleton and Retail Commercial Expansion in King City

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**Policy Context:** Based on an assessment of urban Community Area land needs to the year 2051 undertaken as a part of this study, it is observed that the Township will require an additional 8 gross ha of Community Area lands for accommodating population and employment in the Village of Nobleton. Furthermore, nearly 10 ha of retail commercial land is forecast to be required in King City by 2051.

### Recommended Actions:

- The Township should plan for the redesignation of 8 ha of Village Reserve lands in Nobleton, as referenced in section 6.3 of this report.
- The Township should plan for a 10-ha expansion of King City, as referenced in section 6.8 of this report, to accommodate the forecast 9-ha shortfall of retail commercial land.

## 8.6 Guide the Timing of Residential and Non-Residential Growth by Village

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**Policy Context:** A significant amount of growth is expected in King Township and not all growth can or will happen at the same time, from a practical perspective, primarily due to the anticipated market demand for urban development and because of the time it will take to extend infrastructure in a logical and efficient manner. As a result, a key deliverable of this review is a five-year growth forecast by Village and remaining rural area.

Within the Township, certain Villages (namely King City) have the capacity to play a more significant role in accommodating growth and intensification. In accordance with anticipated market demand, key investment decisions should consider the achievement of intensification and higher densities. Furthermore, the Region and the Township should identify infrastructure projects and investments that can unlock or remove



barriers to achieve the forecast growth potential identified in the growth forecasts by Village.

### **Recommended Actions:**

- It is recommended that the Township incorporate the growth forecast by Village table in Appendix B, into the new O.P.
- This growth forecast by Village provides a broad framework for guiding the timing of development associated with lands in King Township in five-year increments over the next three decades.
- It is important that the Township regularly monitor growth and land development in accordance with the growth forecast by Village identified herein.
- In the case of significant delays, the proposed phasing plan should be adjusted at the Township's discretion.

## **8.7 Rural Settlement Areas and Rural Lands**

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**Policy Framework:** As previously mentioned, the Township's rural Settlement Areas (Hamlets) serve as service hubs for the surrounding rural regions and host clusters of businesses that are crucial to the Township's long-term economic growth. While the L.N.A. primarily focuses on urban areas, it is acknowledged that the Township's Hamlets and remaining rural areas also play a key role in supporting future development, provided there is sufficient land supply, supporting infrastructure, and appropriate scale of development.

### **Recommended Actions:**

- Development in Hamlets and remaining rural areas should be reviewed in accordance with applicable policies of the P.P.S., 2024 and the King Township O.P., including, but not limited to, the following:
  - Development that can be sustained by rural service levels shall be promoted;
  - Availability of infrastructure and public service facilities, avoiding the need for uneconomical expansion of infrastructure;
  - Consideration of locally appropriate rural characteristics as well as scale and type of proposed development;
  - Compliance with the minimum distance separation formulae;



- Support a diversified rural economy by protecting agricultural and other resource-related uses and directing development to areas to minimize constraints to such uses; and
- Providing opportunities for economic development in rural areas.

Requests for expansion of Rural Settlement Area boundaries are to be reviewed within the framework of subsection 2.3 of the P.P.S., 2024.

## 8.8 Plan for Employment Areas

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### 8.8.1 *Strategically Plan the Township's Existing and Future Employment Areas*

**Policy Context:** Employment Areas form a vital component of King's land use structure and are an integral part of the local economic development potential of the Township. Through the development of its Employment Area land base, King is better positioned to build more balanced, complete, and competitive communities. Thus, a healthy balance between residential and non-residential development is considered an important policy objective for the Township. Accordingly, it is critical that King's Employment Areas and other urban non-residential lands are planned in a manner that aims to promote economic competitiveness, attract employment growth, and maximize employment density and land utilization, where appropriate.

For the Township to achieve its long-term economic development goals, Employment Areas need to continue to offer opportunities for growth and development. This includes accommodating a large share of the Township's employment growth across a broad range of industry sectors.

Over the next three decades, the Township is expected to accommodate steady employment growth in the remaining vacant lands within its Employment Areas and through further intensification. By 2051, it is anticipated that the Township will have exhausted its remaining supply of vacant Employment Area lands and nearly 50 additional gross ha of land will be required in Nobleton and Schomberg to accommodate long-term employment land growth.



### **Recommended Actions:**

- King Township should continue to plan for the development (and ultimate buildout) of the Township's designated urban Employment Areas.
- It is recommended that the Township plan for an average density of 30 jobs per net ha when planning for new development in existing and future Employment Areas.
- The Township should plan for the redesignation of Village Reserve lands in Nobleton (39 ha) and an expansion of the Schomberg Settlement Area boundary (10 ha), as outlined in Chapter 6.
- Further consideration can be given to the additional opportunities in Chapter 7 to accommodate industrial-type growth in the Township, beyond the minimum requirement to 2051.

### **8.8.2 Plan for Employment Uses Under a New Provincial Policy Framework**

**Policy Context:** As previously discussed in Chapter 1, under the new provincial definition of Employment Area, King Township, along with other Ontario municipalities, is required to plan for and protect industrial uses based on a more narrowly scoped definition of Employment Area and is limited to these uses, which are primarily industrial in nature, or other uses associated or ancillary to the primary use. As noted in Chapter 1, under the P.P.S., 2024, municipalities are provided with greater control over Employment Area conversions (now referred to as Employment Area removals) with the ability to remove lands from Employment Areas at any time. Lands that do not meet the Employment Area definition would not be subject to provincial Employment Area protection policies and may allow opportunities for residential and other non-employment uses.<sup>[58]</sup>

In light of the definition change of Employment Area, a key concern for King will be its ability to provide an urban structure that will 1) protect the primary function of established Employment Area precincts in the Township; 2) enhance functionality and provide support to primary employment uses within Employment Areas; and 3) provide sufficient lands and appropriate areas to accommodate non-industrial uses/sectors (e.g., training and education, places of assembly (e.g., banquet hall, convention or trade

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<sup>[58]</sup> Provincial Planning Statement, 2024, definitions, p. 34.



centre), wholesale trade, research and development, office and automotive service and repair centres, building materials sales (e.g., lumber sale yards, tile stores), etc.) that have traditionally been accommodated in Employment Areas as opposed to mixed-use commercial areas. Typically, these uses require one or more specific site attributes that are challenging to accommodate in a mixed-use commercial environment: ample on-site storage capabilities, buildings with high ceilings and loading docks, expansive parking areas and a buffer from residential neighbourhoods.

As a first step, King Township will need to implement changes to the uses permitted within its designated Employment Area to align with the revised definition of Employment Area in the *Planning Act*. In accordance with recent provincial policy direction, provided below are a number of considerations with respect to items 1 to 3 mentioned above.

### **Recommended Actions:**

King Township is advised to revise the definition of Employment Area in its O.P. to align with the P.P.S., 2024. This alignment will enhance consistency and clarity in the interpretation and application of Employment Area policies. The Township should also assess its existing Employment Areas in light of the updated definition, particularly regarding stand-alone office, retail, and institutional uses. The Township can also explore the definition and role of dry Employment Areas to support long-term industrial growth.

To maintain the functionality, competitiveness, and appeal of established and planned Employment Areas, the following actions are recommended:

1. Protect Employment Areas in Accordance with Revised Provincial Policy
  - **Define Permitted Uses:** Determine allowable uses in Employment Areas under the updated Planning Act definition for both existing and planned areas. Consideration can also be given to dry Employment Areas.
  - **Address Non-Conforming Uses:** Establish policies to permit the continuation of lawfully established uses such as stand-alone retail, office, and institutional operations.
  - **Safeguard Employment Lands:** Protect both occupied and vacant Employment Areas, including underutilized sites, to prevent erosion of their planned function and ensure long-term competitiveness.



- **Develop Removal Criteria:** Introduce localized criteria for Employment Area removal in addition to P.P.S. subsection 2.8.2.5 criteria. These criteria should address site size, physical constraints, access, connectivity, land use compatibility, economic viability, infrastructure, and municipal interests. A key emphasis should be on the quality of lands, allowing for removal if a site is deemed unfeasible for long-term industrial development.

## 2. Enhance Functionality and Support Primary Employment Uses

- **Identify Supportive Locations:** Determine areas adjacent to Employment Areas suitable for employment-supportive uses, such as retail and personal services, while recognizing that stand-alone retail uses are not permitted within Employment Areas under the revised definition.
- **Focus on Employee Needs:** Ensure supportive uses serve businesses and employees within Employment Areas by clustering amenities like restaurants, daycares, fitness centers, and hotels near gateways and accessible locations.
- **Define Policy Direction:** Include detailed policies in the O.P. outlining the goals and objectives for employment-supportive uses, including their type, scale, and location.
- **Promote Accessibility:** Design Employment Areas to be pedestrian-, bicycle-, and transit-friendly, facilitating access to services and reducing reliance on private vehicles.
- **Enhance Physical Environment:** Prioritize physical improvements such as open spaces, lighting, trails, transit access, and branding to make Employment Areas more attractive workplaces.
- **Support Market Readiness:** Work with landowners to expedite servicing and address barriers to making Employment Area lands market-ready. Establish a minimum five-year supply of serviced Employment Area lands to meet market needs.

## 3. Accommodate Demand for Non-Industrial Uses

- **Create Transitional Designations:** Develop a new land use designation for transitional lands adjacent to Employment Areas. This designation could accommodate uses such as small-scale retail, daycares, recreational facilities, self-storage, and auto repair, which are not permitted under the provincial Employment Area definition.



- **Buffer Sensitive Uses:** Locate transitional uses on the periphery of Employment Areas, on major roads, to serve as buffers between industrial and residential zones. These uses should support both employees and the broader community without compromising Employment Area integrity.
- **Learn from Other Jurisdictions:** A similar approach is taken in the City of Calgary Land Use By-Law to provide policies regarding the “Industrial Edge District.” The City of London O.P. also includes a Commercial Industrial designation to accommodate commercial uses that do not fit well within the context of the City’s commercial designations. These commercial uses generally include commercial recreation, places of assembly, and uses referred to as “quasi-industrial” whereby they have some elements of industrial uses (e.g., outdoor storage for equipment sales). These uses would generally pose lesser conflicts with residential areas and will have greater flexibility within the planning policies to allow for transition to residential uses.

By implementing these strategies, King Township can strengthen the functionality and appeal of its Employment Areas while aligning with updated provincial policies and addressing local needs effectively.

### ***8.8.3 Explore Opportunities for Intensification of Employment Lands***

**Policy Context:** Future redevelopment, expansion, and infill opportunities will continue to exist as the Township’s Employment Areas mature and evolve. Intensification potential on occupied and underutilized employment lands is not well understood, given uncertainties regarding the future intentions of existing landowners. Subsection 2.8.1 (d) of the P.P.S., 2024 encourages intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.

#### **Recommended Actions:**

- The Township should promote and facilitate intensification/infill opportunities in existing Employment Areas.
- Opportunities for infill and redevelopment in mature industrial areas should be explored and studied.
- It is recommended the Township work with landowners of large infill or redevelopment sites to assess interest in developing the lands and assess the feasibility of development.
- Redevelopment opportunities on brownfield industrial sites should be explored.





## 8.9 Growth Monitoring

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### 8.9.1 Growth Tracking and Growth Management Monitoring

**Policy Context:** The King Township O.P., 2019 acknowledges the importance of monitoring the performance of the plan. Specifically, subsection 9.6.4. states that it is the policy of Council to “maintain an appropriate information system to allow for appropriate analysis of the changes in the social, economic, environmental and technological conditions in the Township.”

This G.M.S./E.L.S. report provides critical input to long-range planning by identifying future growth, land supply, and demand, informing a comprehensive policy framework to manage change over the planning horizon. Policies for plan monitoring and evaluation are required to regularly assess the forecasts presented in this study, as implemented through the Township’s O.P. Relevant policies should establish direction for regular review and update of growth forecasts to ensure alignment with the P.P.S., 2024, including sustainable land use planning and growth management practices. These policies may include a robust framework enabling the Township to modify growth objectives based on actual supply and demand data while considering various planning policy, demographic, and economic factors influencing long-term growth and change.

#### **Recommended Actions:**

- **A growth monitoring framework should be incorporated** to provide a clearer understanding of recent growth trends and insights into the potential broad-reaching impacts of urban growth. Ultimately, such tools would generate greater growth management efficiencies within the Township when responding to changes in real estate market conditions, development pressures, and provincial planning policy direction.
- **Consider various tools for monitoring housing growth**, including comprehensive and interactive growth tracking/growth management models to monitor population, housing, and employment growth, intensification, development applications, servicing capacity, and density, as well as other performance measures and benchmarking at sub geographical levels such as the planning policy area on an annual basis.
  - It is noted that Watson has recently established a comprehensive web-based population, housing, and employment growth monitoring/





management tool for several Ontario municipalities. Watson will be providing King Township with trial access to this tool as an outcome of this study. This tool is designed to answer the following questions for King Township:

- Where is development happening in the Township? How is residential and non-residential development tracking to planned growth within the Township?
- What are the recent trends regarding the built form of housing (i.e., single detached, semi-detached (low density), townhouses (medium density), and apartments (high density), and non-residential development by sector and how do these trends differ by geographic area?
- What is the rate of recent population, housing, and employment growth in King Township? How has this changed over different periods?
- How has each development application in the Township progressed and how many years of growth can be achieved based on remaining units in the development approvals process?
- Based on known infrastructure capacities, is the Township forecast to experience an infrastructure-based growth constraint in any of its Villages and when?



# Chapter 9

## Conclusions



## 9. Conclusions

This report has provided a comprehensive analysis of King Township's long-term population, housing and employment growth trajectory as well as urban land needs, culminating in a detailed strategic framework to guide sustainable development through the year 2051 and beyond. The findings address the challenges and opportunities for King Township as it navigates its growth priorities. The strategies presented function within the prescribed policy frameworks (i.e., P.P.S., 2024 and the Greenbelt Plan, 2017) and are designed not to constrain growth but to offer a flexible framework that accommodates evolving municipal needs while aligning with broader economic and policy objectives.

The population of King Township is projected to grow from approximately 28,400 people in 2021 to 51,000 by 2051, driven by strong regional economic conditions and the Township's desirable quality of life. To accommodate this growth, the Township is anticipated to require an additional 8,400 housing units, necessitating a shift toward higher-density residential development to optimize land use and improve affordability. This diversification in housing typologies will be crucial to meeting the needs of an evolving population, including younger families seeking affordable housing options and seniors requiring age-friendly living arrangements. Ensuring that housing development aligns with the Township's intensification goals and infrastructure capacity will require strategic planning and sustained investment in public services and facilities.

Employment in King Township is forecast to increase from 10,600 jobs in 2024 to 17,700 by 2051. This growth reflects regional trends toward service-oriented and knowledge-based industries, alongside moderate growth in manufacturing and logistics. The Township should prioritize the protection and strategic development of Employment Areas to capitalize on these trends. These efforts will ensure the Township remains competitive within the G.T.H.A. while fostering local economic resilience.

This report identifies the necessity of urban land expansion to meet forecast population, housing, and employment growth through both intensification and new greenfield development to the year 2051. Based on the growth forecast and available vacant land supply, each Village will require an urban expansion:

- Nobleton is forecast to require nearly 40 ha of Employment Area land and 8 ha of Community Area land by 2051;



- King City is forecast to require nearly 10 ha of retail commercial land by 2051; and
- Schomberg is forecast to require an additional 10 ha of Employment Area land by 2051 to accommodate the long-term employment growth forecast.

Looking beyond 2051, King Township can consider adopting a progressive approach to Employment Area designations and infrastructure planning. The identification of potential Whitebelt lands for future development and a potential dry Employment Area in the Hamlet of Laskay can provide the Township with additional opportunities to attract employment growth beyond the minimum forecast identified herein. These possibilities must be further explored by the Township to determine their viability, but they have the potential to improve the Township's competitive position within the G.T.H.A. to attract greater industrial opportunities to King.

This report also provides a series of actionable policy recommendations to guide King Township's growth. These include planning for growth to 2051, planning for significant intensification in the Township's Villages, establishing minimum density targets on D.G.A. lands, planning within the new definition of Employment Areas within the context of the P.P.S., 2024, and ensuring that urban expansion provides a sufficient amount of land to accommodate growth to 2051. Additionally, the enhancement of a growth monitoring systems will allow the Township to adapt to demographic and economic changes, ensuring continued alignment with its strategic vision.

King Township stands at a pivotal moment in its development. By embracing modern planning practices, leveraging regional opportunities, and addressing local opportunities and challenges, the Township can achieve its vision of a sustainable and prosperous community. The strategies outlined in this report provide a solid foundation for navigating the complexities of growth while considering the qualities that make King Township a unique and desirable place to live and work.



# Appendices



# Appendix A

## King Township Population and Housing Forecast, 2021 to 2051



# Appendix A: King Township Population and Housing Forecast, 2021 to 2051

Year		Population		Housing Units			Persons Per Unit (P.P.U.)		
		Including Census Undercount <sup>1</sup>	Excluding Census Undercount	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Total Households	Population with Undercount/ Total Households	Population Excluding Undercount/ Total Households
Historical	2006	20,300	19,487	6,095	115	180	6,390	3.18	3.05
	2011	20,500	19,899	6,265	155	225	6,645	3.09	2.99
	2016	25,300	24,512	7,200	435	500	8,135	3.11	3.01
	2021	28,400	27,333	7,980	470	525	8,975	3.16	3.05
	2024	29,800	28,637	8,219	510	816	9,545	3.12	3.00
Forecast	2026	31,700	30,463	8,841	564	846	10,251	3.09	2.97
	2031	36,100	34,691	9,672	816	1,408	11,896	3.03	2.92
	2036	40,900	39,304	10,288	1,233	2,160	13,681	2.99	2.87
	2041	44,800	43,051	10,628	1,614	2,885	15,127	2.96	2.85
	2046	48,100	46,223	10,792	1,971	3,579	16,342	2.94	2.83
	2051	51,000	49,009	10,849	2,281	4,240	17,370	2.94	2.82
Incremental	2006 - 2011	200	412	170	40	45	255		
	2011 - 2016	4,800	4,613	935	280	275	1,490		
	2016 - 2024	4,500	4,125	1,019	75	316	1,410		
	2024 - 2026	1,900	1,826	622	54	30	706		
	2024 - 2031	6,300	6,054	1,453	306	592	2,351		
	2024 - 2036	11,100	10,667	2,069	723	1,344	4,136		
	2024 - 2041	15,000	14,414	2,409	1,104	2,069	5,582		
	2024 - 2046	18,300	17,586	2,573	1,461	2,763	6,797		
2024 - 2051	21,200	20,372	2,630	1,771	3,424	7,825			
<b>2024 to 2051 Unit Share</b>				<b>34%</b>	<b>23%</b>	<b>44%</b>	<b>100%</b>		

<sup>1</sup> Includes net Census undercount of 4.1%.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes accessory apartments, bachelor, 1-bedroom, and 2-bedroom+ apartments.

Source: Watson & Associates Economists Ltd., 2025.



# Appendix B

## Population and Housing Growth by Village in Five-Year Increments, 2024 to 2051





## Appendix B: Population and Housing Growth by Village in Five-Year Increments, 2024 to 2051

Development Location		Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Net Population Increase
Nobleton	B.U.A.	2024 - 2026	29	6	6	41	53
		2024 - 2031	53	34	106	193	343
		2024 - 2036	74	78	240	392	773
		2024 - 2041	83	117	352	551	1,142
		2024 - 2046	90	151	458	699	1,503
		2024 - 2051	92	175	553	820	1,824
	D.G.A.	2024 - 2026	233	7	0	240	774
		2024 - 2031	615	41	19	675	2,190
		2024 - 2036	847	95	42	985	3,183
		2024 - 2041	953	143	62	1,158	3,735
		2024 - 2046	1,030	185	81	1,295	4,184
		2024 - 2051	1,060	214	98	1,372	4,450
	Total	2024 - 2026	261	14	6	281	827
		2024 - 2031	668	75	124	868	2,533
		2024 - 2036	921	174	282	1,376	3,956
		2024 - 2041	1,036	259	414	1,709	4,877
		2024 - 2046	1,119	336	539	1,994	5,687
		2024 - 2051	1,152	390	651	2,192	6,274
King City	B.U.A.	2024 - 2026	8	15	19	42	10
		2024 - 2031	21	85	376	482	840
		2024 - 2036	26	202	859	1,087	2,063
		2024 - 2041	31	311	1,350	1,692	3,320
		2024 - 2046	32	415	1,815	2,262	4,532
		2024 - 2051	33	543	2,308	2,884	5,894
	D.G.A.	2024 - 2026	315	22	3	340	1,079
		2024 - 2031	675	128	56	859	2,666
		2024 - 2036	996	304	128	1,429	4,402
		2024 - 2041	1,195	467	202	1,864	5,714
		2024 - 2046	1,264	622	271	2,158	6,570
		2024 - 2051	1,282	750	294	2,326	7,110
	Total	2024 - 2026	323	37	22	382	1,089
		2024 - 2031	696	213	432	1,341	3,506
		2024 - 2036	1,022	506	988	2,516	6,465
		2024 - 2041	1,226	778	1,552	3,556	9,034
		2024 - 2046	1,297	1,037	2,086	4,420	11,102
		2024 - 2051	1,315	1,293	2,602	5,210	13,003



Development Location		Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Net Population Increase
Schomberg	B.U.A.	2024 - 2026	3	3	2	7	-22
		2024 - 2031	7	15	33	55	52
		2024 - 2036	9	35	69	114	178
		2024 - 2041	11	53	97	161	299
		2024 - 2046	12	70	130	212	435
		2024 - 2051	14	74	164	253	557
	D.G.A.	2024 - 2026	5	1	0	6	16
		2024 - 2031	12	4	2	18	49
		2024 - 2036	17	9	4	31	84
		2024 - 2041	20	13	6	40	112
		2024 - 2046	22	18	8	48	136
		2024 - 2051	25	14	7	46	140
	Total	2024 - 2026	8	3	2	13	-6
		2024 - 2031	19	18	36	73	101
		2024 - 2036	27	43	74	144	263
		2024 - 2041	31	66	103	201	411
		2024 - 2046	33	88	138	259	570
		2024 - 2051	39	89	171	299	697
Remaining Rural Areas		2024 - 2026	30	30	0	0	30
		2024 - 2031	70	70	0	0	70
		2024 - 2036	99	99	0	0	99
		2024 - 2041	116	116	0	0	116
		2024 - 2046	124	124	0	0	124
		2024 - 2051	124	124	0	0	124
King Township	B.U.A.	2024 - 2026	40	24	27	90	41
		2024 - 2031	81	133	515	729	1,235
		2024 - 2036	109	315	1,169	1,593	3,015
		2024 - 2041	124	481	1,799	2,405	4,761
		2024 - 2046	134	636	2,403	3,173	6,470
		2024 - 2051	139	793	3,026	3,957	8,275
	D.G.A.	2024 - 2026	552	30	3	586	1,869
		2024 - 2031	1,302	173	77	1,552	4,905
		2024 - 2036	1,861	408	175	2,444	7,669
		2024 - 2041	2,169	623	270	3,062	9,561
		2024 - 2046	2,316	825	360	3,501	10,890
		2024 - 2051	2,367	978	398	3,744	11,699
	Remaining Rural Areas	2024 - 2026	30	0	0	30	-84
		2024 - 2031	70	0	0	70	-86
		2024 - 2036	99	0	0	99	-17
		2024 - 2041	116	0	0	116	92
		2024 - 2046	124	0	0	124	226
		2024 - 2051	124	0	0	124	397



Development Location		Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Net Population Increase
King Township	Total	2024 - 2026	622	54	30	706	1,826
		2024 - 2031	1,453	306	592	2,351	6,054
		2024 - 2036	2,069	723	1,344	4,136	10,667
		2024 - 2041	2,409	1,104	2,069	5,582	14,414
		2024 - 2046	2,573	1,461	2,763	6,797	17,586
		2024 - 2051	2,630	1,771	3,424	7,825	20,372

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes accessory apartments, bachelor, 1-bedroom, and 2-bedroom+ apartments.

Source: Watson & Associates Economists Ltd., 2025.

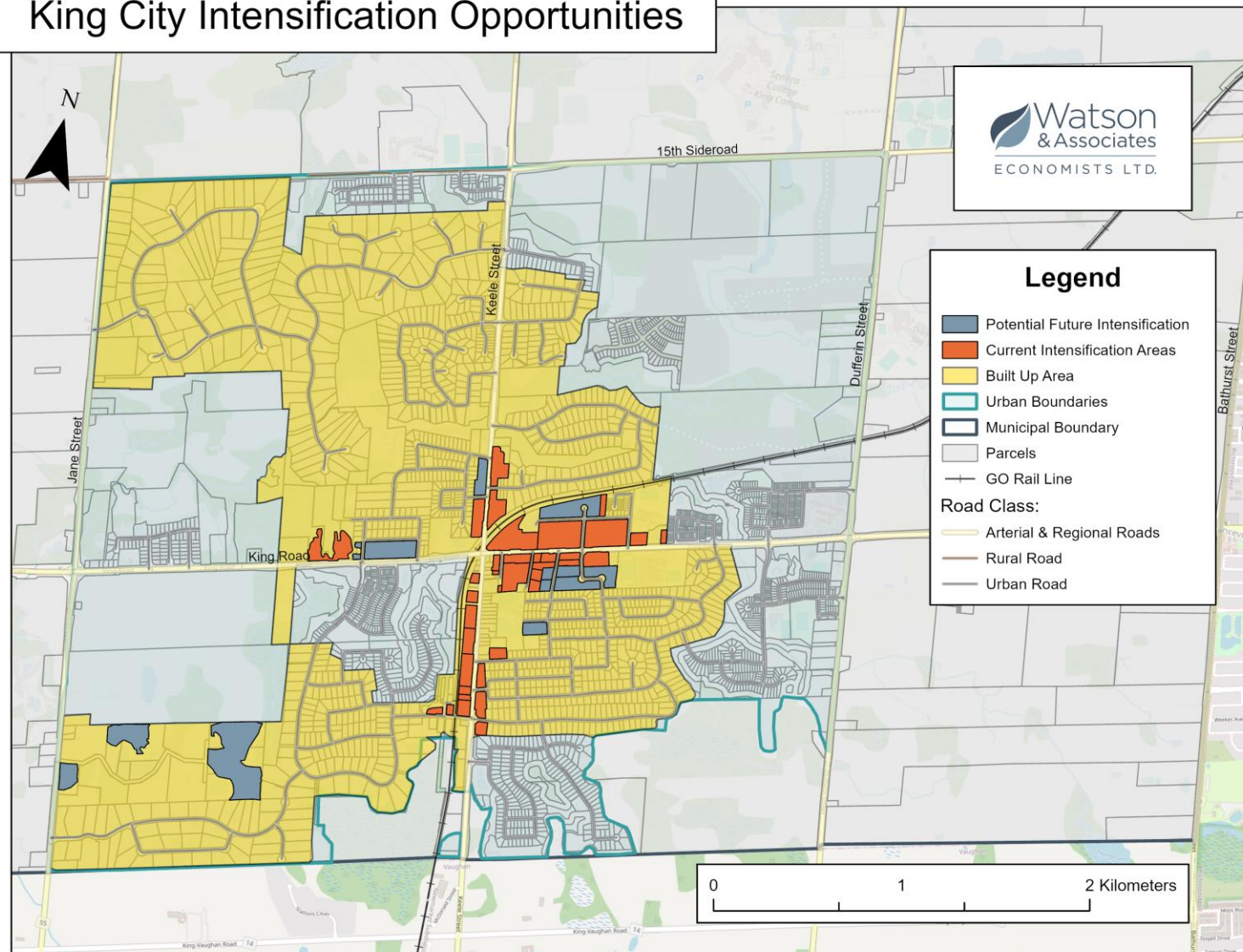


# Appendix C

## Village Intensification Opportunities

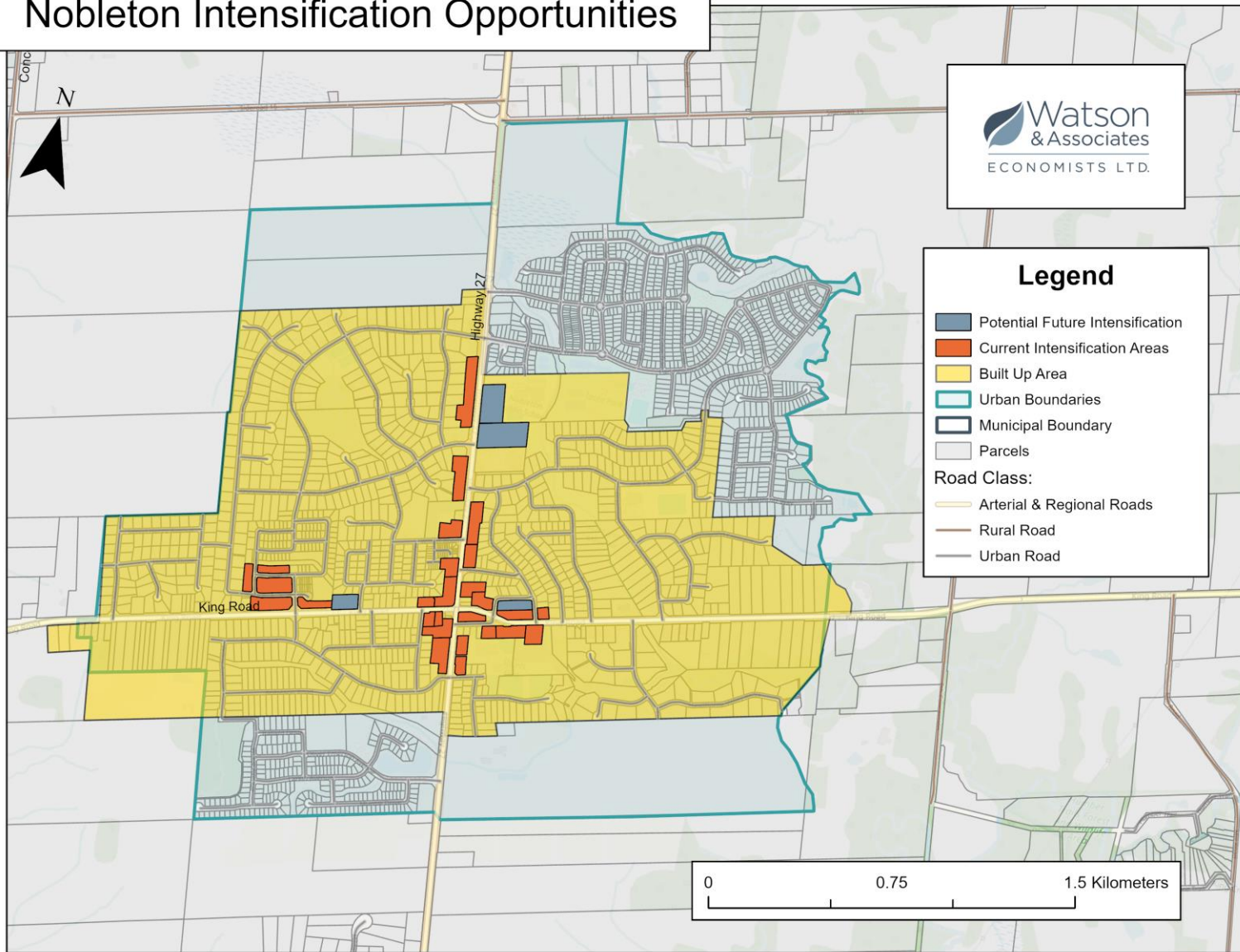


# King City Intensification Opportunities





# Nobleton Intensification Opportunities







# Schomberg Intensification Opportunities

