



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division

Report Number: GMS-PL-2025-004

Date: Monday, February 24, 2025

Title: **2051 Our King Official Plan Review: Shaping Our Future – Growth Review and Directions Report, Policy Planning File No. PP-2023-04**

Recommendation

1. That Council receive Report GMS-PL-2025-004;
2. That Council endorse the draft emerging policy directions as set out in the Discussion Papers;
3. That Council direct Staff to refine and finalize the Discussion Papers and emerging policy directions based on the direction provided by Council for the Phase 2 Employment Land Strategy and Growth Management Strategy, presented through Report GMS-PL-2025-003;
4. That Council direct Staff to report back in Q2 2025 on the recommended final Discussion Papers and recommended final policy directions, after consideration of the feedback received from Council, public, agencies, and Township Departments.

1. Report Highlights

- The Township held a Special Meeting of Council on September 26, 2023, to initiate the review of the Our King Official Plan.
- The Official Plan Review is comprised of five (5) Phases. The Project is currently in Phase 2, which focuses on population and employment growth in King to the year 2051, as well as transportation and infrastructure.
- To inform this Phase, four (4) Discussion Papers have been prepared to summarize policy considerations and preliminary policy directions. The Phase 2 Report for the Employment Land and Growth Management Strategy has also been prepared concurrently, and is the subject of Report GMS-PL-2025-003.
- The Project Team held community engagement and consultation sessions in January and February 2025 to seek feedback and input on the Discussion Papers, population and employment growth forecasts and emerging policy directions.

2. Purpose

The purpose of this Report is to:

- Provide an update to Council on the status of the Official Plan Review and the overall timeline for the Project;
- Present the four (4) Discussion Papers that form this phase of the Official Plan Review;
- Outline the preliminary policy directions that are set out in the Discussion Papers and to receive input and comments from Council and members of the Public; and
- Summarize the engagement and consultation activities that have occurred through this Phase of the Review and set out next steps in the Review process.

This report provides a general overview of the above noted topics. The four (4) Discussion Papers provide more detail as to why the Review is necessary, an overview on key topics and themes that will be considered throughout the Official Plan Review, and emerging policy directions that will be explored as the Official Plan Review progresses. These Discussion Papers are titled: Introduction and Context for the 2051 Official Plan Review; Living in King; Working in King; and Moving and Connecting in King and form **Appendices A through D**, inclusive, to this Report.

3. Background

Policy Considerations

The *Planning Act* prescribes certain Provincial and Regional conformity requirements for Municipal Official Plans. In accordance with Section 26 of the *Planning Act*, Municipalities are required to update their Official Plans at least ten (10) years after it comes into effect and then every five (5) years thereafter. Municipalities are also required to bring their Official Plans into conformity with the Official Plan of an upper-tier municipality within one (1) year of its approval.

The Our King Official Plan (“Our King”) was adopted by Township Council in September 2019 (and approved by York Region in September 2020 with modifications and site-specific deferrals). Our King establishes a comprehensive set of policies to provide direction and set the framework for managing growth, land use and infrastructure decisions within the Township to the 2031 planning horizon. Our King guides new development while promoting the preservation of natural and cultural heritage resources, supporting the viability of the agricultural system, identifying the need for growth related infrastructure works and advancing economic development activities.

Since Our King was adopted, a number of regulatory policy changes have occurred at the Provincial and Regional levels that impact how the Township plans for future growth. Updates have been made to the Planning Act, the Provincial Policy Statement (PPS 2020), A Place to Growth – The Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Greenbelt

Plan, the Oak Ridges Moraine Conservation Plan (ORMCP), and York Region’s Official Plan (YROP 2022). These changes were reviewed in detail through the [September 26, 2023, Special Meeting of Council Report](#) and the [Introductory Discussion Paper](#).

Since the Special Meeting of Council, the Province proclaimed the definition of “upper-tier municipality without planning responsibilities” to be in effect for York Region as of July 1, 2024. This means that the York Region Official Plan (YROP) 2022, as it applies to King, is now the Township’s Official Plan, to be read in conjunction with the Our King Official Plan. The Province also introduced a new Provincial Planning Statement (PPS 2024) which came into effect on October 20, 2024, and replaces the PPS 2020 and Growth Plan. However, concurrently with the introduction of the PPS 2024, the Province made a consequential administrative amendment to the Greenbelt Plan (Amendment No. 4) so that the policies of the PPS 2020 and the Growth Plan (as they read immediately before they were revoked) will continue to apply where the Greenbelt Plan refers to them to maintain existing protections for the Greenbelt. A fulsome review of the recent policy changes and their impacts on the Official Plan Review is detailed in [Discussion Paper 1: Introduction and Context for the 2051 Official Plan Review](#).

Project Schedule

A comprehensive update to the Our King Official Plan was identified in the Planning Division’s 2023 through 2025 work program, and funding for the project was included in the corresponding capital budgets. The current [2023-2026 Corporate Strategic Plan](#) identifies that completing the Official Plan Review and update in 2025 as a Key Result under Objective 1 “Implement regulatory changes to manage growth which best serves King’s unique landscape” of the Complete Communities Priority Area.

In early 2024, the Township retained Watson and Associates Economists Ltd., (Watson) to prepare the Growth Management (GMS) and Employment Land (ELS) Strategies. The Strategies are intended to support and inform the Official Plan Review. The Phase 1 findings of the ELS and GMS were presented to Council on September 23, 2024 through [Report GMS-PL-2024-025](#), and the Phase 2 findings are being presented to Council concurrently with this Report on February 24, 2025, through Report GMS-PL-2025-003.

Consulting services have also been retained from Nethery Planning to assist with the preparation of the updated Official Plan. The Nethery Planning team is multi-faceted and includes sub-consultants from other firms, including:

- The Planning Partnership: engagement and consultation;
- interkom: marketing and design;
- GEI Consultants: infrastructure and servicing;
- LEA Consulting: transportation; and
- PlanIT Geographical: GIS and mapping.

The Official Plan Review is generally organized as five (5) phases, as outlined below:



Phase 1 Project Initiation	Phase 2 Growth Review and Directions	Phase 3 Community Review and Directions	Phase 4 Draft Official Plan Amendment(s)	Phase 5 Final Official Plan Amendment(s)
<ul style="list-style-type: none"> ○ Engagement Plan ○ Council One-on-Ones ○ Launch of Public Consultation Webpage (SpeaKING) 	<ul style="list-style-type: none"> ○ Community Open Houses ○ Indigenous Outreach ○ Targeted Consultation ○ Council Education Session ○ Four Discussion Papers ○ Council Presentation 	<ul style="list-style-type: none"> ○ Community Open Houses ○ Indigenous Outreach ○ Targeted Consultation ○ Four Discussion Papers ○ Council Presentation 	<ul style="list-style-type: none"> ○ Public Information Sessions ○ Targeted Consultation ○ Council Meeting ○ Indigenous Outreach ○ Council Education Session ○ Draft Amendments 	<ul style="list-style-type: none"> ○ Statutory Public Open House ○ Statutory Public Meeting ○ Indigenous Community Outreach ○ Final Amendments ○ Final Council Meeting

The Official Plan Review is currently near the end of Phase 2. Through Phase 2, four (4) draft Discussion Papers were prepared based on an analysis of the current policy framework and findings of the GMS and ELS. The Phase 2 ‘Growth Review and Directions’ Discussion Papers are titled:

1. [Introduction and Context for the Official Plan Review](#): Provides a policy overview and identifies why the Our King Official Plan needs to be updated.
2. [Living in King](#): Reviews the population growth forecast for the Township and identifies policy changes that may need to be made in response to population growth (i.e., intensification, housing, density and compatibility, etc.).
3. [Working in King](#): Summarizes the findings of the ELS and identifies opportunities to improve the Township’s policies to encourage economic development. Reviews

employment and commercial land needs for King to 2051 and identifies location options to address the forecasted land shortfalls, as well as opportunities beyond the 2051 horizon.

4. Moving and Connecting in King: Focuses on the importance of infrastructure in supporting King's communities, including transportation, water and wastewater, stormwater management, utilities and telecommunications.

The Discussion Papers also summarize “things to think about” which are key takeaways about the different themes and topic areas of each Discussion Paper. The Discussion Papers also conclude with a table identifying Emerging Policy Directions. These policy directions are intended to form the basis for preparing the draft Official Plan Amendments.

Similarly, four (4) Discussion Papers will be prepared as part of Phase 3 of the Official Plan Review. The Phase 3 Discussion Papers will be based on the theme of “Community” and will undertake a review of the current policy framework and will provide preliminary policy directions for key topic areas within this theme. The four Discussion Papers that will make up this next Phase of work are:

1. **Community**: Considers community aspects of population growth, including parkland needs, recreation, archaeological potential and Indigenous communities, cultural heritage, schools and institutional uses and the Village Natural Heritage System.
2. **Energy and Environment**: Focuses on reviewing Part 4 of the Official Plan, which sets out the natural heritage policies for the Township. This Paper will also assess the sustainability and energy policies of the Official Plan and set out preliminary policy directions.
3. **Countryside**: Will consider the agricultural and rural policies of Our King, including policies for agriculture-related and on-farm diversified uses, and will respond to the changes in Provincial policy for the agricultural system. This Paper will also assess the Township's excess soil policies and policies for mineral aggregate and petroleum resources.
4. **Implementation**: This Paper will summarize the changes at the Provincial and Regional level and the impacts of these changes on King's planning framework. This will include updates to what can be reviewed as part of a development application, where Site Plan Control can be utilized, and what is exempt from municipal approval and consideration as a result of changes in Provincial policy. This Paper will also look to align with the Doctors Lane and Old King Road Neighbourhood Plan Study by identifying the policies that would need to be updated in Our King to enable the use of a Community Planning Permit System (CPPS) for these Study Areas.

Public Engagement and Consultation

Phase 2 included three Public Open Houses that were held in January 2025. An Open House was held in each of the three Villages (Schomberg, King City and Nobleton) and were attended by a total of over 200 people. The presentation slides and engagement worksheets

from the Open Houses were posted on the [SpeaKING Project Page](#). To support the engagement, a survey was conducted through MetroQuest and was completed by 107 individuals as of January 30, 2025. The survey will remain open until February 28, 2025.

In addition to the Open Houses the following targeted consultation was held:

- AFC Advisory Committee, January 22, 2025;
- Zancor Centre's Grand Opening, January 26, 2025;
- Mayor's Youth Action Team, January 29, 2025;
- King Chamber of Commerce, January 31, 2025;
- Heritage Advisory Committee, February 6, 2025; and
- Accessibility Advisory Committee; February 11, 2025.

Further, consultation is scheduled with the King Environmental Action Team (KEAT) for February 27, 2025.

Consultation and engagement has also occurred with the Project's Technical Advisory Committee (TAC) and Indigenous communities. The TAC is comprised of Staff from internal departments and external agencies that are subject matter experts on different components of the Official Plan Review. A TAC meeting was held in December 2024 to seek feedback on an internal working draft of the Discussion Papers. The draft Discussion Papers have been circulated to the TAC for their review and comment. Indigenous community outreach has also been undertaken through the Mayor's Office to the Chief's and Band Leaders for Indigenous communities that have interests in the Township. The draft Papers and engagement materials have also been circulated to Indigenous communities, in addition to one-on-one engagement sessions as requested.

The conversations and comments that have occurred to date have been captured and are summarized in the Consultation Summary, prepared by Nethery Planning and The Planning Partnership, attached to this Report as **Appendix E**. These comments, conversations and feedback, in addition to the feedback and input received from the February 24, 2025, Council meeting, will also be incorporated into the final Discussion Papers for this Phase.

4. Analysis

This Official Plan Review offers the opportunity to create an updated land use planning framework that will balance anticipated growth with the preservation of King's unique characteristics. The Review will build on the solid foundation of Our King while updating and enhancing the policy framework and vision for growth through to 2051. Four (4) Discussion Papers have been prepared to present key topics, things to think about, and emerging policy directions.

The Discussion Papers that make up Phase 2 of the Official Plan Review are:

1. [Introduction and Context for the Official Plan Review](#)
2. [Living in King](#)
3. [Working in King](#)
4. [Moving and Connecting in King](#)

The Discussion Papers are currently in draft form, and intended to evolve as the key themes and topics are reviewed and refined. The following preliminary key themes and topics that have been identified to date are summarized below by Discussion Paper.

Introduction and Context for the Official Plan Review

- Policy framework;
- Changes since Our King was adopted; and
- Alignment with other Township studies.

Living in King

- Growth management policies;
- Intensification, strategic growth areas, major transit station areas and designated growth areas;
- Settlement area boundary expansions;
- Housing for all, housing affordability, age-friendly and accessible communities, rental housing and short-term accommodations;
- Land use designations;
- Hamlet residential opportunities;
- Compatibility, intensification and density; and
- Additional residential units.

Working in King

- Employment growth;
- Designated employment lands;
- Settlement area boundary expansions for employment;
- Additional opportunities for long-term employment;
- Hamlet and rural employment; and
- Population-related employment.

Moving and Connecting in King

- Neighbourhood vehicle infiltration, congestion and safe design;
- Truck traffic and goods movement;
- York Region and King's Transportation Master Plans;
- Water and wastewater servicing;
- Stormwater management; and

- Utilities and telecommunications.

A fulsome description of each of the above topics and policy areas is provided in the respective Discussion Paper, attached as **Appendices A through D**.

Following the receipt of all public, agency, interested party and Council comments the draft Discussion Papers will be updated and finalized, and the preliminary policy directions confirmed. These policy directions, together with the policy directions that emerge from Phase 3, will form the basis of the draft Official Plan Amendment(s). The Phase 2 Discussion Papers are targeted to be finalized in March 2025 and presented to Council in April 2025. Work on Phase 3 has commenced, and consultation on Phase 3 is targeted for late April/early May 2025. Notice for future Open Houses will appear in the local newspaper, on the Township's website, social media, posted on the [SpeaKING Project Page](#), and emailed to those who have requested updates.

5. Financial Considerations

This project for the Official Plan Review has a total budget of \$275,000 (project #18-2251) funded by both development charges and capital tax levy.

6. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of utmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Township's long-term vision defined in the "Our King" Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King's Vision, Mission and Values.

This report is in alignment with the CSP's Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Implement regulatory changes to manage growth that best serves King's unique landscape.

Key Result: Complete the Official Plan review and update (to 2051) by 2025.

7. Conclusion

The purpose of this report is to present the Growth Review and Directions draft Discussion Papers (January 2025), which present key topics, things to think about, and emerging policy directions for this Phase of the Official Plan Review. Additional topic areas and policy directions may be identified through further consultation as the Review progresses. Input, comments and feedback received through this Phase of the Official Plan Review will be considered as the Discussion Papers are finalized and the draft Official Plan Amendments prepared. Staff respectfully request that Council endorse this Report and draft Growth Review and Directions Discussion Papers, and for Council to direct Staff to update and

finalize the Discussion Papers and the emerging policy directions based on the direction provided by Council for the Phase 2 Employment Land and Growth Management Strategies, as presented to Council through Report GMS-PL-2025-003, and to report back to Council on the final Discussion Papers and policy directions in Q2 2025.

8. Attachments

Appendix A: Introduction and Context for the 2051 Official Plan Review Discussion Paper

Appendix B: Living in King Discussion Paper

Appendix C: Working in King Discussion Paper

Appendix D: Moving and Connecting in King Discussion Paper

Appendix E: Consultation Summary, February 2025

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