

Appendix ‘B’**Report GMS-PL-2025-003****Summary of Policy Directions and Recommended Actions from Phase 2 Growth Management and Employment Lands Strategy**

#	Topic	Context & Summary	Recommended Action/Direction
8.1	Establishing a Long-Term Growth Management Vision	<ul style="list-style-type: none"> • Due to changes in Provincial policy, King is now required to take the lead in developing a long-term growth strategy. • Core growth management policies look to address key elements related to land needs and utilization, housing choices, economic and socio-economic vitality, protecting the natural environment and cultural heritage, and efficient utilization of services and infrastructure. 	<ul style="list-style-type: none"> • Provide a long-term vision that ensures King continues to mature and evolve in a financially, environmentally, and socio-economically sustainable manner; • Develop policies to build complete communities and enhance livability and economic prosperity, while protecting what is important to residents and local businesses. • Use the near-term and long-term strategic goals of the Phase 2 Report to give direction to the OPR.
8.2	Long-term Population and Employment Growth	<ul style="list-style-type: none"> • King is projected to experience steady population, housing, and employment growth over the 2051 planning horizon. • The 2024 PPS requires municipalities to have sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for the time horizon. • Municipalities are permitted to plan for infrastructure, public service facilities, Strategic Growth Areas, and Employment Areas beyond a 30-year time horizon. 	<ul style="list-style-type: none"> • Embrace and utilize the 2031, 2041, and 2051 population, housing and employment forecasts by Village and rural area, as set out in the Phase 2 Report.

Appendix B – Summary of Policy Directions and Recommended Actions

8.3	Housing Needs and Intensification	<ul style="list-style-type: none"> Residential intensification contributes to building complete communities and makes more efficient use of existing infrastructure and public services. The PPS 2024 establishes clear policy direction to encourage sufficient land within Settlement Areas is made available through intensification and redevelopment. Between 2024 and 2051 over half of the residential development is forecast to occur through intensification. 	<ul style="list-style-type: none"> It is recommended that King continue to delineate its BUA in accordance with the current Our King Schedules. It is recommended that the Township target a minimum of 50% of all new residential development within the BUA.
8.4	Minimum Residential Density Targets	<ul style="list-style-type: none"> The PPS 2024 establishes that planning authorities are encouraged to establish density targets for designated growth areas (DGAs) based on local conditions. DGA density targets should be compatible with the nature and scale of planned development in the surrounding greenfield areas. 	<ul style="list-style-type: none"> It is recommended that a minimum average DGA of 35 people and jobs per ha be incorporated into the OPR.
8.5	Community Area Land Needs	<ul style="list-style-type: none"> Based on an assessment of urban Community Area land needs to the year 2051 it is observed that Nobleton will require an additional 8 ha of Community Area lands for accommodating population and population-related employment. A commercial lands assessment undertaken as part of the Phase 2 work determined that King City has a shortfall of nearly 10 ha retail/commercial land by 2051. 	<ul style="list-style-type: none"> 8 ha of lands within the Village Reserve of Nobleton should be re-designated to address this shortfall. A settlement area expansion to King City should be planned for to accommodate the forecast 10 ha shortfall of retail/commercial land.
8.6	Phasing and Timing of	<ul style="list-style-type: none"> A key component of the Phase 2 Report 	<ul style="list-style-type: none"> The Township should incorporate the

Appendix B – Summary of Policy Directions and Recommended Actions

	<p>Growth</p>	<p>is a five-year growth forecast by Village and remaining rural area.</p> <ul style="list-style-type: none"> • King City has the capacity to play a more significant role in accommodating growth and intensification. • The Region and Township should identify infrastructure projects and investments to unlock or remove barriers to achieving the forecast growth potential identified by Village. 	<p>growth forecast by Village, as shown in Appendix B, into the Official Plan.</p> <ul style="list-style-type: none"> • The growth forecast by Village provides a broad framework for guiding the timing of developments over the next three decades. • It is important to regularly monitor growth and adjust the phasing plan in the case of significant delays.
<p>8.7</p>	<p>Growth in Hamlets and Rural Lands</p>	<ul style="list-style-type: none"> • Rural Settlement Areas (Hamlets) serve as service hubs for the surrounding rural regions. • The Township’s Hamlets and remaining rural area play a key role in supporting future development, provided there is sufficient land supply, supportive infrastructure and an appropriate scale of development. 	<ul style="list-style-type: none"> • Development in Hamlets and remaining rural areas should be reviewed in accordance with applicable policies, including: <ul style="list-style-type: none"> ○ 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.

Appendix B – Summary of Policy Directions and Recommended Actions

<p>8.8</p>	<p>Planning for Employment Areas</p>	<ul style="list-style-type: none"> • Through the development of its Employment Area land base, King is better positioned to build more balanced, complete, and competitive communities. • 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. • 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. • 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. 	<ul style="list-style-type: none"> • King should plan for the build out of its Employment Areas and should 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). • Further consideration should be given to additional options to accommodate Employment and industrial-type growth, beyond the minimum requirements to 2051. • King Township is advised to revise the definition of Employment Area in its O.P. to align with the PPS 2024. This will include defining permitted uses, addressing non-conforming uses, safeguarding employment lands, and developing removal criteria. • King is recommended to enhance functional and support primary employment uses, including identifying supportive locations, define policy direction, focus on employee needs, enhance physical environment, support market-readiness and promote accessibility. • Provide a policy framework for non-industrial uses through the creation of transitional designations and policies for
-------------------	--------------------------------------	--	---

Appendix B – Summary of Policy Directions and Recommended Actions

			<p>buffering.</p> <ul style="list-style-type: none"> • 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.
<p>8.9</p>	<p>Growth Monitoring</p>	<ul style="list-style-type: none"> • The Our King OP, 2019 acknowledges the importance of monitoring the performance of the plan. • The 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. • Relevant policies should establish direction for regular review and update of growth forecasts to ensure alignment with the PPS 2024, including sustainable land use planning and growth management practices. 	<ul style="list-style-type: none"> • Incorporate a growth monitoring framework to provide a clearer understanding of recent growth trends and insights into potential broad-reaching impacts of urban growth. • 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. • 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.