

Appendix ‘C’

Report GMS-PL-2025-003

Growth Management Strategy / Employment Lands Strategy Comment Response Matrix

#	Name/ Organization	Date Received	Comments	Response
1.	<p>Dan Stone, Thorstone Consulting Services, Inc.</p> <p>Retained by Trisan Construction and their property at Highway No.9 and 8th Concession Road.</p>	November 19, 2024	<p>1. INTRODUCTION Thorstone Consulting Services, Inc. has been retained by the owner of the subject property, Trisan Construction, to provide professional planning advice and recommendations as it relates to the Township of King’s Growth Management Study and related Official Plan Review process. More specifically, we have been asked to review the findings of the Phase I Report prepared by Watson and Associates dated August 2024.</p> <p>2. SUBJECT PROPERTY The subject property is located at the southwest corner of the 8th Concession Road and Highway 9 and is approximately 40 hectares (100 acres). The subject property is currently tenant farmed and is devoid of any significant natural heritage features. The property contains a channelized tributary of the Holland River which travels through the central portion of the property outletting to the 8th Concession Road and ultimately to Highway 9. As part of the review, we have undertaken the following activities: - Reviewed the applicable policies of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, York Region Official Plan and the new PPS (2024); - Reviewed the current Township of King Official Plan and Zoning By-law as well as the Strategic Plan and the Economic Development Strategy; - Conducted a site inspection to review site conditions and constraints for development; and, - Reviewed the surrounding land use patterns and existing proposed development in King Township.</p> <p>3. PROVINCIAL POLICY - 2024 PROVINCIAL PLANNING STATEMENT The Township’s current growth management work including the population and employment population forecasting is being undertaken by Watson. This work is to</p>	<p>1. Acknowledged. 2. Acknowledged. 3. Acknowledged. Should there be a change in Provincial direction, or changes to the boundaries of the Greenbelt Plan the Township would update its Plans and policies accordingly. 4. Acknowledged. Staff have investigated through the Phase 2 Report from Watson & Associates Economists Ltd. opportunities for Employment Areas in proximity to Highway 400, Highway 9, and the future 413. These location options are presented in Chapters 6 and 7 of the Phase 2 Report. 5. Acknowledged. Staff agree that local employment, through all categories of employment including Employment Area employment and Population-Related employment, contribute to the creation of complete communities. 6. Acknowledged. 7. Acknowledged. The Township is looking to update its Economic Development Strategy following the Official Plan Review. The</p>

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			<p>identify the Township’s need for potential urban areas settlement expansion to accommodate the projected population and employment to the 2051 planning horizon. Policies 1.1.2 and 1.3.2.7 of the 2020 Provincial Policy Statement (PPS) allows planning authorities to plan beyond 25 years for the long-term protection of employment areas. The 2020 PPS and the Provincial Growth Plan “Places to Grow” have been replaced by the 2024 Provincial Planning Statement in October of this year. Policy 2.1.3 of the new 2024 PPS provides that, at the time of creating a new Official Plan and any official plan updates, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years but not more than 30 years, informed by provincial guidance. The policy document also provides that planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.</p> <p>We do understand and appreciate that the subject lands are currently identified within the Protected Countryside of the Provincial Greenbelt Plan. It is important to note that the Greenbelt Plan boundaries were originally established in 2005 while the current Growth Management Study is looking out to 2051 with PPS permissions to identify employment lands beyond the 2051 planning horizon. It is logical and reasonable to expect that Greenbelt Plan boundaries may need to be reconsidered in order to respond to the long range growth over the planning horizon, particularly given the growth expected in the Province of Ontario and specifically the Greater Toronto Area.</p> <p>4. REGION OF YORK MUNICIPAL COMPREHENSIVE REVIEW As part of the development of the 2022 Official Plan for the Region of York, the Region undertook a detailed Municipal Comprehensive Review (MCR) as required under the former Growth Plan for the Greater Golden Horseshoe. The MCR process ultimately assigned the projected residential and employment population projections for the area municipalities to the year 2051. The Region’s Official Plan was approved in November 2022 and as a result of the legislative changes under Bill 23, the Region’s Official Plan is administered by the local municipalities as of July 1, 2024. It is important to consider the specific matters reviewed and discussed at Regional Council as part of the MCR process for the Region’s 2022 Official Plan. York Region Council passed a resolution at its meeting on April 30, 2020, directing staff to report back on the competitive benefits to the Region if employment uses were to be</p>	<p>opportunity to conduct a development feasibility study on Greenbelt protected lands in these locations may be assessed through that process. Staff would recommend reaching out to the Township’s Economic Development Division for an update on the status of this Project.</p> <p>8. Watson’s Phase 2 Report has reassessed Employment Land needs and has now identified a shortfall for Employment Lands in Schomberg. These lands are identified in Chapter 6 of the Phase 2 Paper.</p> <p>9. Additional opportunities for future Employment Areas or additional Employment lands beyond the land needs to 2051 have been identified in Chapter 7 of the Phase 2 Report.</p> <p>10. A 10 ha portion of these lands has been identified in the Phase 2 Report as a potential option to address Schomberg’s Employment Area land needs shortage. Staff note that there may be challenges associated with this location option, particularly related to the extent of the Natural Heritage System of the Greenbelt.</p> <p>11. The Phase 2 Report was released Feb 24, 2025. As per the three recommendations noted in this</p>

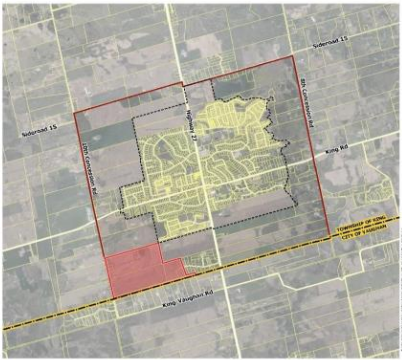
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			<p>permitted on lands along the 400 series highways currently located within the Protected Countryside of the provincial Greenbelt Plan.</p> <p>The Chief Planners report from October 2020 discusses the identification of strategic employment lands along key transportation corridors within the Greenbelt Plan. The Report identifies that the demand for employment area development within the Region is anticipated to remain strong and therefore maintaining an appropriate supply of employment lands will be important. This is reflected in the Region of York Council resolution from 2020 which supports the notion considering Greenbelt lands along strategic provincial highway corridors.</p> <p><i>Council reiterates its request to the Province to develop a process allowing municipalities to access strategically located employment lands, if deemed necessary through a Municipal Comprehensive Review.</i></p> <p>While the staff report and MCR discussion specifically refers to employment lands along the corridors of existing and planned 400-series highways, the overall objective could also be achieved when considering other provincial highway corridors and Highway 9 in particular given its proximity to Highway 400.</p> <p>5. TOWNSHIP OF KING CORPORATE STRATEGIC PLAN The Township’s Corporate Strategic Plan was developed through an open public consultation process and was adopted by Council in June of 2023. The Corporate Strategic Plan was created based on the identified priorities of Council for its existing term (2023-2026). One of the Priority Areas identified in the Strategic Plan speaks to Complete Communities and Objective to “enrich community well-being and make King the ideal place to live work and play.” The addition of new employment areas and employment land development is an opportunity for the Township to achieve this strategic goal by providing more opportunities for local employment, thereby contributing to a more complete community and addressing the strategic priority of Council.</p> <p>6. TOWNSHIP OF KING OFFICIAL PLAN “OUR KING” The Township’s current Official Plan was adopted by Council in September 2019 and was approved by the Region of York in September of 2020. We have noted the following policies from the Township Official Plan:</p>	<p>comment, as noted above a portion of these lands has been identified as a potential site for an Employment Area expansion for Schomberg. Per the second recommendation, Staff continue to recommend exploring a higher Employment Area target for the Township, and the Phase 2 Report identifies additional locations that could be considered for Employment Area lands beyond the 2051 land needs. Per recommendation 3, Staff are seeking direction from Council on pursuing further analysis of this location option for Schomberg. Should Council direct Staff to explore this option further, a servicing assessment will be undertaken in addition to the aforementioned natural heritage evaluation.</p> <p>12. Thank you for your comments. Staff have added you to the mailing list for the Project.</p>

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			<p><i>1.4 Our Vision There is also a need to increase local job opportunities, and to diversify all sectors of the economy through collaborative partnerships with existing businesses and through proactive efforts to attract new industries and entrepreneurs. The agricultural sector and related industries will continue to represent a key economic driver in the Township, and a policy framework must support the continued diversification of agricultural activities. The Township also has exceptional economic development potential given proximity to Highway 400 and the Greater Golden Horseshoe. In the long-term, it is the vision for the Township to capitalize upon the opportunities afforded by Highway 400, by working with the Province of Ontario and York Region to identify potential employment lands on this corridor.</i></p> <p><i>1.3 Purpose of This Plan: - Establishes a foundation and vision for long-term planning, including setting out the Township’s long-term intentions with respect to the long-term revitalization of the Village core areas, economic opportunities created by the Highway 400 corridor and the potential for long-term growth to be accommodated in the Township;</i></p> <p><i>1.5.2.1 It is the goal of Council to encourage a sustainable, vibrant and balanced local economy by:</i> <i>d. Working with York Region and the Province to explore the opportunities to capitalize upon Highway 400 as a potential economic corridor and potential Township’s environmental and sustainability goals are achieved.</i></p> <p>Although the above policies are directed to the 400 highway corridor specifically, the subject lands in question are located directly along Highway 9 and are within close proximity to Highway 400 and therefore meets the general intent of the Township Official Plan policies identified above.</p> <p>7. KING ECONOMIC DEVELOPMENT STRATEGY The Township of King’s Economic Development Strategy was approved by Council in May 2018. The Economic Development Strategy generally identifies the status of the current tax assessment base in the Township with residential assessment comprising of 84% of the taxbase in 2017. The economic development strategy identifies that the burdening on the residential tax base continues to be a challenge for the Township</p>	

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			<p>without additional non-residential assessment. This strategy also identifies that the lack of suitable employment lands to accommodate employment based growth remains a concern.</p> <p>The following goals have been identified within the Township’s Economic Development Strategy from 2018:</p> <p><u>GOAL 1: Investment Readiness</u></p> <ul style="list-style-type: none"> • Enhance the opportunities to attract new business investment and entrepreneurs, and the expansion of existing businesses in King Township <p><u>Required Action 5:</u> Conduct a development feasibility study on Greenbelt protected lands at the interchanges of King Road/400 (east of 400), Highway 9/400 (west of 400) and Lloydtown Road/400 (east of 400) to determine the amount of potential net developable land that is available, with respect to the principles of the Greenbelt Plan and the Oak Ridges Moraine Plan.</p> <p>8. PHASE I EMPLOYMENT LAND STRATEGY – WATSON ASSOCIATES We attended the Open House workshop held on September 16, 2024 and reviewed both the staff report and the attached report from Watson which is part of the September 23, 2024 Council agenda. We note that the preliminary findings of this report indicate that a shortfall of employment lands exist within the community of Nobleton, and an additional 21 net hectares will be required to meet the employment population growth forecast. The report also confirms that no additional employment lands are identified in either King City or Schomberg.</p> <p>9. CONCLUSION AND REQUEST FOR CONSIDERATION We have reviewed the current growth management work undertaken by Watson on behalf of the Township in the context of both the current Provincial and local planning policy framework. We note that the identification of additional employment lands for the Township of King is a strategic goal which is necessary to achieve the objective of creating complete communities and the provision of additional local job opportunities. It should be noted and acknowledged that unless all the new employment lands are to be directed to the Nobleton Village reserve, any new employment lands taking advantage of key provincial highways will require settlement area expansion and changes to the Greenbelt Plan and/or the Oak Ridges Moraine Conversation Plan. As noted above, this has been recognized in the Region’s previous MCR process,</p>	

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			<p>particularly to address employment land needs for the Town of Whitchurch-Stouffville, the Town of East Gwillimbury, and the Township of King.</p> <p>10. As noted, the Trisan lands are located along Highway 9 between the 8th Concession Road and Showa Court. The lands in question are identified on the mapping figure attached and are located on the east boundary of the Schomberg Community settlement area. The following factors should be considered in support the identification and designation of these lands for future employment land development.</p> <ul style="list-style-type: none"> - <i>The lands are located adjacent to and directly abutting the approved Settlement Area boundary for the Schomberg Community;</i> - <i>The lands have direct access to Highway 9 and nearby connection to Highway 400, thereby exhibiting positive transportation network attributes that are necessary for employment lands;</i> - <i>The lands are abutting existing fully serviced employment land uses in the community of Schomberg and represents a logical extension to the settlement area boundary and existing employment area;</i> - <i>The lands can be readily serviced by the Municipal sanitary sewage and water systems for the Schomberg community.</i> - <i>Including the subject lands for employment uses would be consistent with the Region of York Council resolution requesting that the Province consider lands in the Greenbelt for serviced employment uses along strategic provincial highway corridors;</i> - <i>The designation of the subject lands for additional employment uses will help the Township of King to achieve its employment population target particularly in consideration of the current conversion requests proposed in the villages of King City, Nobleton and Schomberg;</i> - <i>The designation of the subject lands for additional employment uses are consistent with the 2024 Provincial Planning Statement that allows the Township to identify employment lands further than the 2051 horizon;</i> - <i>Identification of these lands are consistent with the spirit and intent of the approved Township of King Official Plan policies that support the consideration of provincial highway corridors for future employment uses; and,</i> - <i>The identification of these lands is supported by the goals and objectives of both the Township of King’s Corporate Strategic Plan as well as the Economic Development Strategy.</i> 	

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			<p>11. We understand that the Draft Report from Watson (Phase 1) includes a number of recommendations and findings which will be finalized following public input and further review by staff. It is expected that the Final Phase 2 Report will be presented to Council before the end of the year. Based on the analysis presented in this submission, the following recommendations are submitted for consideration as part of the Phase I Growth Management and Employment Land Strategy Review process:</p> <p>1. That the area generally described as the lands west of 8th Concession Road and south of Highway 9 be considered as a “Future Urban Employment Area”.</p> <p>2. We support the Planning Staff’s recommendation to explore higher employment area targets for the Township in order to achieve strategic goals of the Township as set out in the Official Plan, Corporate Strategic Plan and the Economic Development Strategy as provided for in the 2024 PPS.</p> <p>3. We support Planning staff’s recommendation to review opportunities for urban area boundary expansions and more specifically, to allow for the expansion of the fully serviced employment lands in the Community of Schomberg.</p> <p>12. We would be pleased to meet with you and your team to discuss our submission in greater detail. We look forward to providing additional input into the Township’s Phase I Growth Management and Employment Land Strategy Review process. Please also accept this correspondence as our consent to be added to the Township’s distribution list and request that we be kept up to date regarding the Phase I Growth Management and Employment Land Strategy Review process. Please do not hesitate to contact me if you have any questions.</p>	
2.	<p>Debra Walker, Partner Eric Brathwaite, Senior Planner MHBC</p> <p>Planning Consultants for Criterion (Nobleton) Development Corporation, GB (Nobleton2) Inc. 2798791 Ontario Inc.</p>	December 12, 2024	<p>1. We are the planning consultants for Criterion (Nobleton) Development Corporation, GB (Nobleton2) Inc. 2798791 Ontario Inc. and 1001004791 Ontario Inc., collectively referred to as the Nobleton Southwest Landowner’s Group (the “NSLG” or “Group”), a group of landowners who hold a considerable amount of undeveloped land within the southwest quadrant of the Nobleton settlement boundary (the “Group’s Lands” or “Subject Lands”) (see Figure 1).</p>	<p>1. Acknowledged. 2. Acknowledged. 3. Acknowledged. 4. Acknowledged. Infrastructure considerations will continue to be assessed as the Official Plan Review progresses. The land needs assessment for Community Area and Employment Area was conducted through the Phase 2 Report prepared by Watson & Associates Economists Ltd. This</p>

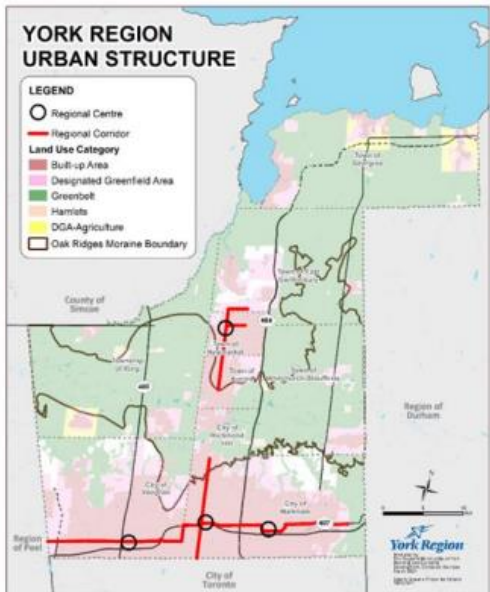
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	<p>and 1001004791 Ontario Inc., collectively referred to as the Nobleton Southwest Landowner’s Group.</p>		 <p>Figure 1: Location Map</p> <p>On behalf of the Group, please accept this submission as our response to discussions with staff and formal comments on the Township’s undertaking of the “Official Plan Review – Phase 1 Growth Management Strategy and Employment Land Strategy Findings Report (August 29, 2024)” (Phase 1 GMS Report) respecting the Subject Lands.</p> <p>2. <u>NSLG History</u></p> <p>With significant landholdings situated within the Nobleton Village settlement area, the Group has been actively engaged in pursuing development opportunities in Nobleton since 2015, having ongoing discussions with representatives at the Township, York Region, as well as policy administrators of the Province.</p> <p>The Group are advocates for the Township to pursue the following objectives through the GMS process:</p> <ul style="list-style-type: none"> • Establishing a long term vision of Nobleton including all lands within the settlement area; • Comprehensive infrastructure and community planning that aim to develop Nobleton into a complete community in the long term: a place to live, work and play; • Planning for the opportunities and challenges that the Highway 413 interchange (at Highway 27) will bring for Nobleton. <p>The Group and Region of York are advocates for updating provincial policy to allow for the consideration and evaluation of all servicing options (including lake-based option) based on environmental, social and economic considerations.</p>	<p>Report identified an 8 ha Community Area shortfall and a 39 gross ha shortfall of Employment Area for Nobleton. These shortfalls are proposed to be addressed within the Nobleton Village Reserve. Staff note that the extension of lake based servicing in the Greenbelt is still not permitted by Provincial policy.</p> <p>5. The land need recommendations of the Phase 2 Report from Watson have been assessed under the PPS 2024. The Official Plan Review is also being considered under the PPS 2024, except where the 2020 PPS and Growth Plan continue to apply in the Greenbelt Plan Area, in accordance with Amendment No. 4 to the Greenbelt Plan.</p> <p>6. Staff are in agreement that redesignating lands within the Nobleton Village Reserve is not a Settlement Area boundary expansion as the lands are within a designated Settlement Area. Servicing considerations are being assessed through the Official Plan Review, and through the Township’s ongoing Water & Wastewater Master Plan Review.</p> <p>7. Staff acknowledge the policies of the YROP and note that as the Region is now an upper-tier</p>

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			<p>3. EXECUTIVE SUMMARY It is evident that the Township has historically planned for growth incrementally, and our concern is that this incremental process will continue based on the findings of the Phase 1 GMS Report, which relies on the growth forecasts outlined in Table 1 of the York Region Official Plan. History has shown that growth in Nobleton has been planned incrementally and increased servicing capacity expansion , to the local system has followed suit. This is not the most economically viable way to proceed. Despite a significant supply of vacant undeveloped land within the settlement area boundary, costly incremental servicing upgrades have been historically planned and approved that only takes into consideration immediate and incremental growth needs (e.g. the current local treatment plant is about to be upgraded to increase population from 6,500 to just 10,800 persons). As outlined in further detail within the policy framework section of this letter, the York Region Official Plan (YROP) treated the unique circumstances of the Nobleton settlement area differently by excluding the entirety of the Designated Greenfield Area of Nobleton in its growth management analysis and by including a Nobleton specific policy (Policy 4.5.3). Unlike other settlement areas that can consider a lake-based servicing option, Nobleton does not have that option given current Provincial Plan policies. As a result, the remaining lands in Nobleton must be serviced via a stand-alone water treatment system that is limited by the amount of phosphorous that can be discharged to the Humber River tributary. Therefore, as indicated in Policy 4.5.3, it was determined that growth potential of Nobleton would instead be confirmed together with a more detailed review and understanding of servicing options and which would be brought forward and implemented through a local municipal official plan amendment process. This approach was made possible and is desirable given changes to the Growth Plan requiring minimum growth forecasts and achieves the following: 1. Determines the extent of the servicing constraint and the appropriate servicing option for future growth and build out of the Nobleton’s Designated Greenfield Areas within the Village boundary; 2. Provides the ability to convert the identified rural and agricultural land use designations in the settlement boundary of Nobleton to urban uses without the need for</p>	<p>municipality without planning responsibilities that the YROP, as it applies to King, is the King’s Official Plan in addition to Our King. 8. Acknowledged. 9. Acknowledged. Servicing considerations are being assessed through the Official Plan Review and through the Township’s ongoing Water & Wastewater Master Plan Review. 10. Acknowledged. As per the Phase 2 Report from Watson, 37% of new development in Nobleton is forecast to be in the form of intensification. Based on this rate of intensification, an 8 ha shortfall of Community Area land has been identified for Nobleton. Three location options to address this shortfall are identified in the Phase 2 Report. 11. Acknowledged. The Official Plan Review will look to develop policies to support a greater supply and range of housing to support residents and future residents at all ages and stages of life. 12. Acknowledged. 13. Acknowledged. 14. Acknowledged. Servicing considerations are being assessed through the Official Plan Review and through the Township’s</p>

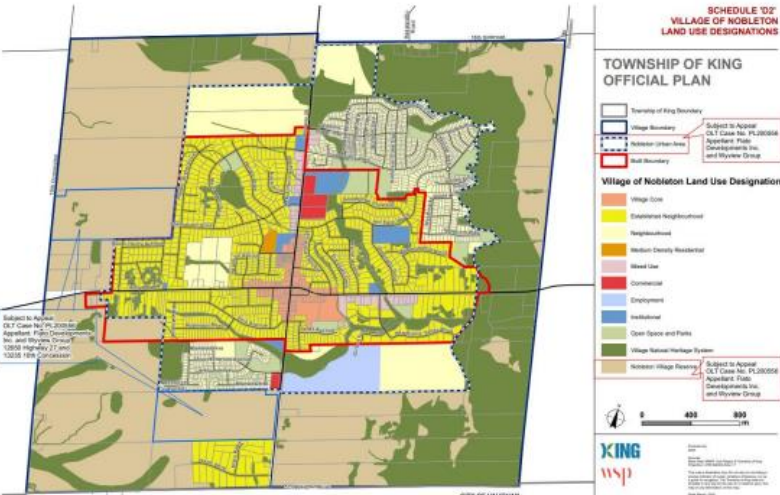
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			<p>a Region Official Plan Amendment given that the lands are within the settlement boundary and are not considered a settlement boundary expansion; and</p> <p>3. Provides the Region (now Township) the ability to surpass the minimum growth forecasts in the YROP as any redesignation of agricultural or rural lands will be determined through (1) above and is not to be dictated by the population and employment forecasts set out in Table 1 given these lands were decidedly excluded from the land needs assessment given that growth potential was unknown.</p> <p>4. Allows for comprehensive planning for growth supported by efficient delivery of services which implements policy and is good planning.</p> <p>As the Township embarks on the review of its Official Plan, planning for growth for Nobleton needs to be recognized as having a unique set of circumstances and one that requires an integrated servicing solution. In this case, growth potential for lands within the settlement area needs to be informed by the findings of comprehensive land use planning and servicing option analysis to determine the extent of the servicing constraint on growth, rather than a Land Needs Assessment that perpetuates an artificial urban boundary. Therefore, we recommend that the Township implement the following overall direction for lands within the Nobleton Reserve Area, as part of its Official Plan Review:</p> <ul style="list-style-type: none"> • That Growth Management Strategy Policy Sections 2.3 and 5.16 in the current Official Plan be updated to: <ul style="list-style-type: none"> o be consistent with current Provincial Plan policy direction that permits infrastructure planning beyond a 30-year planning horizon, and o specifically implement the Nobleton specific Policy 4.5.3 of the more recent York Region Official Plan that makes it clear that urban development within the Nobleton Reserve Area will be permitted within the horizon of the new Official Plan subject to meeting Policy 4.5.3. • Commence a comprehensive land use and servicing analysis to fully understand what technically, environmentally and financially feasible servicing options (including a lake-based servicing option) available to resolve the servicing constraint and to inform the Official Plan Review. <p>4. PLANNING POLICY FRAMEWORK Provincial Planning Statement In 2022, the Province initiated a review on approaches for integrating A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”) and the</p>	<p>ongoing Water & Wastewater Master Plan Review.</p> <p>15. Acknowledged. You have been added to the Project Mailing List and will receive notice of project communications, upcoming meetings and decisions of Council.</p> <p>16. Thank you for your comments and the noted attachment.</p>

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			<p>Provincial Policy Statement, 2020 (“PPS 2020”). The Provincial Planning Statement, 2024 (“PPS 2024”) replaces¹ the Growth Plan and the 2020 PPS to create a single, Province-wide, housing-focused land use planning document, intended to speed up government approval processes. The PPS 2024 is considered a policy statement for the purpose of Section 3 of the Planning Act, and the requirement for consistency with its policies applies to all development applications in Ontario made on or after October 20, 2024. Some of the key changes to the PPS 2024, relative to the Township’s Official Plan Review and the Nobleton settlement area, include the following:</p> <ul style="list-style-type: none"> • Municipal Comprehensive Reviews are no longer a required growth management process, therefore permitting a settlement boundary expansion at any time (Section 2.3 – Settlement Areas and Settlement Area Boundary Expansions); • Planning authorities are encouraged to establish density targets for <i>designated growth areas</i>², based on local conditions... (Policy 2.3.1.5); • Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within <i>designated growth areas</i> is orderly and aligns with the timely provision of the <i>infrastructure</i> and <i>public service facilities</i> (Policy 2.3.1.6); • Density targets represent minimum standards and planning authorities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of the Provincial Planning Statement or any other provincial plan (Policy 6.1.12); and • Minimum density targets will be revisited at the time of each official plan update to ensure the target is appropriate (Policy 6.1.13) <p>It is deemed suitable and even promoted by the PPS 2024 for density targets to surpass the 2051 planning horizon. As discussed earlier, the minimum population and employment targets in the 2051 planning horizon of the YROP notably did not include growth potential in Nobleton and directs that the redesignation of lands from agricultural and rural uses to urban uses within the Village of Nobleton may be considered based on servicing potential.</p> <p>5. Greenbelt Plan Nobleton is provincially recognized as being within a settlement area and has been designated as a Town/Village in the Greenbelt Plan since 2005. Section 3.4.3 of the Greenbelt Plan outlines the development policies for Towns/Villages in the Greenbelt Plan, with policy direction that limits the extension of</p>	

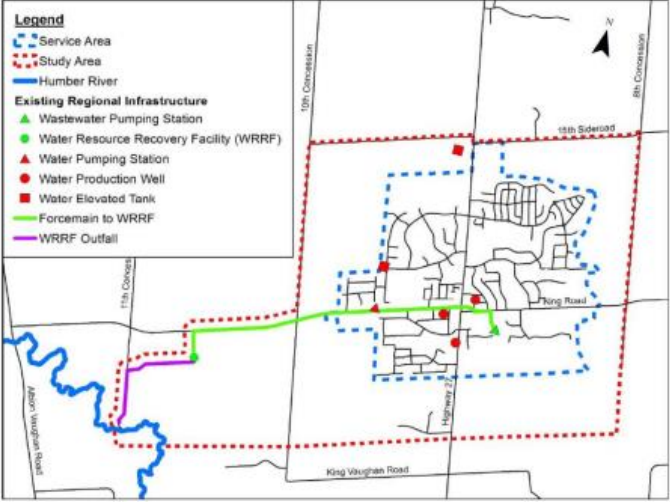
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			<p>lake-based servicing, as well as policies for the expansion of settlement boundaries, in accordance with the Growth Plan policies and a municipal comprehensive review. Therefore, it is our opinion, that the proposed “expansion” to the urban boundary within the Nobleton settlement area, being considered by the Phase 1 GMS is not a settlement boundary expansion. The servicing policy constraints set out in the Greenbelt Plan limit the ability to consider a lake-based servicing option in a Class EA process but it does not limit the ability to grow within the identified settlement area boundary through further expansions to capacity of the existing local treatment facility. The York Region Official Plan recognizes the unique circumstances of the Village of Nobleton and provides policy direction permitting additional growth outside of the urban boundary but within the Village boundary where that growth can be supported by a technical, environmental and financially feasible servicing option. Therefore, a comprehensive land use planning and servicing option analysis for Nobleton in order to implement the Region’s policy must be commenced to fully inform the Official Plan Review.</p> <p>6. York Region Official Plan The York Region Official Plan (YROP) was approved by the Ministry of Municipal Affairs and Housing (MMAH) in 2022 with modifications in November 2022, December 2023 and February 2024. The YROP constituted a municipal comprehensive review, which incorporated the 2019 Growth Plan and 2020 Provincial Policy Statement, which have since been repealed by the 2024 Provincial Planning Statement. As part of the Region’s municipal comprehensive review (MCR) process, land needs assessments and growth forecasting were a critical component of the growth management exercise, with Table 1 of the YROP providing the minimum growth targets forecasted for the Region. The YROP is consistent with the Greenbelt Plan and designates the Nobleton Village in its entirety as lands within a Community Area (i.e. a settlement area), where most of the housing, population-related jobs and office jobs are to be located. The DGAs of the Township of King, including the Village of Nobleton, are required to be planned for a minimum density target of 30 people and jobs per hectare. The Region’s Proposed 2051 Forecast Land Needs Assessment (Region Land Needs Assessment), dated March 2021, states that growth beyond the population accounted for in the Environmental Assessment was not considered in the Region’s MCR.</p>	

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			<p><i>“The forecast assumes the current Environmental Assessment for water and wastewater servicing capacity expansion will be approved to allow Nobleton to reach a population of approximately 10,800. Growth beyond this figure in Nobleton was not contemplated in the Region’s MCR...” (Pg 59)</i></p> <p>The York Region Land Needs Assessment used to inform the YROP assigned a designation of “DGA + Agriculture” to the Nobleton Reserve Area lands and, thus, these lands were not considered in the Region’s Land Needs Assessment.. The YROP proceeds to not recognize these lands as a DGA in Map 1B-Urban Systems Overlay of the YROP (Figure 2).</p> <p style="text-align: center;">York Region Land Use Categories</p>  <p style="text-align: center;">Source: York Region Planning and Economic Development Branch</p> <p>Figure 2: York Region Urban Structure Map</p> <p>However, in recognition of this, the YROP includes a Nobleton specific policy (Policy 4.5.3), which states the following:</p> <p>“4.5.2 That the local community plans for Towns and Villages may also include rural and agricultural designations within their boundaries. Any redesignation of</p>	

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			<p>agricultural and rural uses within the local community plan boundary to urban uses requires an expansion to the urban boundary through a Regional municipal comprehensive review.</p> <p>4.5.3 <u>That notwithstanding policy 4.5.2</u>, the redesignation of lands from agricultural and rural uses to urban uses within the Village of Nobleton in King Township may be considered through a local municipal initiated official plan amendment approved by the Region and subject to the following:</p> <ul style="list-style-type: none"> a. An approved Class Environmental Assessment for a technical, environmental and financially feasible servicing option, and b. If necessary approved policy modification(s) to the relevant Provincial plans that currently prohibit extension of Great Lake sourced water and wastewater servicing to rural communities located within the Protected Countryside Area designation of the Greenbelt Plan and/or the Countryside Area designation of the Oak Ridges Moraine Conservation Plan. (<u>emphasis added</u>) <p>Therefore, the YROP (Policy 4.5.3) recognizes that:</p> <ul style="list-style-type: none"> i) Growth potential in Nobleton was not included in Table 1 - of the YROP population and employment growth targets; and ii) All of the lands within the Village boundary should be considered for growth if a feasible servicing option can be demonstrated. <p>It is our opinion that as part of the Township’s Official Plan Review, to undertake good comprehensive planning, the Township is required to conform to YROP Policy 4.5.3, which requires a unique approach compared to most settlement areas in the Region. For this to happen, a comprehensive land use and servicing analysis to fully understand what technically, environmentally and financially feasible servicing solutions (including a lake-based option) may be available to resolve the servicing constraint must be undertaken upfront. This analysis will determine what amount of growth can be technically, environmentally, and financially serviced while considering the Region’s minimum density target of 30 people and jobs per hectare.</p> <p>7. Township of King Official Plan</p> <p>The existing land use designations within the settlement area of Nobleton are distinguished between lands within the Nobleton “Urban Area” boundary and lands outside of the “Urban Area” boundary. The lands outside of the “Nobleton Urban Area”, which are still within the Nobleton settlement area, are designated as being within the</p>	

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			<p>“Nobleton Village Reserve”, as shown on Schedule “D2” of the Town’s Official Plan (Figure 3).</p>  <p>Figure 3: Schedule “D2” – Village of Nobleton Land Use Designations</p> <p>The definitive urban boundary and the Nobleton Village Reserve designation has historically and continues to be used as a “quasi-holding provision” to prohibit an Urban Boundary expansion within the Nobleton settlement area. It is our opinion that the prohibition of new urban development within the Nobleton Reserve Areas is an artificially constrained servicing boundary (or Nobleton Urban Area boundary) and the Nobleton Village Reserve land use designation (within a provincially recognized settlement area) is not appropriate if a feasible servicing option is available to permit growth in this area, as directed by YROP Policy 4.5.3. Furthermore, the expansion of the urban boundary is not the same as an expansion to a settlement boundary in Provincial planning policy. The historical approach to phasing and growth management in the Village of Nobleton should be updated to align with the Provincial and Regional direction of providing housing while developing complete communities, and incorporating the already existing growth management policies of the Township’s Official Plan (Policy 2.3.6 - Development Phasing, Policy 9.1.7 - Holding By-laws, and 9.1.11 - Comprehensive Development Plans).</p>	

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			<p>Utilizing these policies, enables the Township to (i) promote the Township’s vision for the community up to the settlement boundary rather than be responsive to development applications and/or the decisions of other planning authorities and (ii) provide the Township with an informed understanding of long-term infrastructure needs and costs to inform growth potential and provide for financial and asset management planning.</p> <p>8. PLANNING AND ECONOMIC ANALYSIS Servicing & Growth Constraints The future development potential of Nobleton, has been and continues to be limited due to a history of policy (at multiple levels of government) based upon a servicing constraint, which has perpetuated the continued incremental planning for growth in Nobleton. Primary among these policies is the Greenbelt Plan which has historically included policy to prevent the Township from considering an extension of lakebased servicing to service Nobleton. With that said, NSLG’s engineers have demonstrated that other options are feasible, possible and warrant consideration through a Class EA process. In fact, such servicing options can support considerably more growth within the Nobleton settlement area boundary.</p> <p>Historically, growth targets in Nobleton have been limited based on the notion that the community has servicing constraints. The Class EA completed in 2021 by York Region for Water and Wastewater Servicing for Nobleton only considered incremental growth (future total population of 10,800 and future employment population of 1,800) and did not consider growth potential of the settlement area as a whole.</p>	

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			 <p>Figure 4: Environmental Assessment Study Area and Service Area</p> <p>It is further our understanding that previous incremental upgrades have not appropriately accommodated the rate of growth experienced by the Township. Development applications have historically been submitted at increased densities than what has been contemplated through the Environmental Assessment (EA) process, therefore resulting in ongoing sewage capacity/allocation deficiencies. Based on these observations, it is apparent that a comprehensive approach to growth management is required to enable good and comprehensive planning to facilitate the development of Nobleton as a complete community, and this will avoid costly incremental upgrades to the existing local treatment facility. Since the time of the EA, the York Region Official Plan (Policy 4.5.3) approved by MMAH provides direction that additional growth can be provided in Nobleton, subject to a servicing solution. Approximately 488 ha (gross land area) of land exists within the Nobleton Community Area boundary which has never been considered by an Environmental Assessment review completed by York Region (see Figure 4). Through the Official Plan Review and as directed by York Region Official Plan Policy 4.5.3, the Township of King now has the opportunity to proceed with a holistic and long-term infrastructure capital plan and</p>	

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			<p>determine financially feasible servicing options, which can facilitate the appropriate phasing of development.</p> <p>9. Housing Crisis</p> <p>On November 28, 2022, the Province of Ontario gave Royal Assent to Bill 23, the More Homes Built Faster Act, which is an omnibus piece of Ontario housing legislation that streamlines dozens of laws to build 1.5 million homes in the next 10 years. This is a commitment by the Province to an action plan to tackle Ontario's housing supply crisis and reach the goal of building at least this many homes by 2031 and includes incentivising 21 municipalities across Ontario (with a population projected to be 50,000 or more by 2031) to develop tools and strategies that they intend to use to achieve their housing targets. This represents a recognition of the need for intensification via the provision of additional housing units in urban areas across all levels of government. A long term vision for Nobleton could help bring to market much needed housing supply and provide for a greater range of housing options, which is currently absent in the Nobleton community and identified in the Watson Report (pg. 2-3) which states,</p> <p style="padding-left: 40px;">“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 with respect to built form, location, and affordability across King Township.</p> <p>As identified by Stats Canada, the existing housing supply is predominantly low-rise housing development (see Table 1).</p> <table border="1" data-bbox="747 966 1733 1307"> <caption data-bbox="747 966 1733 1047">Table 1: Nobleton Household and Dwelling Characteristics (Census Tract 5350461.01 Ontario)</caption> <thead> <tr> <th data-bbox="747 1047 1075 1079">Type of Dwelling</th> <th data-bbox="1075 1047 1411 1079">Number of Dwelling Types</th> <th data-bbox="1411 1047 1733 1079">Percentage of Total Dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="747 1079 1075 1112">Single-Detached</td> <td data-bbox="1075 1079 1411 1112">1,975</td> <td data-bbox="1411 1079 1733 1112">93.8%</td> </tr> <tr> <td data-bbox="747 1112 1075 1144">Semi-Detached</td> <td data-bbox="1075 1112 1411 1144">40</td> <td data-bbox="1411 1112 1733 1144">1.9%</td> </tr> <tr> <td data-bbox="747 1144 1075 1177">Row House</td> <td data-bbox="1075 1144 1411 1177">25</td> <td data-bbox="1411 1144 1733 1177">1.2%</td> </tr> <tr> <td data-bbox="747 1177 1075 1226">Apartment or Flat in a Duplex</td> <td data-bbox="1075 1177 1411 1226">15</td> <td data-bbox="1411 1177 1733 1226">0.7%</td> </tr> <tr> <td data-bbox="747 1226 1075 1274">Apartment – 5 Storeys or Less</td> <td data-bbox="1075 1226 1411 1274">50</td> <td data-bbox="1411 1226 1733 1274">2.4%</td> </tr> <tr> <td data-bbox="747 1274 1075 1307">Total</td> <td data-bbox="1075 1274 1411 1307">2,105</td> <td data-bbox="1411 1274 1733 1307">100%</td> </tr> </tbody> </table> <p data-bbox="747 1331 1061 1356">Table 1: 2021 Census Profile³</p>	Type of Dwelling	Number of Dwelling Types	Percentage of Total Dwellings	Single-Detached	1,975	93.8%	Semi-Detached	40	1.9%	Row House	25	1.2%	Apartment or Flat in a Duplex	15	0.7%	Apartment – 5 Storeys or Less	50	2.4%	Total	2,105	100%	
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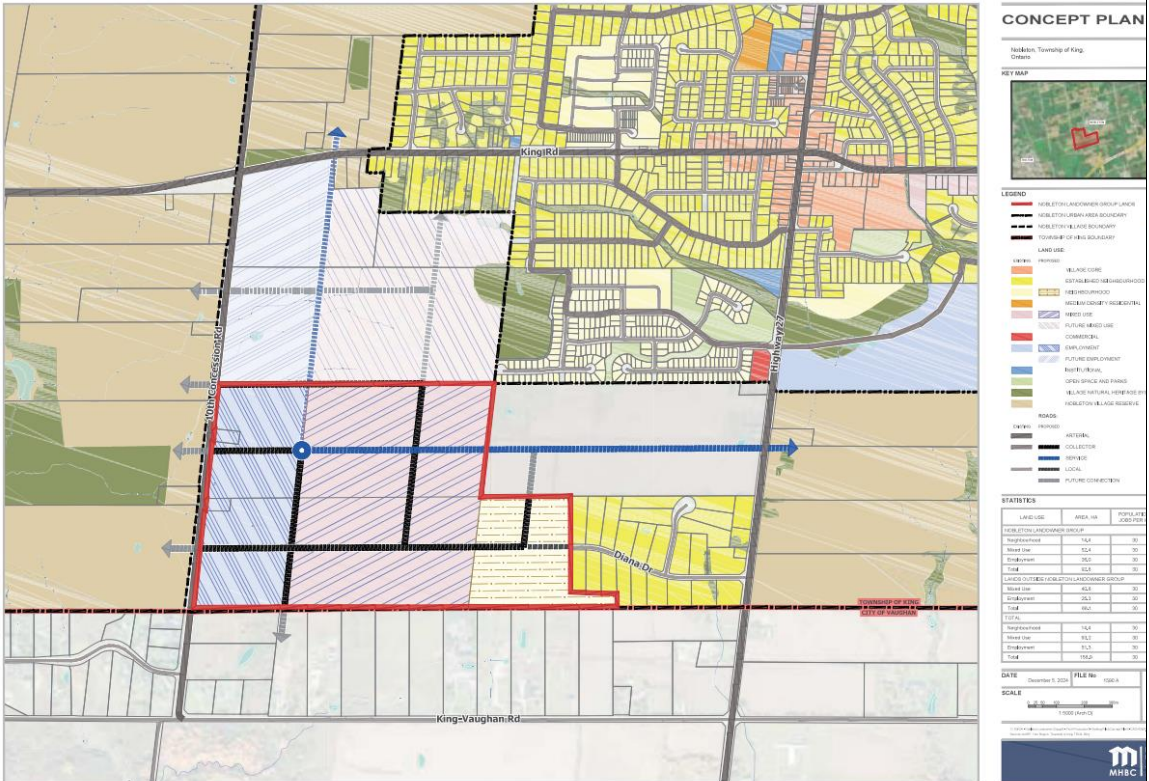
#	Name/ Organization	Date Received	Comments	Response
			<p>Section 2.2 - Housing of the Provincial Planning Statement encourages providing a full range of “housing options”, which are defined as providing a range of housing types and can refer to various housing arrangements.</p> <p>Keleher Planning and Economic Consulting Inc. (KPEC) prepared an Economic Analysis on behalf of the NSLG (dated October 30, 2024) which is enclosed with this submission; which makes the following key findings:</p> <ul style="list-style-type: none"> i) Given the available land supply in Nobleton, and the emphasis on infill/intensification in the Township’s other Villages (King City and Schomberg combine for 82% of anticipated intensification), the Village of Nobleton would present the Township with the best opportunity to accelerate residential development in the Township to align with Provincial policy, and help address the Township’s potential imbalance of population growth with housing unit growth in the Township. ii) Nobleton is the only Village in the Township (King City, Nobleton, Schomberg) where the designated greenfield area is ‘less than’ the settlement area boundary. Any new greenfield development will have to be located within the Nobleton community, which would require the designation of additional lands, which are readily available within the Nobleton settlement area boundary. <p>10. These findings are aligned with our opinion and analysis that the DGA lands in Nobleton, represent lands that are appropriate for future development (contingent on determining a technically, environmental and financially feasible servicing option) and should not be considered a settlement boundary expansion. Thus, Nobleton is not required to be subjected to the same policy tests that would otherwise be required to warrant a settlement area boundary expansion. The lands are already contained within a settlement area and may proceed to the next stage of planning approvals (i.e. redesignation from rural and agricultural to an urban designation) once a servicing solution is determined. A greater supply and range of housing provides residents and their families with an option to remain in their community with the inclusion of live-work units, retirement facilities and assisted living and long-term care homes.</p> <p>11. Phase 1 GMS Findings & Employment Land Needs The Phase 1 GMS Report was prepared in August 2024. Since that time, the <i>Provincial Planning Statement</i> (“PPS 2024”) came into effect on October 20, 2024, that amended Employment Area policies and their definition. The Phase 1 GMS Report acknowledges that:</p>	

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			<p>“A key focus of the proposed P.P.S., 2024 was that it recognized that the approach for achieving housing and employment outcomes will vary by municipality and, as such, moved away from a prescriptive guideline approach to growth analysis and urban land needs assessments”.</p> <p>The Phase 1 GMS Report goes on to discuss some of the differences proposed by PPS 2024 while the Report was being prepared. The Report concludes that: “As the PPS 2024 allows urban expansion up to a 30 year horizon from the date of OP approval, additional land needs would likely arise between 2051 and 2056, potentially exceeding eight hectares”.</p> <p>However, in the case of Nobleton, the proposed ‘expansion’ to the urban boundary situated within the Village boundary being considered by the GMS is not the same as an ‘expansion’ to a settlement area (or Village) boundary and that the Region’s OP acknowledges that its growth targets do not take into account growth potential on lands designated rural and agricultural areas situated within the Nobleton settlement area.</p> <p>Therefore, it is our opinion that the findings of the Phase 1 GMS Report and its reliance on Table 1 of the YROP, should not be applied to Nobleton, in the same manner as the other settlement areas of the Township. Future growth within the Village of Nobleton requires a comprehensive review of the existing infrastructure, to determine the extent of the servicing constraint, which will then provide a Nobleton specific growth forecast.</p> <p>Furthermore, the PPS 2024 (2.1.3) states: “Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon”, therefore supporting a commitment to determining a long-term servicing solution for Nobleton beyond the horizon of the plan. Although the Phase 1 GMS Report identifies a significant need for employment lands (which is based on Table 1 in the York Region OP), any future employment lands will still be faced with the challenge of servicing the future employment lands. Therefore, it is our opinion that a holistic approach to servicing be considered to ensure that major infrastructure is designed cohesively in Nobleton, and that other growth management tools (i.e. phasing) be utilized, rather than a prohibitive land use designation.</p> <p>The KPEC Economic Analysis also considers employment land needs and makes the following key findings relative to Employment Land Needs:</p> <ul style="list-style-type: none"> • Through the Region’s Official Plan review, the City of Vaughan saw an expansion of 710 hectares, largely along the Highway 413 corridor. Given the likelihood of 	


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			<p>substantial competition in commercial and industrial markets on nearby lands with substantially stronger highway access, there is unlikely to be employment land shortage in this part of York Region for some time to come.</p> <ul style="list-style-type: none"> • A potential surplus of employment lands in King Township and within Nobleton presents some risk in terms of financing infrastructure construction without corresponding demand to fund future operating and lifecycle costs. Due to the vast amount of employment lands designated and available along the future Highway 413 corridor, there is a low probability of execution for employment lands within the Nobleton community. <p>12. The approach to the Township’s need for employment lands versus community lands in Nobleton is further complicated by the limitations presented by the artificial urban boundary, which are remnants of previous growth management tools that are no longer applicable. The Phase 1 GMS Report assumes an active employment conversion request being approved as part of the community land needs assessment. Specifically, the employment conversion request at 12805 Highway 27 proposes to remove 20 hectares of lands from the employment designation (within the urban boundary) and convert it to community lands. The Phase 1 GMS Report then goes on to determine that there is an 8 hectare deficit of community lands in Nobleton. The Township’s support for a conversion exacerbates the employment land shortfall concluded in the Report.</p> <p>13. CONCLUSION</p> <p>As the Township embarks on the review of its Official Plan, planning growth for Nobleton and the infrastructure (water, sanitary servicing and transportation) needed to support that long-term growth must be planned comprehensively and considered together. Strategic phasing and land use details can then be properly tied to capital plans and phased infrastructure upgrades that consider a longer term objective for the efficient and cost effective delivery of services to support growth.</p> <p>Both the new Provincial Planning Statement coupled with the York Region Official Plan support this approach and encourage municipalities to provide the means of accommodating more housing supply in response to our current housing crisis.</p> <p>The Township’s Official Plan currently contains development policies that support the development of a comprehensive planning framework, while also ensuring growth is managed appropriately with its existing holding and phasing policies.</p>	


#	Name/ Organization	Date Received	Comments	Response
			<p>It is our opinion that growth and infrastructure be planned together based on the current Village boundary. In the case of Nobleton, the proposed ‘expansion’ to the urban boundary situated within the Village boundary being considered by the GMS is not the same as an ‘expansion’ to a settlement area (or Village) boundary. The Region’s OP acknowledges that its growth forecasts in Table 1 do not take into account growth potential on lands designated rural and agricultural areas that are situated within the Nobleton settlement area.</p> <p>Therefore, we recommend that the Township proceed with the following overall direction now through its Official Plan Review:</p> <ul style="list-style-type: none"> • That Growth Management Strategy Policy Sections 2.3 and 5.16 in the current Official Plan be updated to: o be consistent with current Provincial Plan policy direction that permits infrastructure planning beyond a 30-year planning horizon, and o specifically implement the Nobleton specific Policy 4.5.3 of the more recent York Region Official Plan that makes it clear that urban development within the Nobleton Reserve Area will be permitted within the horizon of the new Official Plan subject to meeting Policy 4.5.3. • Commence a comprehensive land use and servicing analysis to fully understand what technically, environmentally and financially feasible servicing options (including a lake-based servicing option) available to resolve the servicing constraint and to inform the Official Plan Review. <p>14. We request to receive any communication or notice of upcoming meetings or any decision of Council regarding this initiative.</p> <p>15. Attachment 1: Economic Analysis Nobleton Community, King Township, dated October 30, 2024. Completed by Keleher Planning and Economic Consulting Inc. KPEC Planning + Economics</p>	
3.	<p>Nobleton Southwest Landowner Group,</p> <p>Lynn Barkey, Criterion (Nobleton) Development Corporation</p> <p>Adam Cairns, GB (Nobleton2) Inc.</p>	December 13, 2024	<ol style="list-style-type: none"> 1. We are the Nobleton Southwest Landowner Group (the “NSLG” or “Group”), who hold approximately 93 ha of undeveloped land within the southwest quadrant of the Nobleton settlement boundary. 2. This letter is provided further to the Dec 12th, 2024 submission made on our behalf by our planning Consultants MHBC. We support the comments contained in the MHBC submission and write to provide supplementary input to the Official Plan review process and to further discussions with Township staff and Council for how the NSLG lands will be developed. We believe our goals are aligned with the Township to provide for additional growth in Nobleton to 2051. 	<ol style="list-style-type: none"> 1. Acknowledged. 2. Acknowledged. 3. Acknowledged. 4. The findings appear to contradict with the Phase 2 Report prepared by Watson & Associates Economists Ltd. The Phase 2 Report illustrates two location options for employment lands in Nobleton to meet the 39 hectare

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	<p>Ivan Barichello, 2798891 Ontario Inc.</p> <p>Ivan Barichello, 1001004791 Ontario Inc.</p>		<p>3. We understand that an expansion to the Nobleton urban boundary, which can occur outside the GMS or OP review process (as outlined in the MHBC submission), is being recommended by the Township’s consultant Watson & Assoc. (Watson). The Phase 1 Growth Management Strategy and Employment Land Strategy Findings Report recommends an expansion of at least 40 gross ha of employment lands and 8 hectares of community lands to accommodate the minimum forecasted growth in Nobleton.</p> <p>4. The NSLG is aligned to the Town’s desire to grow and Watson’s recommendation for growth, even though we may not agree with the recommended quantum of lands needs for both residential and employment uses (for reasons outlined in the MHBC submission and KPEC Report). In short, we see a clear need for more housing supply in a range of forms and less need for employment lands. To assist your review, we attach a Concept Plan that provides preliminary land uses and road locations for how the NSLG lands can be developed and integrated with the existing community.</p> <p>5. We advocate for and support an updated Official Plan that will provide a comprehensive vision for all of Nobleton, inclusive of a satisfactory servicing solution. This would provide clarity to the Region of York to allow them to design a servicing scheme on a wholistic basis rather than on a inefficient incremental basis necessitated to date.</p> <p>6. The NSLG is composed of landowners with the willingness and financial means to bring this vision to reality. Our collective knowledge of developing both non-res and residential development is a great asset we wish to continue in Nobleton.</p> <p>7. We request, through the ongoing Official Plan review process that NSLG lands 1) be included within the Nobleton urban area, and 2) be granted appropriate land use designations in accordance with the attached Concept Plan that provides for a range of both employment and residential uses.</p>	<p>shortfall of employment lands to 2051 and additional employment lands beyond the 2051 need to provide critical mass and provide a wide range of parcel sizes and configurations. The report findings only identify a minor 8ha shortfall in community lands. The location options and configurations will be further assessed through the Official Plan Review process.</p> <p>5. Acknowledged. Servicing considerations are being assessed through the Official Plan Review and through the Township’s ongoing Water & Wastewater Master Plan Review.</p> <p>6. Acknowledged.</p> <p>7. The Phase 2 Report identifies a portion of the lands as an option for Employment Area land. Should Council direct Staff to pursue this option through the Official Plan Review, Staff are open to modifying the configuration in consultation with the landowners and Council.</p> <p>8. Acknowledged. You have been added to the Project Mailing List and will receive notice of project communications, upcoming meetings and decisions of Council.</p>

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			 <p data-bbox="693 1060 1841 1123">8. We further request to receive any communication or notice of upcoming meetings or any decision of Council regarding this initiative.</p>	
4.	Abbas Assadian	January 18, 2025	<p data-bbox="693 1130 1868 1295">1. Thank you for your email. I appreciate the opportunity to share some thoughts regarding the growth strategy for King Township. A friend of mine, who has significant expertise in urban development, recently discussed the growth plans for Toronto, and I wanted to pass along some of his insights, which I believe are relevant to our local planning efforts.</p> <p data-bbox="693 1300 1868 1421">2. He believes that Toronto's growth plan will face considerable challenges and is very likely to fail. A primary concern is the city's aging and inadequate sewage infrastructure. Without proper planning for sewage systems, the city's growth strategy will struggle, and it is very likely that we will revert to the original provincial proposal to</p>	<p data-bbox="1905 1130 2136 1161">1. Acknowledged.</p> <p data-bbox="1905 1263 2136 1294">2. Acknowledged.</p>

#	Name/ Organization	Date Received	Comments	Response
			<p>open up the Greenbelt for development, as a response to the failure of the current growth plan.</p> <p>3. For King Township, I suggest that growth be carefully distributed to both urban and rural areas. Focusing growth in just the three designated towns with higher density could lead to challenges in infrastructure maintenance and sustainability. Instead, spreading growth across rural areas—where each home has its own septic system and is responsible for its maintenance—could offer a practical solution.</p> <p>4. This approach would allow for more controlled development, particularly if new homes are built with modern, environmentally friendly septic systems, which would enhance long-term sustainability. Additionally, by ensuring that new developments adhere to stringent environmental standards, we can help protect local water resources, maintain the integrity of the rural landscape, and reduce the risk of future environmental degradation. This would also alleviate the strain on municipal infrastructure, ensuring that growth remains balanced and sustainable for the long term.</p> <p>5. By encouraging such growth, we can preserve the rural character of the township while still accommodating future development. This approach would reduce the pressure on urban infrastructure and prevent overdevelopment in rural areas, all while supporting the broader objective of responsible land use and environmental stewardship. These are just some thoughts I wanted to share, and I would be very interested in hearing your feedback on them.</p> <p>6. Thank you for considering my input.</p>	<p>9. Thank you for your comment. The Phase 2 Report from Watson & Associates Economists assessed growth in both the Villages and remaining rural area. Provincial policy provides direction that growth is to be directed to settlement areas, and rural settlement areas. Minor growth through infill may be realized within the Hamlets, and through development on existing vacant lots on the countryside. The Oak Ridges Moraine Conservation Plan and Greenbelt Plan apply to the majority of lands in King, and generally prohibit the creation of new residential lots for development outside of settlement areas.</p> <p>10. Thank you for your comment. Provincial policy directs growth to lands within Settlement Areas with existing municipal sewage services and municipal water services.</p> <p>11. Thank you for your thoughts and comments. Any recommendation by Township Staff is required to be consistent with and conform to Provincial policy.</p> <p>12. Thank you for your comments.</p>
5.	Justin Mammone, Paul Brown & Associates Inc.	May 6, 2024	<p>1. INTRODUCTION Paul Brown & Associates Inc. (PBA) has been retained by Fandor King-10 Holdings Inc., (the owner) to represent their interests regarding the lands municipally known as 6375 King Road in the Village of Nobleton, Township of King (the subject lands). This</p>	<p>1. Acknowledged. 2. Acknowledged. This site is located outside of the current Urban Area</p>

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	<p>Retained by Fandor King-10 Holdings Inc., (the owner) to represent their interests regarding the lands municipally known as 6375 King Road.</p>		<p>letter has been prepared as an update to correspondence previously submitted by MHBC Planning relating to the previous Official Plan review, dated July 11, 2019, to help inform the current Official Plan Review process that is now underway in the Township of King.</p> <p>As information, the subject lands are approximately 10 ha (25 acres) in size and are generally located on the south side of King Road, west of Highway 27 and east of Concession Road 10 (see Figure 1). They are currently occupied by a construction and landscaping maintenance company.</p>  <p>The owner also owns other lands currently being developed on the north side of King Road, known as the Via Moto subdivision – which is in preparations to complete it's third and final phase.</p> <p>2. BACKGROUND</p> <p>In June 2019, the Township of King released a draft Official Plan (OP) as part of an OP review that was being completed at that time. This OP identified the subject lands as being within the “Built Boundary” but outside the “inner” urban boundary on Schedule D2 (Figure 2) – and therefore excluded from the Townships Urban Boundary. Instead,</p>	<p>boundary, but is within Nobleton’s Built Boundary.</p> <ol style="list-style-type: none"> 3. Acknowledged. 4. Acknowledged. York Region is currently an upper-tier municipality without planning responsibilities. The Phase 2 Report from Watson & Associates Economists Ltd. identified this property as “Option 2” for Community Area growth. 5. Acknowledged. The appropriateness of including these lands within the Nobleton Urban Area is being assessed through the Phase 2 Report from Watson, and will continue to be reviewed through the Official Plan Review. 6. Thank you for your comments. 7. Should you wish to have a meeting with Township Staff, please email policyplanning@king.ca and Staff would be happy to arrange a time.

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			<p>the lands are designated “Nobleton Village Reserve Area”. As drafted, this OP document directed growth to the lands within the “inner” boundary, or what is known as the “Nobleton Urban Area” (Section 2.3.1). Accordingly, growth was not be directed to lands within the Nobleton Village Reserve Area for the horizon of the draft OP (Policy 2.3.1.3.b), being up to the year 2031.</p> <p>Figure 2</p>  <p>The map shows a central area outlined in black, representing the Nobleton Urban Area. This area is surrounded by a red boundary, representing the Built Boundary. The map includes labels for King Road, Milkie Avenue, and parts of other roads like Rob and Ba. A legend at the bottom left identifies the black dashed line as 'Nobleton Urban Area' and the red solid line as 'Built Boundary'.</p> <p>In July 2019, the client retained MHBC Planning to provide comment to the Township of King who recommend that the Township should revise the draft OP to include the subject lands within the “inner” boundary given the potential for redevelopment and intensification of the subject lands. MHBC opined that the OP did not conform to the Provincial Growth Plan (A Place to Grow) by not including the subject lands as an urban area within the delineated built-up boundary, as established by the Province in 2008 (by the Minister of Municipal Affairs & Housing). Growth was to be directed to these lands in accordance with Provincial and Regional policies. The new Township of King Official Plan titled “Our King” was adopted by Council on September 23, 2019 and subsequently approved by York Region on September 24, 2020, subject to modifications and other site-specific deferrals and appeals. The recommended changes to the OP for the subject lands, as submitted by MHBC, were not incorporated into the final approved document, and the subject lands</p>	

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			<p>remain located within the Nobleton Village Reserve Area, and outside of the urban boundary.</p> <p>3. OFFICIAL PLAN REVIEW In June 2022, York Region adopted its new Official Plan, which was approved by the Minister of Municipal Affairs and Housing on November 4, 2022 – triggering the requirement for an OP Review for the Township of King to maintain conformity with the Regional Official Plan (ROP), as mandated by the Planning Act. This update will now direct growth in the Township to the year 2051. As a first step in the OP Review process, the Township has prepared an Introductory Discussion Paper, dated September 20, 2023. Upon review of this document, we understand that the Township is seeking feedback at this initial phase of the OP Review process to help shape the future vision and direction of the Township.</p> <p>4. YORK REGION OFFICIAL PLAN (2022) As mentioned above, York Region recently completed an update to its Official Plan (ROP) in June 2022, which was approved by Minister of Municipal Affairs and Housing in November 2022. Under the new ROP the subject lands are still identified to be within the “Towns and Villages” designation (Map 1) and more specifically remain located within the “Built-Up Area” (Map 1B), which is in alignment with the delineated boundaries established by the Provincial Growth Plan. Under the ROP, the built-up area is defined as “all lands within the limits of the developed urban area as defined by the Province in accordance with the provisions of the A Place to Grow: Growth Plan for the Greater Golden Horseshoe”. For reference, the Province defines the Built-up Area as “The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.” A minimum intensification target of 50% applies, as required by the Growth Plan As the definition for “built-up area” references the inclusion of lands within the “developed urban area”, it is our opinion that this should include lands within the “urban boundary”. We acknowledge that this is not a defined term in the local OP, however is known specifically as the “Nobleton Urban Area” in this context. Outside of the Nobleton Urban Area, which is known as the Nobleton Village Reserve area, these lands were intended to continue to be used for agricultural and other rural uses in the planning horizon. However, given that commercial uses have been</p>	


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			<p>established on a portion of the property for many years, this would be inconsistent with that policy.</p> <p>Therefore, the subject lands should have been included within the “Nobleton Urban Area” as part of the Township of King’s previous OP Review, and should be reconsidered to ensure their OP conforms with the Regional Official Plan during this process.</p> <p>As further information, we acknowledge that in November 2022 the provincial government introduced Bill 23, which, among other major changes to planning framework in Ontario, proposed to remove planning responsibilities and approval authority from the regional municipalities of Halton, York, Peel, Durham, Niagara, Waterloo and Simcoe Country as “upper-tier municipalities without planning responsibilities”. In the case of the Township of King, this would result in the Minister becoming the approval authority for OPs and OP Amendments approved by the Township. This change is expected to come into effect July 1, 2024 for York Region, where it is anticipated that the ROP will be assumed as part of the Township’s OP. This process will consolidate the Region’s Official Plan policies and the Township’s Official Plan policies at the local level.</p> <p>5. NOBLETON WATER AND WASTEWATER SERVICING MUNICIPAL CLASS EA</p> <p>In parallel with the related planning policy, we understand that the boundary of the Nobleton Urban Area in the 2019 OP may have been limited due to servicing constraints in both the local water and wastewater systems.</p> <p>At the time of drafting the current OP, York Region was undertaking a Municipal Class Environmental Assessment for water and wastewater servicing in Nobleton that was intended to assist the Township in developing a future growth strategy for Nobleton (beyond 2031). In the interim, the OP established a structure for growth to occur only within the designated Nobleton Urban Area, where development is permitted but is expected to be limited due to these servicing constraints. It was anticipated that lands within the Village Reserve area may be designated to accommodate growth in the future, upon completion of these studies. The EA process was completed in November 2021.</p> <p>Since completion of the EA process, the new well identified for Nobleton has been designed and is planned for completion concurrent with upgrades to the Nobleton Wells treatment facility in 2026. Upgrades to the Janet Avenue Sewage Pumping Station and Nobleton Water Resource Recovery Facility are also underway, with</p>	

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			<p>completion expected by 2028. Upon completion of these upgrades, there will be sufficient capacity to accommodate the projected growth in Nobleton up to the 2051 planning horizon.</p> <p>As a result, the OP Review process is an opportunity for the Township to consider adjustments and/or expansions to the urban boundary, in line with their growth projections and conformity with the ROP – more specifically, for those lands already identified to be within the delineated built-up area. Therefore, it is our opinion that the subject lands should be included within the Nobleton Urban Area.</p> <p>6. CONCLUSIONS & NEXT STEPS In summary, we respectfully submit that during this Official Plan Review the Township of King reconsider including the subject lands with the Nobleton Urban Area Boundary. Since the previous OP review and update in 2019, a number of significant policy changes and studies have been completed, which would support directing additional growth to Nobleton up to the new 2051 planning horizon, specifically in alignment with new targets to build more housing as directed by the Province. It is our opinion that this would represent good planning, and will ensure that conformity is maintained with the Regional Official Plan, and other relevant provincial policies.</p> <p>7. We welcome the opportunity to discuss this matter further with you and your staff. We will also continue to monitor the Township website for updates on the Official Plan review, as well as further updates to Provincial policy changes, and prepare the appropriate submissions when further public input is being requested. Should you have any questions, please do not hesitate to call me directly at 905-520-5247.</p>	
6.	<p>Justin Mammone, Paul Brown & Associates Inc.</p> <p>Retained by Fandor King-10 Holdings Inc., (the owner) to represent their interests regarding the lands municipally</p>	October 7, 2024	<p>1. INTRODUCTION Paul Brown & Associates Inc. (PBA) has been retained by Fandor King-10 Holdings Inc., (the owner) to represent their interests regarding the lands municipally known as 6375 King Road in the Village of Nobleton, Township of King (the subject lands). This letter has been prepared as follow up to our recent correspondence dated May 6, 2024 (enclosed) to help inform the current Official Plan Review process in the Township of King.</p> <p>As information, the subject lands are approximately 10 ha (25 acres) in size and are generally located on the south side of King Road, west of Highway 27 and east of Concession Road 10 (see Figure 1). They are currently occupied by a construction and landscaping maintenance company.</p>	<p>1. Acknowledged. Please note that responses for this property have also been prepared through the Response to Comment #5.</p> <p>2. Acknowledged. The appropriateness of including these lots within the Nobleton Urban Area is being reviewed through this Official Plan Review. Staff note that the concept of a “built boundary”, established by the Growth Plan,</p>

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	known as 6375 King Road.		<p>The owner also owns other lands currently being developed on the north side of King Road, known as the Via Moto subdivision – which is in preparations to complete it's third and final phase.</p> <p>2. BACKGROUND The current Township of King Official Plan (OP) titled “Our King”, as adopted by Council on September 23, 2019 and subsequently approved by York Region on September 24, 2020, identified the subject lands as being within the “Built Boundary” but outside the “Nobleton Urban Area” on Schedule D2 (Figure 2). Accordingly, the subject lands are designated “Nobleton Village Reserve Area”, where growth is not to be directed for the horizon of the OP (Policy 2.3.1.3.b), being up to the year 2031. As we opined in our May correspondence, since the subject lands are identified to be within the delineated built-up area (as established by the Province), they should therefore by definition also be included within the urban boundary, and corrected in the OP accordingly. We note that save for 3 significantly smaller lots further west on King Road, the subject lands are the only parcel designated as Village Reserve Area inside the Built Boundary.</p> <p>3. OFFICIAL PLAN REVIEW On behalf of the owner, PBA attended Public Open House #2 hosted by the Township of King as part of the Official Plan Review, and more specifically the Growth Management and Employment Land Strategy to inform the Official Plan Review. As presented by the Town’s consultant, Watson & Associates, we understand that their preliminary assessment recommends the Nobleton Urban Area boundary be expanded by an area of approximately eight (8) gross hectares. If this recommendation and direction is adopted by staff through the Official Plan review, we strongly encourage staff to consider utilizing the subject lands as the urban boundary expansion area since the lands are already in the Built Boundary. The subject lands are directly comparable in size to the initially recommended size of the urban boundary expansion, being approximately 10 gross hectares, and are situated in an appropriate and logical location for orderly development.</p> <p>4. INTENSIFICATION Under the current Provincial Policy Statement (PPS), and via the Growth Plan, a minimum intensification target of 50% applies to the delineated built-up area. This policy is reflected in the York Region Official Plan (ROP), where 52% of growth in King is to be attributed to intensification.</p>	<p>was not carried forward into the 2024 PPS.</p> <p>3. Acknowledged. Through the Phase 2 Report from Watson & Associates Economists Ltd., three location options for Community Area growth in Nobleton are being considered. The lands subject to your comments have been identified as “Option 2” in the Report.</p> <p>4. The Reports from Watson have assessed the recommended intensification target and have determined that it is appropriate for the Township. Staff note that the 52% target (from 2016 to 2051), applies Township-wide. The intensification target for Nobleton has been identified as 37%.</p> <p>5. Acknowledged. As noted, this site is being considered through the Official Plan Review.</p> <p>6. Thank you for your comments. The site has been included in the Phase 2 Report and is identified as “Option 2” for Community Area growth in Nobleton. However, it is important to note that the Community Area expansions are being considered concurrently with Employment Area land needs for Nobleton, so compatibility and transition in land use is also being considered to ensure that an appropriate site is</p>

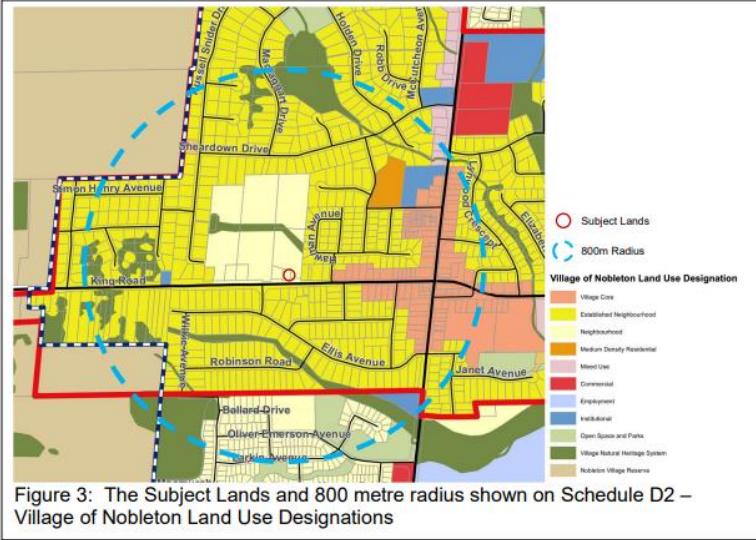
#	Name/ Organization	Date Received	Comments	Response
			<p>However, the new PPS, now to be known as the Provincial Planning Statement in effect as of October 20, 2024, repeals the Growth Plan and now directs planning authorities to establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.</p> <p>As you are aware, the York Region Official Plan is no longer a Regional Official Plan (ROP), as implemented by Bill 185 on July 1, 2024. It is now deemed a Local Official Plan (in part) for the Township of King, where applicable. If deemed necessary, the Township of King may have the ability to amend the ROP to reflect alternative intensification targets, and further expand the urban boundary area through the Official Plan Review.</p> <p>This may be an attractive option for the Township to consider given the recent community feedback and concerns about intensification raised by the public at the September 23, 2024 Council meeting relating to the presented Doctors Lane and Old King Road Neighborhood Draft Conceptual Plans. The Township may wish to consider a modest approach to intensification, balanced with a reasonable expansion of the urban boundary to accommodate growth at a more desirable, smaller scaled, yet compact built form.</p> <p>Regardless, in order to achieve any intensification targets and allow for development to occur, the urban boundary must be aligned with the delineated built-up area. The Township has the opportunity through this OP Review to correct this misalignment by including the subject lands within the Nobleton Urban Area and allow the Township of King to achieve their intensification targets in an effective manner. Since the lands are already located in the Built Boundary, any residential development on these lands would count towards the Township’s intensification target. Depending on other infill opportunities within the Township, this target may otherwise be difficult to achieve.</p> <p>5. ORDERLY DEVELOPMENT</p> <p>Furthermore, the location of the subject lands offers a significant advantage to allow for orderly development within Nobleton, and more specifically to act as a logical and continuous extension to an existing community located immediately adjacent to the subject lands. As shown in Figure 3, direct right-of-way extensions of Ellis Avenue and Robinson Road are easily accessible and could provide direct connections to existing municipal infrastructure – notably, water and sewer, which are directly available at these locations. In fact, it would appear as though these communities were previously planned with the anticipated extension to the west, into the subject lands.</p>	<p>selection for Community Area growth in Nobleton.</p> <p>7. Should you wish to have a meeting with Township Staff, please email policyplanning@king.ca and Staff would be happy to arrange a time.</p>

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			<p>6. CONCLUSIONS & NEXT STEPS</p> <p>7. In summary, we respectfully submit that during this Official Plan Review the Township of King continue to consider including the subject lands within the Nobleton Urban Area Boundary. Such expansion would correct and properly align the urban area boundary with the delineated built-up area and offer a logical extension and orderly development of the Village of Nobleton. Bringing these lands into the urban area boundary will also assist the Township of King with achieving their intensification targets, and therefore represents good planning.</p> <p>8. We will continue to monitor the Township website for updates on the Official Plan review and look forward to your final report on the Growth Management and Employment Land Strategy being issued before the end of this year. We are happy to discuss any questions you may have relating to the subject lands, as you continue through the next phase of this process. Should you have any immediate questions, please do not hesitate to call me directly at 905-520-5247.</p>	
7.	<p>Tim Cane, SGL Planning & Design Inc. Retained by Fandor Homes – Via Moto Inc. (“Owner”) regarding 6190 to 6230 King Road lands fronting King Road as part of the Via Moto development.</p>	January 8, 2025	<p>1. SGL Planning and Design Inc. (“SGL”) has been retained by Fandor Homes – Via Moto Inc. (“Owner”) to represent their interests regarding above-referenced lands fronting King Road as part of the Via Moto development. The lands discussed in this submission are located at the northeast corner of Tomlinson Gate and King Road, as shown in the Key Plan below. The purpose of this submission is to request consideration of our client's lands to be included in an expanded Nobleton Village Core as part of the Our King Official Plan Review for reasons set out below.</p>	<p>1. Acknowledged. 2. Acknowledged. 3. Acknowledged. Thank you for this context. 4. Acknowledged. 5. Acknowledged. This is correct, the Township does not assign servicing capacity to commercial uses. However, the servicing systems still need to be able to support and accommodate commercial growth. 6. Acknowledged. Population-related Employment growth is forecast to be the largest portion of King’s employment growth through to 2051. The Township is considering opportunities for commercial land needs both through Commercially designated lands, and through Mixed-Use and Core area</p>

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			 <p>Figure 1: Key Plan</p> <p>2. Background: The lands located at 6190 to 6230 King Road are designated Neighbourhood in the Township’s existing Official Plan.</p> <p>3. The lands have a frontage to King Road of approximately 133 metres with an area of approximately 0.45 hectares. The site has only one directly abutting residential lot to the east with the remaining three sides of the site having frontages to an existing stormwater pond, Cap Hoover Court (local street), Tomlinson Gate (local street) and King Road (arterial road). The site is currently vacant and was previously being considered for residential uses, but servicing allocation remains unavailable for residential units. To the north, across Cap Hoover Court, are existing townhouses. West across Tomlinson Gate are vacant lands designated Neighbourhood. King Road, to the south, is a two lane arterial road with dedicated bike lanes. As part of the King Road upgrade, a future transit stop has been installed in front of the site. Opposite the site to the south, across King Road, are 4 large lot residential properties with 3 of them facing the subject lands.</p> <p>4. Rationale for Request: The following matters were considered in making this request: 1. Servicing availability 2. Watson and Associates Phase 1 Growth Management Strategy and Employment Land Strategy Findings (August 29, 2024) 3. Proximity to existing village core</p>	<p>commercial policies through the Official Plan Review.</p> <p>7. Acknowledged.</p> <p>8. Acknowledged. Live work units are currently permitted in the Neighbourhood designation, as noted in your comments.</p> <p>9. Acknowledged. This property is identified in Appendix C to the Phase 2 Report from Watson as being able to accommodate intensification. Through the Official Plan Review the appropriate land use designation for the lands will be reviewed to support the identified intensification, while providing for appropriate transition with the Established Neighbourhood.</p> <p>10. Thank you for your comments. The appropriateness of placing the lands in the Village Core designation will be assessed as the Official Plan Review progresses, while recognizing the proximity of the site to the existing Core Area, and the opportunity to provide a transition in built form and support commercial uses.</p> <p>11. As the Official Plan Review progresses, should you wish to have a meeting with Township Staff, please email policyplanning@king.ca and Staff would be happy to arrange a time.</p>

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			<p>4. Neighbourhood context and surrounding uses</p> <p>5. Complete community</p> <p>5. Servicing Availability In the absence of allocation for residential units, there is an opportunity for ‘infill’ development associated with neighbourhood commercial uses consistent with the Village Core. Servicing allocation for commercial uses is not required and would allow the site to develop as a complementary use while completing the build out of the Via Moto subdivision.</p> <p>6. Watson and Associates Phase 1 Growth Management Strategy and Employment Land Strategy Findings (August 29, 2024) The 2051 OP update will use the findings of the Watson and Associates Phase 1 Growth Management Strategy and Employment Land Strategy Findings (August 29, 2024) (“Study”). The Watson Study assessed the land needs based on the projections of the York Region 2024 Official Plan which forecasts an increase of 7,700 jobs between 2021 and 2051 for the Township. The Study also concluded that Nobleton does not have enough vacant Employment Area land available to meet the local 2051 employment target. While Neighborhood Commercial uses are not typically seen as higher-order employment lands, commercial uses on the Subject will provide Population Related employment growth which Watson’s estimates to account for 56% of total employment growth. Commercial uses on the Subject Lands will help the Township achieve population related employment numbers when already facing an employment land deficit for Nobleton.</p> <p>7. Proximity to Existing Village Core The Subject Lands are approximately 115 m west of the current Village Core designation on the north side of King Road. The intervening lots are limited in number (4) and are larger with a greater depth of approximately 60 metres. The block of 4 lots also have a limited interface with 3 residential properties to the north. These characteristics make the lots conducive for small scale commercial development.</p> <p>8. Neighbourhood context and surrounding uses The Subject Lands are relatively isolated from directly abutting sensitive uses. While there are existing townhomes north of the site and houses south of the site across King Road, the site has streets and a stormwater pond on three sides. Should the Village</p>	

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			<p>Core designation extend west to include the Subject Lands, then there would be no directly abutting residential designations.</p> <p>Future built form on the Subject Lands would be subject to specific urban design guidelines to maintain the preferred character for Nobleton. The size of the site will physically promote smaller scale ‘main street’ and neighbourhood commercial uses with a lower built form balanced with modest and appropriate parking.</p> <p>To assist with the built form and land use transition of the extended Neighbourhood Core designation, our client is considering establishing live-work residential units on undeveloped lands west of Tomlinson Gate. These live-work units would provide a transition westwards along King Road between the Neighbourhood Core and Established Neighborhood designations. We note that live-work units are already permitted in the Neighbourhood designation subject to an implementing zoning by-law.</p> <p>9. Complete Community</p> <p>There are significant areas of residential development west of Regional Road 27 that are homogenous with no existing sites designated for commercial uses west of the Subject Lands. Extending the Village Core west to the Subject Lands will extend the opportunity for commercial uses to meet the day-to-day needs centrally with west Nobleton.</p> <p>Figure 3 below illustrates how the extension of the Village Core westwards would better serve residential uses by providing neighbourhood commercial uses within an 800 metre radius. An 800 m radius (or 15min walk) is a common measure for complete communities where the day-to-day needs of residents can be accessed without a car. Extending the Village Core west to include the Subject Lands will make commercial uses more accessible to the wider community. A trail connection through the abutting stormwater block to the local park will further encourage walkability.</p>	

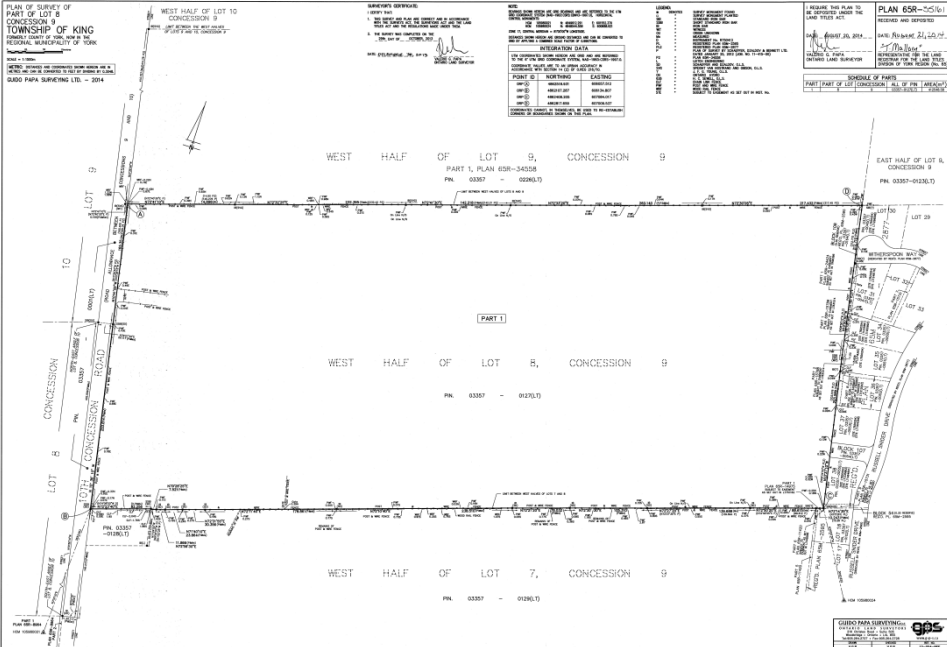
#	Name/ Organization	Date Received	Comments	Response
			 <p>Figure 3: The Subject Lands and 800 metre radius shown on Schedule D2 – Village of Nobleton Land Use Designations</p> <p>10. Summary: In summary, the Subject Lands are well-suited to accommodate an extension of the Village Core designation in order to better serve the day-to-day needs of the Nobleton west community. The site’s context and location on an arterial road will limit the impacts of non-residential uses while reinforcing complete community principles and accessibility.</p> <p>11. We look forward to your consideration of this request and welcome the opportunity to discuss the matter further as the Township continues its Official Plan update.</p>	
8.	Dan Stone, Thorstone Consulting Services, Inc.	October 8, 2024	<p>I have the following question regarding the employment lands GMS and the Watson Phase 1 Report:</p> <ol style="list-style-type: none"> 1. Has the Boynton(Pre-Brick/Treasure Hill) employment lands conversion OPA application (OPA–2022-02) been approved ? what is the status of this development ? 2. How does the Watson report address or account for rural employment population and jobs in the Countryside (Seneca, Dog Tails, Prestley (PDI),Highway 11, etc.) 3. The Watson report assigns 56% of the employment growth to “population-related” jobs which are found outside the designated employment lands and presumable in the village where mixed use and commercial land uses are located – this seem to be a 	<ol style="list-style-type: none"> 1. This property is subject to File Numbers: ROPA-25-01, OP-2022-02, Z-2022-05 and 19T-22K01. A Public Meeting regarding the file was held Feb 3, 2025, and was the subject of Report to Council GMS-PL-2025-022. Council has not rendered a decision on the applications.

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			<p>high percentage taking up more than half of the projected jobs in King to 2051 in the Region MCR? Is this percentage based on any industry standards?</p> <p>4. I assume the Phase 2 of the ELS will provide more aggressive employment population to achieve greater assessment balance and jobs as provide for under the 2024 PPS – can you please confirm.</p> <p>5. The attached Report from the Region in 2020 identifies previous actions/resolution from the EG, WS, RH and King to request the Province to remove lands from the Greenbelt along strategic highway corridors for employment uses – can you please locate the Council resolution from King and forward to me for my records.</p> <p>6. Does the approved EA for the Nobleton Sewage Treatment facility assign a specific employment population in terms of plant capacity?</p>	<p>2. Rural Employment is captured within the “Rural Employment” category and comprises any employment sectors that occur within the Hamlets and other rural areas of the Township. Rural Employment in the Township is forecast to increase by approximately 200 jobs, representing 2% of the employment forecast.</p> <p>3. Population-related employment now includes jobs that were previously attributed to Employment Areas (i.e., office, retail, commercial, recreational, etc.) that previously were permitted within Employment Areas. Please refer to Chapter 2 of the Phase 2 Report from Watson & Associates Economists Ltd. for a detailed assessment of the macro-economic outlook and growth trends.</p> <p>4. In accordance with policies 2.1.1 and 2.1.2 of the PPS 2024, the Township needs to either use the Ministry of Finance forecast, or a forecast previously issued by the Province. The Employment forecast used in the Phase 2 Report remains the same as the forecast provided in the June 2024 Office Consolidation of the YROP, and the forecast in the Phase 1 Report as it</p>

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				<p>was the forecast that was approved by the Province through the approval of the YROP. However, under policy 2.1.3 of the PPS 2024, planning for Employment Areas can extend beyond this timeframe. As such the Phase 2 Report provides opportunities for Employment Areas that would provide jobs beyond the 2051 forecast.</p> <p>5. Staff have reviewed the York Region Report from 2020 which notes the Township brought forward a resolution in September 2016. Staff have confirmed with the Township’s Clerks Division that no resolution was made in September 2016. Instead, Staff brought forward two Reports in September 2026, Reports P-2016-31 and P-2016-31R. These Reports provided recommended to Council on the Co-ordinated Provincial Plan Review, for Council’s consideration of endorsement, and a recommendation to submit the endorsed comments to the Ministry of Municipal Affairs and Housing. Minutes from meetings of the Committee of the Whole in 2016 are available here.</p> <p>6. The Township’s Manager of Environmental Services has advised that plant design is based</p>


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				<p>off an allowable amount of sewage flow on a day to day and peak basis, coupled with sewage strength characteristics. As this is the Region’s application, the Region may have additional considerations which will be assessed with the Township as the project progresses.</p>
9.	Dan Stone, Thorstone Consulting Services, Inc.	November 29, 2024	<p>1. When can I expect responses to the questions I have sent you back on October 8 as follows:</p> <ul style="list-style-type: none"> • Has the Boynton(Pre-Brick/Treasure Hill) employment lands conversion OPA application (OPA–2022-02) been approved ? what is the status of this development ? • How does the Watson report address or account for rural employment population and jobs in the Countryside (Seneca, Dog Tails, Prestley (PDI),Highway 11, etc.) • The Watson report assigns 56% of the employment growth to “population-related” jobs which are found outside the designated employment lands and presumable in the village where mixed use and commercial land uses are located – this seem to be a high percentage taking up more than half of the projected jobs in King to 2051 in the Region MCR? Is this percentage based on any industry standards? • I assume the Phase 2 of the ELS will provide more aggressive employment population to achieve greater assessment balance and jobs as provide for under the 2024 PPS – can you please confirm • The attached Report from the Region in 2020 identifies previous actions/resolution from the EG, WS, RH and King to request the Province to remove lands from the Greenbelt along strategic highway corridors for employment uses – can you please locate the Council resolution from King and forward to me for my records. • Does the approved EA for the Nobleton Sewage Treatment facility assign a specific employment population in terms of plant capacity? 	<ol style="list-style-type: none"> 1. Please refer to the responses to Comment #8 for answers to these questions. 2. Yes, Township Staff confirm receipt. Please refer to the responses to Comment #1 for a response to the submission on the Trisan lands. 3. The final Report from Watson is being presented to Council Feb 24, 2025. 4. 3935 Lloydtown Aurora Road is located outside of the Hamlet boundary of Pottageville. Staff would need to better understand the current use to determine if an expansion of the use would be permitted under Township and Provincial policies, and the application process that would be required to facilitate the use. Staff recommend using the Township’s Ask King Planning service to speak with a member of the Development Planning team.

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			<ol style="list-style-type: none"> 2. Can you confirm receipt of our submission on the Trisan lands in Schomberg and what are the next steps on this or do you need any additional information on this submission? 3. When will the Final Watson report expected to come back to Council ? 4. I have been retained by ACT in Pottageville at 3935 Lloydtown Aurora Road. The ownership is interested in the Employment lands study as they are interested in potential expansion and Zoning to permit a broader range of appropriate employment uses on this property (within the confines of the ORMCP policies). I think they want the Township to know they are here – they employ 25 people on-site and have another 25 – 30 staff working at their project sites across North America. 	
10.	<p>Rosemarie Humphries, Humphries Planning Group Inc.</p> <p>Representing Nobleton Valley Inc. owners of Part 1, 65R-35161</p>	February 3, 2025	<ol style="list-style-type: none"> 1. Humphries Planning Group Inc. represents Nobleton Valley Inc. owners of Part 1, 65R35161 which is approximately 100 acres in size per Attachment 1. 2. Nobleton Valley Inc. is located immediately to west of the existing built boundary and provides opportunity for extending existing community lands via existing cul-de-sacs including Witherspoon Way. Further to such the property has extensive frontage on the 10th Concession. These locational attributes provide efficiency for the extension of servicing and additional transportation routing connectivity within the Village area. 3. We have reviewed the Towns background discussion policy papers as recently released and also attended the Nobleton Community Open House on January 29th and formally request that the Town reconsider the Nobleton Valley Inc. lands for inclusion within the 2051 boundary for the reasons noted above. 	<ol style="list-style-type: none"> 1. Acknowledged. The lands are municipally known as 13385 Concession Road 10. 2. The lands are not currently considered as a location option for Employment or Commercial Area through the Phase 2 Report from Watson & Associates Economists Ltd. Staff would need to better understand the proposed use for the lands to assess future options of the lands. Further, under the policies of the PPS the Township is not able to plan for Community Area growth beyond the 30 year horizon. Within the 2051 planning horizon the Phase 2 Report identifies an 8 ha shortfall for Community Land in Nobleton. Employment Area growth can be contemplated beyond the 30 year horizon, and the location options identified for Employment Area growth in Nobleton both already present opportunities to

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				<p>exceed the forecast Employment Area land deficit for Nobleton.</p> <p>3. Acknowledged. Staff will consider these lands through the Official Plan Review and will provide a more detailed response to their consideration through the Official Plan Review as the Review progresses.</p>
11.	Sylvia Nalepka	September 22, 2023	<p>1. In the context of the King Official Plan Review I would like to submit the following comments;</p> <p>2. It is imperative that the Township of King allocates its resources, both in terms of capital investments and ongoing services, equitably amongst the three main towns. Currently there exists a noticeable disparity in the allocation of resources across the township, which may suggest an oversight in planning for all age groups, particularly for the senior population.</p> <p>For instance, the village of Schomberg, with approximately 900 seniors, in addition to a \$15 million Recreational Centre built in 2011, it has recently benefited from a substantial capital improvement to its Community Hall, amounting to \$1.2 million in the past year.</p> <p>Similarly, King City, according to the last census, with a senior population of around 6,000 enjoys access to a dedicated, well-equipped senior center which is complete</p>	<p>1. Thank you for your comments.</p> <p>2. Acknowledged. We will provide your comments to our Facilities and Recreation teams. The Township is undertaking an update to its Parks, Facilities and Trails Master Plan. A draft of this Plan is anticipated to be released in the coming months. It may be beneficial to get involved with this Plan to provide your comments directly to the Project Team on the facilities that you feel would benefit Nobleton. The findings of the Master Plan, and other ongoing Master Plans and</p>

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			<p>with advanced amenities and open for daily use by seniors with a fulltime staff to attend to visitors and administrative duties.</p> <p>In contrast, the town of Nobleton, home to approximately 1,500 seniors, faces challenges in securing a dedicated space for its senior population. The arena, primarily utilized by various age groups often leads to the displacement of senior weekly activities, especially during the summer months. This issue is compounded by the fact that this is the second time in five years that seniors have lost a dedicated space, as it was previously allocated to “Early-On” a government supported babysitting service.</p> <p>Over the course of the past year, I have been deeply engaged in initiatives aimed at actively encouraging senior participation and fostering meaningful connections among them to support a healthy and independent lifestyle. It is my firm belief that the provision of a dedicated space would significantly contribute to increase senior participation in our town.</p> <p>Such disparities in resource allocation and service distribution are inequitable and warrant a closer review. It is crucial that the Township addresses these imbalances to ensure fair and consistent access to Township assets and services across all communities.</p> <p>I appreciate the efforts being made by constructing a newly built \$22 million facility center in King City to serve the broader population of the Township. However, I would like to raise a concern regarding its accessibility for our seniors in Nobleton. Considering the logistical constraints and the unlikelihood of frequent bus service to this facility, there remains a clear gap in providing indoor recreational services for our senior population in our town. Many seniors in our town face physical and cognitive medical constraints that render them unable to drive between Nobleton and the new King City Recreational Center for daily activities.</p> <p>Last June, an open house meeting hosted by the Director of Recreational Services was held in Nobleton which extended an invitation to the Nobleton residents to discuss forthcoming plans for Nobleton Recreational initiatives. During the course of this meeting, the focus of the discussion predominantly revolved around the establishment</p>	<p>Township projects will be incorporated into the Official Plan Review as it progresses.</p> <p>3. Thank you for your comments.</p>

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			<p>of dedicated outdoor sports fields. Additionally, it was conveyed that there are intentions to incorporate a dedicated space for seniors within a newly proposed 13,000 square-foot library.</p> <p>The introduction of this proposed library has raised concerns within the community, regarding the availability of sufficient indoor space to effectively accommodate both educational requirements for our youth and adults alongside facilitating the daily activities essential to our senior population within this library. It is noteworthy that the King City Library which spans 22,000 square feet, necessitates the utilization of an adjacent King City Centre to facilitate the daily drop-in usage by their senior residents.</p> <p>It is crucial that such an allocation of space and resource within a new library is thoroughly reviewed and evaluated for adequate space allocation and resource distribution within the library’s design to ensure that it meets the diverse needs of our community members of all age groups.</p> <p>The strategy of the Township’s proposed local land sales to fund new developments, including the construction of a new library deserves credit. Our common aspiration is to preserve the Township’s financial stability while benefiting from these essential resources to accommodate the growth within our community. Ensuring that our seniors have access to suitable indoor spaces within their own community is a vital aspect of addressing their needs effectively.</p> <p>I would like to highlight the town’s remarkable growth, with a 40% increase in population over the past five years, and a 13% annual growth rate, according to York Region’s forecasts. This emphasizes the pressing need to address these disparities in resource allocation and service distribution. Delaying action on this matter till when Nobleton doubles in size, could result in an even larger gap between the services available to our residents and the services they deserve.</p> <p>I believe that by addressing these concerns now, we can ensure that our community evolves in a way that benefits all its residents, both current and future. Your support and advocacy in these matters would exemplify leadership as an essential role in achieving these goals. I believe that by fostering an environment that caters to a wide</p>	


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			<p>range of community needs, we can continue to enhance the quality of life for all residents in our Township.</p> <p>3. Thank you for your dedication to King Township and I eagerly anticipate that our King Official Plan will bring positive change to the town of Nobleton.</p>	
12.	<p>Sandra K. Patano, Vice President, Weston Consulting</p> <p>Raj Lamichhane, Planner, Weston Consulting</p> <p>Planning Consultant for Anatolia Capital Corp., the owner of the lands located at 13555 10th Concession Road (the “subject lands”) in the Township of King.</p>	September 25, 2023	<p>1. Weston Consulting is the Planning Consultant for Anatolia Capital Corp., the owner of the lands located at 13555 10th Concession Road (the “subject lands”) in the Township of King. We have been monitoring the Township of King Official Plan Review (“OP Review”) process on behalf of the property owner as it relates to the subject lands. We have prepared this letter as a formal submission to provide commentary on the OP Review that will guide the future growth and development in the Township.</p>  <p><i>Figure 1: Aerial Photo of the subject lands</i></p> <p>2. Description of Subject Lands The subject lands are located southeast of the 15th Sideroad and Concession Road 10 intersection within the settlement area boundary of Nobleton. The subject lands have an approximate area of 41.2 hectares (101.8 acres) with an approximate frontage of 414.22 metres along Concession Road 10. The subject lands are generally surrounded by agricultural lands. A low-rise residential neighbourhood exists to the immediate</p>	<p>1. Acknowledged. 2. Acknowledged. 3. Acknowledged. 4. Acknowledged. Please note that since the 2023 Discussion Paper was published, through changes in Provincial and Regional policy King’s population and employment forecasts for 2051 were revised to 51,000 people and 17,700 jobs. These forecasts have been assessed through the Phase 2 Report, prepared by Watson & Associates Economists Ltd. 5. Through the Phase 2 Report, a shortfall of 8 ha of Community Land was identified for Nobleton. Three location options have been presented to accommodate this shortfall. In accordance with the policies of the PPS 2024, the Township is not able to plan for greenfield Community Area land needs beyond the 30 year horizon, for which Nobleton does not have a 40 ha shortfall. Staff thank you for your comments, and note that the land needs and location options will</p>

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			<p>southeast and a draft plan of subdivision has been recently approved by the Township on the adjacent lands to the east of the subject lands.</p> <p>3. Planning Policy and Background The subject lands are identified within the Towns and Villages area of the Regional Structure and are designated as <i>Community Area</i> by the York Region Official Plan (YROP). The YROP considers the <i>Community Area</i> for providing a diverse range of housing, personal services, retail, institutional, cultural, and recreational services. The Township of King Official Plan (“the OP”) designates the subject lands as <i>Nobleton Village Reserve</i>. The lands within the <i>Nobleton Village Reserve</i> area are located outside the existing urban area boundary and are restricted by the OP for urban development until the current Official Plan’s planning horizon of 2031. However, it is noted that the <i>Nobleton Village Reserve</i> lands are considered available and appropriate to accommodate growth over the long term through future review and amendment of the OP.</p> <p>The subject lands are an example of existing underutilized lands within an established settlement (<i>Village Boundary</i>) and adjacent to the existing and approved residential subdivisions. As such, Weston Consulting and the property owner have been engaged in discussions with Township Staff to explore the potential development opportunities of the subject lands by bringing the lands within the Township’s urban boundary through the Official Plan Review process. We also had discussions with Regional Staff to explore opportunities to expand servicing on the subject lands to facilitate its development. However, it is noted that the recently completed Environmental Studies by both the Region and the Township have unfortunately not considered extending municipal servicing outside the Township’s Urban Area, limiting servicing opportunities on the subject lands until the planning horizons of the Region and the Township to the years 2041 and 2031 respectively.</p> <p>4. Introductory Discussion Paper We have reviewed the Introductory Discussion Paper, published on September 20, 2023, as part of the OP Review and understand that the Township is seeking feedback at this initial phase of the OP Review process to help shape the future vision and direction of the Township. We appreciate the opportunity to submit comments in relation to the Township’s OP Review, which is intended to align with the recent policy changes in Provincial policy and the newly approved York Region Official Plan, and to meet the evolving needs of the Township’s residents.</p>	<p>continue to be reviewed as the Official Plan Review progresses.</p>

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			<p>We note that the OP Review recognizes the importance of complete communities as directed by the A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the YROP. One of the primary objectives of the OP Review is to continue to promote complete communities within the Township for people of all ages and abilities and to support a full range of housing supplies. As a fast-growing municipality, the current OP identifies a population growth of 9,500 (37%) in the Township from 25,400 in 2016 to 34,900 in 2031. However, the YROP anticipates a substantial population growth of 41,000 (161.4%) between 2016 and 2051, creating a total population of 66,400 in the Township by the year 2051. Similarly, employment will increase from 9,600 in 2016 to 18,300 in 2051, which will be an overall increase of 91%. We note that the OP has the vision to facilitate the future growth in the Township within the three Villages, including Nobleton. A majority of this growth is intended through intensification, infill, and redevelopment of lands within the settlement areas. In addition, the Township will undertake the Population Forecast and Lands Needs Assessment to determine if additional lands are required to accommodate the forecasted population growth and housing needs. While the OP review will reflect on the inclusion of two new settlement areas that have been identified by Provincial and Regional Plans to accommodate future growth in the Township, we ask the Township to consider the opportunity to extend growth and development on the lands within the Village Boundary, such as the subject lands. We believe the subject lands are strategically located within the settlement area boundary and adjacent to the existing and approved residential developments and offer a potential opportunity to accommodate growth through the expansion of existing servicing and infrastructure.</p> <p>We note that Policy 5.16 – <i>Nobleton Village Reserve</i> of the current OP does not permit urban uses or significant growth within the <i>Nobleton Village Reserve</i> lands until 2031, the planning horizon of the OP. However, the OP considers allowing urban uses within the Nobleton Village Reserve lands beyond 2031 based on the future need, applicable Regional and Provincial policy direction, and the availability of municipal water and wastewater services. As such, we ask the Township to support the development of the subject lands through the OP Review process, which are delineated within an established settlement area boundary and appropriately located to potentially allow servicing facilities through the efficient expansion or upgrading of the existing municipal servicing. We also support the inclusion of policies in the new OP that will stimulate a broader partnership amongst the municipality, developers, and landowners to plan and</p>	

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			<p>provide infrastructure and servicing through alternative methods while supporting comprehensive servicing planning, We also note that the Township recognizes Provincial and Regional policy emphasis on the need for a range and mix of housing options, and the OP Review acknowledges the Province's housing target to supply 1.5 million homes by 2031. Furthermore, one of the key objectives of the current OP, as identified in the Introductory Discussion Paper, is to meet the community's housing needs and ensure that the pace of housing creation is in line with the growth forecasts for the Township. Based on the location of the subject lands within an established settlement boundary and adjacent to the existing and approved residential subdivisions, the subject lands have the potential to accommodate a substantial number of new dwelling units with diversified housing types and tenures, which will contribute to meet the Township's housing needs and provide a mix and range of housing choice for both current and future residents.</p> <p>5. Based on our review of the Township's Introductory Discussion Paper prepared for its OP Review, our position is supportive of the direction the Township is taking to accommodate growth and guide development in the Township by 2051. We believe that 41.2 hectares (101.8 acres) of the subject lands, designated Nobleton Village Reserve, are suitable to accommodate substantial housing units to meet the community's current and future needs and lessen the impact of the housing crisis experienced over the past years.</p> <p>The subject lands are also in close proximity to the existing residential subdivision to the southeast and the approved draft plan of subdivision to the east. Therefore, allowing development permissions to the subject lands to provide similar residential subdivisions will be logical, compatible, and consistent with the surrounding land uses. We respectfully thank the Township for the opportunity to share our comments on the OP Review and the Introductory Discussion Paper. We will continue monitoring the OP Review process and are open to any discussions regarding this matter. We trust the enclosed materials are in order and kindly request to be informed of future meetings and decisions related to the OP Review.</p>	
13.	Keith MacKinnon, Partner KLM Planning Partners Inc.	May 2, 2024	<ol style="list-style-type: none"> 1. On behalf of our client, Prebrick System Corp. c/o Treasure Hill Homes, we are pleased to provide you with our comments related to the Township of King Official Plan review which is currently ongoing. 2. On behalf of Prebrick System Corp. c/o Treasure Hill Homes, we have submitted to the Township of King Official Plan, Zoning By-law, and Draft Plan of Subdivision 	<ol style="list-style-type: none"> 1. Acknowledged. 2. Acknowledged. 3. Acknowledged. Density targets for the Neighbourhood designation are being reviewed through the Growth

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	On behalf of client, Prebrick System Corp. c/o Treasure Hill Homes.		<p>applications to permit the development of the above noted lands for residential, mixed-use, and institutional uses. A public meeting has occurred on the subject lands, and we have been working diligently on addressing the comments and concerns that were raised, both by members of the public and from various departments and agencies.</p> <ol style="list-style-type: none"> 3. An item of concern that we have come across is the permitted density in the Township of King Official Plan which permits a maximum of 12 units per gross residential hectare, subject to meeting specific criteria within the Neighbourhood Designation. If the criteria cannot be met, the maximum permitted density is 7 units per hectare. 4. The approved York Region Official Plan (2022) sets out the 2051 population target of 66,400 and the employment target of 18,300 for the Township of King. Currently, the Township of King Official Plan, which is undergoing a review and hence the reason for this submission, outlines an overall population to 2031 of 34,900 of which 6,750 is allocated to the Nobleton Community. This represents 19.3% of the population allocated to the Nobleton Community within this time horizon. 5. The York Region Official Plan sets out a population target of 66,400 to 2051 and the current Township of King Official Plan sets out a target of 34,900 to 2031, this means that 31,500 people will need to be planned for and accommodated within the Township of King from 2031 to 2051. 6. We acknowledge that historically the density and population for the Nobleton Community has been low to encourage larger lots, like those that exist today and as result of infrastructure challenges which has limited the amount of development within the community. 7. It is our understanding the infrastructure challenges are being worked on with the development community, including Prebrick System Corp. as a significant party to those discussions. With the infrastructure challenges resolved, the need to encourage larger lots is no longer representative of current Provincial Planning legislation and direction nor would it be prudent to encourage that type of development with such a significant infrastructure investment being made in the community. 8. A density range of this nature will allow for a variety of housing opportunities that are not currently offered in the Nobleton Community and furthermore would allow for an efficient use of land and infrastructure in accordance with Provincial policy. In conclusion, we respectfully request the Township of King incorporate a residential density range of 20 to 30 units per hectare within the Nobleton Community, as part of the in progress Official Plan review. 	<p>Management Strategy and Official Plan Review.</p> <ol style="list-style-type: none"> 4. The June 2024 Office Consolidation of the York Region Official Plan (YROP) revised the Township’s population and employment forecasts as a result of changes in Provincial policy. The Township’s population forecast to 2051 is now 51,000. Nobleton is forecast to have a population of 13,580 in 2051, representing a 27% share of the overall population for King. 5. As per Response 4 above, the Official Plan Review is now planning for an increase in population from 29,800 in 2024 to a population of 51,000 for 2051. 6. Acknowledged. 7. Acknowledged. 8. Acknowledged. New density rates are being considered through the Official Plan Review. Further, land use designations will also be reviewed to determine that there are appropriate designations for different forms of development and land use.

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14.	<p>Sandra K. Patano, Vice President Weston Consulting</p> <p>Raj Lamichhane, Senior Planner Weston Consulting</p> <p>Retained by Anatolia Capital Corp. (the registered owner) regarding the lands municipally known as 13555 10th Concession Road.</p>	July 8, 2024	<p>1. INTRODUCTION Weston Consulting has been retained by Anatolia Capital Corp. (the registered owner), as a Planning Consultant to represent their interests regarding the lands municipally known as 13555 10th Concession Road in the Village of Nobleton, Township of King (the subject lands). This letter has been prepared as a follow-up to our previous correspondence dated September 25, 2023, to help inform the current Official Plan Review process that is currently underway in the Township of King. Weston Consulting, together with Paul Brown & Associates and the owner, had a meeting with the Township's Planning Staff on May 14, 2024, to discuss the Township of King Official Plan Review Process and express the owner's interest in future development opportunities of the subject lands. As information, the subject lands are approximately 41.2 ha (101 acres) in size and are generally located on the south of 15th Side Road, on the east side of 10th Concession Road (see Figure 1). They are currently occupied by an agricultural operation and are generally surrounded by other agricultural lands. A low-rise residential neighbourhood exists to the immediate southeast and a draft plan of subdivision has been recently approved by the Township on the adjacent lands immediately to the east.</p>  <p style="text-align: center;">Figure 1</p> <p>2. BACKGROUND</p>	<p>1. Acknowledged. Please see responses to Comment 12 for responses to comments submitted through your September 25, 2023, letter.</p> <p>2. Acknowledged.</p> <p>3. Acknowledged.</p> <p>4. Acknowledged. The YROP 2022, as it applies to King, is currently the responsibility of the Township to administer. A decision as to how to integrate the relevant components of the YROP into Our King will be made through the Official Plan Review.</p> <p>5. The June 2024 Office Consolidation of the York Region Official Plan (YROP) revised the Township's population and employment forecasts as a result of changes in Provincial policy. The Township's population forecast to 2051 is now 51,000. Nobleton is forecast to have a population of 13,580 in 2051, representing a 27% share of the overall population for King.</p> <p>Through the Phase 2 Report from Watson & Associates Economists Ltd., it was determined that Nobleton has a shortfall of 8 ha of Community Area land to accommodate greenfield</p>

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			<p>In June 2022, York Region adopted its new Official Plan, which was approved by the Minister of Municipal Affairs and Housing on November 4, 2022 – triggering the requirement for an OP Review for the Township of King to maintain conformity with the Regional Official Plan (ROP), as mandated by the Planning Act. This update now directs growth in the Township to the year 2051.</p> <p>As a first step in the OP Review process, the Township has prepared an Introductory Discussion Paper dated September 20, 2023. Upon review of this document, we understand that the Township is seeking feedback at this initial phase of the OP Review process to help shape the future vision and direction of the Township.</p> <p>As an initial response to the Introductory Discussion Paper, Weston Consulting provided comments on behalf of the registered property owner. In the commenting letter dated September 25, 2023, we supported the direction the Township initiated to accommodate growth and guide development in the Township by 2051 and that the subject lands are suitable to accommodate substantial housing units to meet the community's current and future needs and lessen the impact of the housing crisis experienced over the past years.</p> <p>The Township recently conducted a Public Open House on May 14, 2024, as Phase Two of the OP Review Process. The Open House informed the Township's Growth Management Strategy, including the future residential growth, density patterns, housing types, and land needs to the year 2051.</p> <p>In addition to the previous submission by Weston Consulting, we offer the following comments to the Township's OP Review Process following the Growth Management Strategy discussion during the Public Open House.</p> <p>3. TOWNSHIP OF KING OFFICIAL PLAN (2019) Currently, the subject lands are designated as "Nobleton Village Reserve Area" (See Figure 2). The policies of this OP directed growth to the lands within what is known as the "Nobleton Urban Area" (Section 2.3.1). Accordingly, growth was not to be directed to lands within the Nobleton Village Reserve Area for the planning horizon up to the year 2031.</p>	<p>development. In accordance with the policies of the PPS 2024, the Township is not able to plan for greenfield Community Area land needs beyond the 30 year horizon, for which Nobleton does not have a 40 ha shortfall. As such, the Township would not be able to consider the entirety of this site as a location option to address the 8 ha deficit.</p> <p>6. Staff thank you for your comments, and note that the land needs and location options will continue to be reviewed as the Official Plan Review progresses.</p> <p>7. As the Official Plan Review progresses, should you wish to have a meeting with Township Staff, please email policyplanning@king.ca and Staff would be happy to arrange a time.</p>

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			<div data-bbox="766 272 1392 828" data-label="Figure"> <p>The figure is a map titled 'Village of Nobleton Land Use Designation'. It shows a geographical area with various colored zones. A yellow box in the upper left corner is labeled 'Subject Lands'. A legend on the right side of the map lists the following categories: Village Use (orange), Employment/Industrial (yellow), Agricultural (light green), Medium Density Residential (dark green), Medium Density Residential (light blue), Commercial (red), Employment (dark blue), Industrial (light blue), Open Space and Parks (green), High Natural Heritage Corridor (dark green), and Special Village Services (brown). The map also shows a dashed line for the Village Boundary and a solid line for the Urban Boundary.</p> </div> <p data-bbox="989 841 1102 868">Figure 2</p> <p data-bbox="693 880 1268 909">4. YORK REGION OFFICIAL PLAN (2022)</p> <p data-bbox="739 914 1876 1144">As mentioned above, York Region recently completed an update to its Official Plan (ROP) in June 2022, which was approved by the Minister of Municipal Affairs and Housing in November 2022. Under the new ROP, the subject lands are identified to be within the "Towns and Villages" designation (Map 1 – Regional Structure), which are areas that are to provide for growth and development. It should be noted that the urban boundary for Towns and Villages is not defined under the ROP but is directed to be defined within local official plans.</p> <p data-bbox="739 1149 1876 1412">Considering the urban boundary, additional policy was written into the ROP to allow for adjustments or expansions outside of a Municipal Comprehensive Review (MCR). For reference, section 4.5.3 states that the redesignation of lands from agricultural and rural uses to urban uses, specifically within the Village Boundary of Nobleton, may be considered through a local municipal initiated official plan amendment approved by the Region and subject to an approved Class Environmental Assessment (EA) for a technical, environmental, and financially feasible servicing option. Such Class EA was completed in 2021 and described further in the following section.</p>	

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			<p>As further information, we acknowledge that in November 2022, the provincial government introduced Bill 23, which, among other major changes to the planning framework in Ontario, proposed to remove planning responsibilities and approval authority from the regional municipalities of Halton, York, Peel, Durham, Niagara, Waterloo and Simcoe County as "upper-tier municipalities without planning responsibilities". In the case of the Township of King, this would result in the Minister becoming the approval authority for OPs and OP Amendments approved by the Township. Furthermore, the Province introduced Bill 185, the <i>Cutting Red Tape to Build More Homes Act, 2024</i>, on April 10, 2024, which proposed a suite of legislative, regulatory, and policy changes as part of the Province's commitment to building 1.5 million homes by 2031 with the intent of building homes cheaper and faster, prioritizing infrastructure for housing projects that are ready to go, improving the consultation process and providing greater certainty once a decision has been made, and building more types of homes for more people. Bill 185, as amended by the Standing Committee, received Royal Assent on June 6, 2024. Bill 185 removed the planning responsibility of York Region effective from July 1, 2024. Following this legislative change, it is anticipated that the ROP will be assumed as part of the Township's OP. This process will consolidate the Region's Official Plan policies and the Township's Official Plan policies at the local level.</p> <p>5. NOBLETON WATER AND WASTEWATER SERVICING MUNICIPAL CLASS EA In parallel with the related planning policy, we understand that the boundary of the Nobleton Urban Area in the 2019 OP has been limited due to servicing constraints in both the local water and wastewater systems. At the time of drafting the current OP, York Region was undertaking a Municipal Class Environmental Assessment (EA) for water and wastewater servicing in Nobleton that was intended to assist the Township in developing a future growth strategy within the existing Nobleton Urban Area with a planning horizon of 2041. The OP established a structure for growth to occur only within the designated Nobleton Urban Area, where development is permitted but is expected to be limited due to these servicing constraints. The EA was completed in November 2021, and the final report was published in April 2022. The servicing upgrades and improvements identified by the EA are to accommodate the future population growth within the Nobleton Urban Area, as no urban expansion beyond the current Urban Area Boundary of Nobleton is planned by the current OP.</p>	

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			<p>The ROP anticipates a substantial population growth of 41,000 (161.4%) between 2016 and 2051, creating a total population of 66,400 in the Township by the year 2051. The OP Review process is an opportunity for the Township to accommodate the projected growth by considering adjustments and/or expansions to the urban boundary, supported by the necessary servicing expansion/upgrading, in conformity with the ROP. Therefore, it is our opinion that the subject lands should be included within the Nobleton Urban Area.</p> <p>6. CONCLUSIONS & NEXT STEPS In summary, we respectfully submit that during this Official Plan Review the Township of King strongly consider including the subject lands within the Nobleton Urban Area Boundary. Since the previous OP review and update in 2019, a number of significant policy changes and studies have been completed, which would support directing additional growth to Nobleton up to the new 2051 planning horizon, specifically in alignment with new targets to build more housing as directed by the Province. It is our opinion that this would represent good planning and will ensure that conformity is maintained with the Regional Official Plan, as well as other relevant provincial policies.</p> <p>7. We welcome the opportunity to discuss this matter further with you and your staff. We will also continue to monitor the Township website for updates on the Official Plan review, as well as further updates to Provincial policy changes, and prepare the appropriate submissions when further public input is requested.</p>	
15.	<p>Justin Mammone, Paul Brown & Associates Inc.</p> <p>Retained by Fandor King-10 Holdings Inc., (the owner) to represent their interests regarding the lands municipally known as 6675 King Road.</p>	October 31, 2024	<p>1. INTRODUCTION Paul Brown & Associates Inc. (PBA) has been retained by Fandor King-10 Holdings Inc., (the owner) to represent their interests regarding the lands municipally known as 6675 King Road in the Village of Nobleton, Township of King (the subject lands). This letter has been prepared to help inform the current Official Plan Review process in the Township of King. As information, the subject lands are approximately 16.95 ha (41.9 acres) in size and are generally located on the southeast corner of King Road and Concession Road 10, generally west of Highway 27 (see Figure 1). They are currently utilized for agricultural purposes and contain a wooded area towards the south of the property. There are no structures on the subject lands.</p>	<p>1. Acknowledged. 2. Acknowledged. The Phase 2 Report from Watson & Economists Ltd. identifies a 8 ha shortfall of Community Area land, and a shortfall of 21 net ha (39 gross ha) of Employment Area land for Nobleton. 3. Acknowledged. Two location options for Employment Lands have been identified in Nobleton, with Option 2 being directly south of the subject lands. In considering lands</p>

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			<div data-bbox="755 272 1795 1198" data-label="Image"> </div> <p data-bbox="741 1206 1849 1338">The owner also owns other lands located immediately to the east of the subject lands at 6375 King Road, where we have previously submitted correspondence on their behalf relating to the Official Plan Review. Specifically, that correspondence focused on the residential expansion of the Nobleton Urban Area.</p> <p data-bbox="693 1341 956 1367">2. BACKGROUND</p>	<p data-bbox="1951 261 2421 662">for Employment Areas Staff need to be cognizant of buffering and transition in land use from sensitive land areas, including residential uses. Due to the proximity of residential uses to the subject lands they may be constrained from accommodating traditional Employment Lands, particularly given the recent changes to the definition of Employment Area and the policies of the PPS 2024.</p> <ol data-bbox="1903 667 2421 894" style="list-style-type: none"> 4. Location options will continue to be reviewed and assessed as the Official Plan Review progresses. 5. Thank you for your comments. Staff will reach out if there are any questions regarding the subject lands.

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			<p>The current Township of King Official Plan (OP) titled “Our King”, as adopted by Council on September 23, 2019 and subsequently approved by York Region on September 24, 2020, designates the subject lands as “Nobleton Village Reserve Area”. On behalf of the owner, PBA attended Public Open House #2 hosted by the Township of King on September 16, 2024 as part of the Official Plan Review, and more specifically the Growth Management and Employment Land Strategy to inform the Official Plan Review. As presented by the Township’s consultant, Watson & Associates, we understand that their preliminary assessment recommends the Nobleton Urban Area boundary be expanded by an area of approximately eight (8) gross hectares for residential uses, and approximately 21 net hectares for employment uses.</p> <p>3. EMPLOYMENT LANDS In addition to these recommendations, we understand that there may be a desire by the Township to consider a significant increase to the recommended expansion of employment lands, specifically with the intent to locate these employment lands to the south and west of Nobleton. Nobleton currently does not contain any significant employment lands within its urban boundary. As an additional benefit to growing the non-residential tax base, expanding the village urban boundary to include additional employment lands will allow Nobleton to become a more complete community. With the future construction of Highway 413 and its proposed alignment south of Nobleton, locating the employment lands to the south and west of Nobleton may also prove to be an effective strategy to attract jobs to the community and establish new businesses within close proximity to the transportation network. Additionally, locating these lands further west (toward Concession 10) would allow for appropriate buffers to existing and proposed residential areas, avoiding future land use compatibility issues. We welcome the opportunity for the Township to consider including the subject lands within this expansion area, as they are strategically located with direct access to the (future) transportation network and a strong employment base within the growing Village of Nobleton.</p> <p>4. CONCLUSIONS & NEXT STEPS In summary, we respectfully submit that the Township of King consider incorporating the subject lands as employment lands within an expanded urban boundary in the Village of Nobleton. As indicated previously, the subject lands are strategically located with proximity to both the transportation network and employment base. Together with</p>	

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			<p>other lands in the south end of Nobleton, this would create a more complete community and represents good planning.</p> <p>5. We will continue to monitor the Township website for updates on the Official Plan Review and look forward to your final report on the Growth Management and Employment Land Strategy being issued before the end of this year. We are happy to discuss any questions you may have relating to the subject lands, as you continue through the next phase of this process.</p>	
16.	Paige Sillcox	May 16, 2024	<p>1. I am a lifelong King Township resident. I appreciate having the opportunity of submitting my comments/concerns about the King Growth Management Plan.</p> <p>2. It is my understanding that the birth rate of the current population of King is under 2, which is less than the replacement rate. The same is true for the provincial birth rates according to Stats Can (https://www.cbc.ca/news/politics/statistics-canada-total-fertility-rate-2022-1.7100404).</p> <p>3. According to the Official Plan "The Region has projected that the Township of King will grow from a population of 25,300 in 2016 to 66,400 in 2051, a 162% increase over a span of 35 years, and forecasts that employment will increase from 9,600 in 2016 to 18,300 in 2051 (a 91% increase)." The increase in population forecast must be from the number of immigrants directed to our township.</p> <p>4. The housing and infrastructure required to accommodate this influx is being installed now, as is stated in the Official Plan "The Township has to plan for this level of population and employment growth through a number of different strategies. The forecasted increase in population and employment for the Township will mean changes to the historical pattern of growth in King. The Township's Official Plan Review is an opportunity to plan for a future King that fits with the communities' values and to plan initiatives to respond to challenges like affordable housing and other social infrastructure needs, active transportation connections, economic development opportunities and climate change to accommodate growth in a way that makes sense locally for King." Here are my concerns/questions: This vision for King Township is coming from the Province and York Region.</p> <p>5. 1. Has anyone of our elected representatives objected to any of these plans?</p> <p>6. 2. Who is paying for the infrastructure from now through 2051?</p> <p>7. 3. Will the new housing that is planned for the 2051 goals be built and owned by private companies/individuals or by the Township or York Region?</p>	<p>1. Acknowledged.</p> <p>2. Acknowledged. Chapters 2 and 3 of the Phase 2 Report from Watson & Associates Economists Ltd. provides an assessment of the long-term growth outlook for population growth in York Region, and a population by age forecast.</p> <p>3. As per Figure 2-6 of the Phase 2 Report, since 2001 there has been a shift in York Region from intra-provincial migration (migration within the province) to international migration.</p> <p>4. Policies are being developed through the Official Plan Review to guide infrastructure considerations and housing needs. The Official Plan Review does not involve the installation of housing or infrastructure.</p> <p>5. Staff would recommend speaking with your elected officials to determine their perspective on Provincial and Regional policies. Decisions at the Township level are</p>

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			<p>8. 4. Will the new housing be rentals or single family dwellings? "More specifically, the YROP requires 25% of new units outside the major transit station area ("MTSA") to be affordable, 35% of units within the MTSA to be affordable and for 750 purpose built rental units to be built between 2021 and 2051." – my questions # 3, 4 refer to these dwellings</p> <p>9. With regard to employment, it is my belief that much of the current employment of King residents is not based in King. Traditionally, King has been a commuter town with residents travelling to their work outside of King Twp. Over the last 5+ years, remote working has become the most prevalent for residents. With this in mind, how does "The York Region Official Plan (YROP) outlines that employment lands provide a broad range of market choice with respect to site location, size, and transportation access/exposure. Protecting a diverse range, size and mix of Employment Areas for employment uses ensures a competitive economic environment and provides employment opportunities close to home for residents working within these sectors." make sense? The presumption in that paragraph is that people live and work in King. That is not correct.</p> <p>10. I would like an explanation as to how the numbers given of employment doubling from 9,000+ - 18,000+ in 2051 in King Township came to be.</p> <p>11. Overall, the Growth Management Plan appears to be a fully realized change planned for King Township, which by 2051 will make the place I have loved all my life unrecognizable and this is being implemented by people with absolutely no connection to the Township.</p> <p>12. Given that, my question is did the mayor or any councillor object to any of this?</p> <p>13. Thank you in advance for reading and replying to my questions/concerns.</p>	<p>required to be consistent with and conform to Provincial policy.</p> <p>6. The responsibility for the cost of infrastructure depends on the jurisdiction of infrastructure being conducted and/or maintained jurisdiction (i.e. Township, Regional, Provincial, etc.) Development Charges are fees levied upon growth development to help pay for costs of infrastructure required to support and service new growth. Development Charges do not fund operating, maintenance or rehabilitation costs, as those are funded by property taxes from all properties in the Township, including the new growth properties.</p> <p>7. Housing in the Township is generally constructed by private landowners and developers. York Region has housing projects through Housing York Inc.</p> <p>8. These are targets set out by York Region through the York Region Official Plan (YROP) 2022. Through changes in Provincial legislation in 2024, York Region is now an upper-tier municipality without planning responsibilities, and the YROP 2022 is the responsibility of the Township to administer, where the Plan applies to King. These targets will be assessed as to determine</p>

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				<p>their appropriateness as the Official Plan Review progresses. In terms of whether new housing will be single family dwellings, the majority of new housing in King City is forecast to be in the form of intensification (56%).</p> <p>9. Having Employment Areas within the Township is beneficial as it supports the local economy, provides local jobs for residents, reduces the need for commuting, and diversifies the Township’s tax base.</p> <p>10. York Region prepared the employment forecast for the Township for the 2051 planning horizon. In accordance with the Provincial Planning Statement 2024 (PPS 2024), the Township needs to utilize this forecast as its employment forecast. Under the PPS 2024 the Township can exceed the forecast when planning for Employment Areas.</p> <p>11. Staff would appreciate hearing your thoughts and ideas on how growth in the Township should be accommodated to 2051.</p> <p>12. No decisions have been made by Council on the future Official Plan Amendments associated with the Official Plan Review.</p> <p>13. Thank you for your comments.</p>

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17.	Josh De Signore	May 16, 2024	<ol style="list-style-type: none"> 1. A few follow up questions I had are as follows: <ol style="list-style-type: none"> a) can the presentation slides (or better yet the recording) be sent over to me? I wanted to review them in more detail and see if any other questions pop out at me. b) There was one slide where the map of king was overlayed with some light/dark yellow, gridlines, etc. and there were two bubbles to the right indicating about 2.8k units were already approved or underway (or something to that effect) and there was another bubble indicating that there were another 2k potential units identified via a formal and informal processes (I think Gaspare was the one speaking to that and in how that 2k number was derived). As a result, and as a property investor/owner on the strip identified as SSPA-9 to the west of Keele, can I please ask if any of those 2k potential units were coming from the lots located at and from SSPA-9, either as part of something floated to the town recently, or in the past ? 	<ol style="list-style-type: none"> 1. Presentation slides have been uploaded to the SpeaKING Project Page. A recording from the May 2024 Growth Management Open House is also available on the SpeaKING Project Page. 2. The units discussed at the May 2024 Open House as having potential or planned intensification have been formally documented and included as an Appendix to the Phase 2 Report from Watson & Associates Economists Ltd. Please refer to Page 3. The site you are referring to is shown as “Potential Future Intensification” in this Appendix.
18.	Raffaella Di Paola	Nov 2, 2023	<ol style="list-style-type: none"> 1. I am the owner of the above-captioned property and am writing to request that these lands be included in the Schomberg Settlement Area. 2. This parcel consists of 73 acres of land fronting on Highway 27, butting on to parcels of land fronting on Lloydtown-Aurora Road, and is in close proximity to current settlement areas. A snapshot of the subject parcel is being attached. Please let me know if you require any additional information at this time. 	<ol style="list-style-type: none"> 1. Acknowledged. 2. Staff note that these lands are located south of Lloydtown Aurora Road, and are significantly separated from the current Settlement Area boundary for Schomberg. Schomberg is a Settlement Area within the Greenbelt Plan Area. In accordance with Provincial policy, the maximum size for a Settlement Area expansion within the Greenbelt Plan Area is 10 ha. Based on current Provincial policy a Settlement Area boundary expansion to include the subject lands would not be feasible.

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