



# Our King

2051 Official Plan Review  
Shaping Our Future

## Discussion Paper 3: Working in King

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# Land Acknowledgement

On behalf of King Township citizens, staff and visitors, we acknowledge that the Township of King sits within the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Williams Treaty First Nation, as well as the traditional territory of the Huron-Wendat and Haudenosaunee peoples.

We ask everyone to reflect on the Indigenous nations that have lived on this land since time immemorial and how, as individuals, we can take steps towards reconciliation. Together, we will continue to partner with Indigenous peoples and communities to celebrate the heritage, diverse cultures, and outstanding achievements of Indigenous people; and work towards healing a difficult past to create a more respectful future for several generations to come.

# Discussion Guide

The Township is excited for your participation in King’s 2051 Official Plan Review. The Official Plan Review is an important process that is all about shaping the future of King Township. The Official Plan affects every resident, business and landowner in King, and establishes a comprehensive long-term vision for the future of the Township as a whole.

As King continues to grow and change, it is important that the Official Plan reflects the needs and desires of the community. Through this review the Official Plan will be updated to align with recent changes in Provincial legislation, to incorporate any relevant policies from the York Region Official Plan, to develop a policy framework to guide future growth in King, and to ensure that the vision as set out in the Official Plan continues to meet the Township’s evolving needs.

We are currently in **Phase 2 – Growth Review and Directions** and we want to hear your thoughts, ideas, and concerns about various thematic areas and emerging policy directions for the 2051 Our King Official Plan. This Discussion Paper “Moving and Connecting in King” is one of four (4) Discussion Papers that have been prepared for this Phase to help present key topics, things to think about, and emerging policy directions so that we can continue to grow King as a desirable, sustainable, and attractive place to live, work, and visit.

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

- Introduction and Context for the 2051 Official Plan Review;
- Living in King;
- **Working in King**; and
- Moving and Connecting in King.

These four (4) Discussion Papers will be the subject of community engagement in January and February 2025.





## 1. Introduction

This Discussion Paper explores emerging themes and considerations for Working in King, focusing on job growth, economic development, and diversifying King’s tax-base. This Discussion Paper will provide emerging policy directions for the update to Our King to support job growth and address the new definition of Areas of Employment in the *Planning Act* and under the 2024 Provincial Planning Statement (2024 PPS) and how that reflects both the existing and planned future context. Through the emerging policy directions, the Paper will look to answer the following questions:

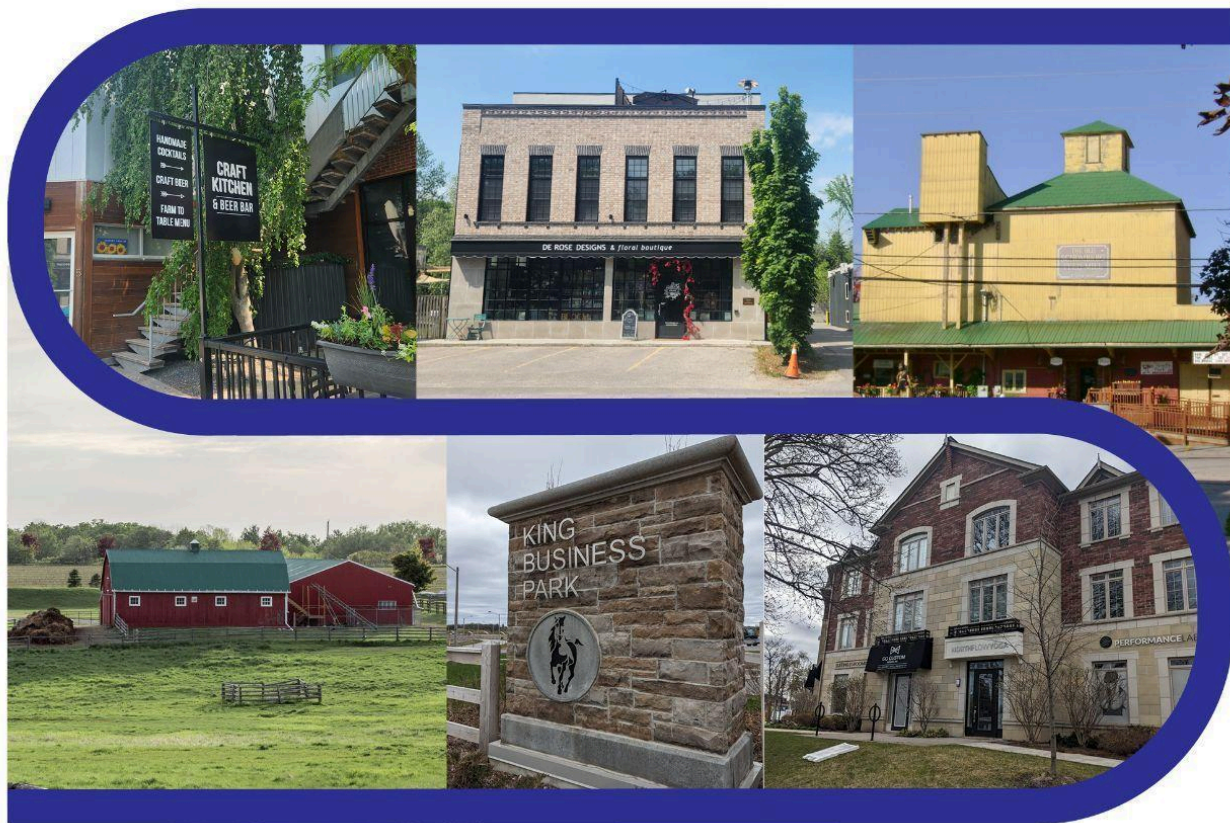
- How can Our King better support job growth and encourage a more diversified and increased non-residential tax-base?
- How can Our King respond to the updated Employment Lands policies of the 2024 PPS while developing local strategies that provide sufficient land and space for employment and jobs in each Village?
- How can Our King best provide opportunities for supportive employment uses including light industrial, offices, commercial and retail uses while not being permitted within defined Areas of Employment?
- How can the findings of the ELS best be translated and integrated into policy and land use designations to ensure a sustainable, vibrant, and balanced local economy and tax-base for each Village.

The findings of the Township’s ongoing Employment Land Strategy will be discussed in this Paper, including how it will be translated and integrated into policy and land designations that cultivate a thriving economy and a diverse tax base.



This Discussion Paper is made up of the following sections:

- **Our King's Employment Framework:** Provides a breakdown of the current structure of Our King, and sets out the vision for how this growth should be accommodated in the Township;
- **Planning for Employment Growth:** Reviews the employment growth forecast for King and the findings of the ongoing ELS, including opportunities for the redesignation of land, new community areas, and settlement area boundary expansions to accommodate new employment growth. This section also provides detailed analysis of different forms of employment: Designated Employment Lands, Rural and Hamlet Employment, and Population Related Employment.
- **Emerging Policy Directions** summarizes the emerging policy directions discussed throughout this Paper.





## 2. Our King: Employment Framework

### 2.1 The Structure of Our King

The Our King Official Plan is centered around a vision that focuses on opportunities for the Township and is designed to overcome current known challenges and constraints. The Vision, as set out in Section 1.4 of the Our King Official Plan, identifies that there is 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 Vision recognizes that the agricultural sector and related industries will continue to represent a key economic driver in the Township, and a policy framework of the Official Plan must support the continued diversification of agricultural activities. The Plan recognizes that the Township also has exceptional economic development potential given proximity to Highway 400 and the Greater Golden Horseshoe. The Vision also recognizes the long-term goal 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.

Goals for the future of King flow from the vision and are reflective of community desires and values. These goals are rooted in the four pillars of sustainability, being environmental, economic, socio-cultural, and financial. Focusing on pillars of economy and finance, the goals of Our King are to:

- Encourage a sustainable, vibrant, and balanced local economy;
- Encourage the continued increasing vitality of our three Villages;
- Encourage and support sustainable and strategic growth; and,
- Facilitate transparent and participatory decision-making processes.

Each of these goals are supported by a number of objectives, which are set out in Section 1.5 of the Plan and provide direction for the policies and land use designations that make up the following sections of Our King. The vision for Our King, along with these goals and objectives set the foundation for King's 2023-2026 Corporate Strategic Plan, which reflects on the Township's commitment to achieve improvements on the following priorities:

- A greener future;
- Sustainable asset management;
- Complete communities; and
- Service excellence.

By encouraging new employment opportunities, and fostering opportunities for economic development, Our King can work in tandem with the Corporate Strategic Plan to diversify King's economy, and provide measurable progress on these key goals and objectives.





Section 2, Our Community of Communities, of Our King forecasts growth to the year 2031. The Plan forecasts the majority of employment growth to occur in the Villages of King City, Nobleton, and Schomberg, where employment lands have been specifically designated to accommodate new jobs. Other employment growth may occur in commercial areas, such as the Village Cores, the Hamlets, and in the Countryside, through growth in farm labour, agriculture-related uses or on-farm diversified uses that create rural employment opportunities. While the Our King Official Plan does not forecast a significant increase in the number of jobs within the Countryside, the Plan strongly supports the continued viability of agricultural operations and promotes their diversity including permissions for agriculture-related uses and on-farm diversified uses, which could lead to increased employment growth. The policies of Our King strongly protect designated employment lands in the Villages for future employment uses and job opportunities.

The Employment Designation (Section 5.10) applies to specific lands, mapped on Schedules D1-D3, and are intended to accommodate job growth, with non-employment uses strictly prohibited to protect these areas. The objectives of this designation include providing a mix of employment uses, supporting a diversified economic base, and ensuring necessary infrastructure is in place to support current and future needs. Permitted uses in the current Employment designation include manufacturing, offices, research and development, commercial and trade schools, automotive repair, contractor establishments, transportation depots, and ancillary uses. The policies strictly protect employment lands from conversion to non-employment uses.

The Hamlet Employment Designation (Section 6.2.5) applies to specific properties in the Hamlets, as shown on Schedules E1-E7, that have historically been developed with employment uses and will continue to be used for small-scale employment uses. The Township aims to recognize compatible employment uses in Hamlets, encourage redevelopment to more compatible uses, and minimize the impact of incompatible uses. Permitted uses include existing employment uses, agriculture-related uses, and specific small-scale employment uses, subject to zoning amendments and site plan control. Major development is not allowed, and expansions or changes in use must be compatible with residential areas.

Section 7 of Our King, “Our Flourishing Economy”, provides a broad framework for economic development, providing direction for development within employment lands and the agricultural system based on key industries and community desires. Our King calls for economic development within the Township to be rooted in sustainability. The Plan identifies that is to be achieved by effectively leveraging King’s strengths, promoting a highly skilled and educated population, providing corporate support for economic development, ensuring a strong growth trajectory, and placing an emphasis on quality of place for residents, visitors and business investment. Economic development goals to support this are being investment ready, supporting a commitment to community and sustainability, leveraging a culture of entrepreneurship, and building a strong, innovative rural brand.



## Things to Think About

1. The goals and objectives as set out in Section 1.5 of Our King will need to be reviewed to ensure that they continue to reflect the Township's goals and objectives under the 2051 planning horizon.
2. The goals and objectives will need to ensure alignment with the priorities of the Corporate Strategic Plan, particularly around sustainable asset management and complete communities, to ensure that the policies support long-term fiscal sustainability for the King, and provide a framework to build a stronger, safer community.
3. The Employment Area land use designations for the Villages and Hamlets, as shown on Schedules D1-D3 and E1-E7 will need to be reviewed, to determine the extent of the lands designated for employment uses to respond to the 2051 planning horizon, as will be discussed in the following sections of this Report.
4. Section 7 of Our King will require further review to ensure that the framework still reflects the Township's strengths and economic development goals.

## 2.2 Changes in Provincial Policy

As noted in Discussion Paper 1, there have been a number of changes in Provincial policy related to employment and economic development. The *Planning Act* was amended through Bill 97 to introduce a new definition for "Area of Employment" meaning:

*"area of employment" means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:*

1. *The uses consist of business and economic uses, other than those uses referred to in paragraph 2, including an of the following uses:*
  - i) *Manufacturing uses.*
  - ii) *Uses related to research and development in connection with manufacturing anything.*
  - iii) *Warehousing uses, including uses related to the movement of goods.*
  - iv) *Retail uses and office uses that are associated with uses mentioned in subparagraphs i) to iii).*
  - v) *Facilities that are ancillary to the uses mentioned in subparagraphs i) to iv).*
  - vi) *Any other prescribed business and economic uses.*
2. *The uses are not any of the following uses:*
  - i) *Institutional uses.*
  - ii) *Commercial uses, including retail and office uses not referred to in subparagraph 1 iv).*

Through the 2024 PPS the definition for employment area was also updated to be consistent with the above-noted definition from the *Planning Act*. The changes to the definition mean that other uses that have traditionally been found within employment areas, including commercial,



office, institutional and recreational uses, are no longer permitted to be established within an employment area. However, the policies do allow the municipalities to recognize existing uses and to permit their continued operation.

The 2024 PPS requires all employment areas in settlement areas to be designated, protected and planned for in the long-term by prohibiting residential uses, commercial uses, public service facilities and other institutional uses, prohibiting other sensitive land uses that are not ancillary to the uses permitted in the employment area, and including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

Through the Official Plan Review the Township's current employment policies will need to be assessed to ensure that the designation is appropriate for the planned function of the employment area. Employment areas will also need to be reviewed to ensure that land use compatibility is maintained between sensitive land uses and employment areas. This will support the long-term operational and economic viability of the planned uses and functions of these employment areas. The ongoing Employment Lands Strategy (ELS) is underway to review King's employment areas and provide preliminary recommendations in regard to the viability of King's employment areas and employment area land needs. These findings will be reviewed in Section 3.2 of this Discussion Paper.

## Things to Think About

1. The Employment Area designation in Our King will need to be updated to conform with the 2024 PPS definition of Employment Area. This includes updating the permitted uses and transition requirements, and to respond to local challenges and contexts.
2. The 2024 PPS definition changes of employment area also mean that new public service facilities like fire stations and recreational centres would not be permitted within employment areas. However, the legislation does allow municipalities to recognize existing uses to continue to operate within employment areas. Policy changes will be necessary to recognize the Township's existing Trisan Centre and Fire Station in Schomberg.
3. The 2024 PPS introduced new permissions to permit privately initiated applications for employment area conversions at any time. It is important to note that municipal decisions on these applications cannot be appealed to the Ontario Land Tribunal. The employment lands conversion policies of Our King (Section 5.10.3.1 through 5.10.3.3) require review consistent with the 2024 PPS and to add local criteria are important to ensure the Township's employment land supply is protected for the long-term.
4. New policies in the 2024 PPS require municipalities to promote economic development and competitiveness by addressing land use compatibility adjacent to employment areas and providing an appropriate transition to sensitive land uses, such as residential, parks, and institutional uses. Through the Official Plan Review, policies and land use designations will need to be reviewed to address this transition in order to maintain the long-term operational and economic viability of King's employment areas. Transition areas may be opportunities to support specific types of commercial, industrial, and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects.



5. The 2024 PPS directs major office and major institutional developments to major transit station areas and other strategic growth areas where frequent transit service is available. In King's context, the policies will need to address a balance between these uses and residential intensification in these strategic growth areas.



## 3. Planning for Employment Growth

### 3.1 Growth Management

Growth management is a fundamental element of any Official Plan. The land use and development policies of the Official Plan are informed through an understanding of the projected population and employment growth within the planning horizon of the Official Plan, as these projections direct the amount of land required to accommodate the growth, how much commercial, office and employment space is needed, and the amount and size of other amenities that will be required to serve our growing population. A thorough understanding of the anticipated growth is crucial to establish a logical urban structure that ensures an efficient, complete and livable community.

At present, Our King is based on a planning horizon of 2031. The Official Plan Review will extend this horizon to 2051. The Official Plan Review will assess the current Official Plan policies and identify which components of the growth management policies need to be updated to be consistent with and conform to Provincial policy and changes in the legislative framework.

The 2024 PPS requires municipalities to base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance or continue to forecast growth based on forecasts previously issued by the Province.

The Province previously issued growth forecasts under a Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and approved the York Region Official Plan with modifications in November 2022 in accordance with the Growth Plan projections. Subsequent to further Provincial decisions and legislation, York Region updated the growth forecast for King Township in June 2024. The updated 2051 targets from the York Region Official Plan (June 2024 Office Consolidation) forecasts have been used for the baseline analysis in the Township's Growth Management Strategy (GMS) and Employment Lands Strategy (ELS).

The following summarizes the forecast for King Township:

- King Township's population is forecast to increase to 51,000 in 2051 from 28,400 in 2021.
- The Township residential dwellings are projected to increase by 8,400 units from 2021 to 2051.
- The Township's employment is forecast to increase from 10,100 jobs in 2021 to 17,700 jobs in 2051.



## 3.2 Employment Lands Strategy and Growth Management Strategy

The Township has retained Watson & Associates Economists Ltd. to prepare an Employment Land Strategy (ELS) and Growth Management Strategy (GMS) to inform the Official Plan Review.

These studies provide:

- An assessment of existing policies and macroeconomic conditions at the broader regional level and locally;
- A residential vacant land supply analysis;
- A review of existing Employment Areas and employment conditions, in alignment with the Employment Area vacant land supply analysis;
- An assessment of the Township's long-term growth potential for population, housing and employment to 2051;
- A 5-year population, housing and employment forecast for each Village;
- An Employment Area land needs analysis to 2051; and,
- A Community Area land needs analysis to 2051.

The findings of the GMS will be discussed in detail in Discussion Paper 2 “Living in King”.

These strategies are being prepared in two Phases, with the first Phase providing a summary of the Township's forecast and land needs. A draft Phase 1 Report summarizing preliminary findings was released in September 2024. Phase 2 is currently undertaking a land needs analysis and exploring location options for settlement area boundary expansions and the redesignation of land in the Nobleton Village Reserve. The preliminary findings from Phase 2 have been incorporated into this Discussion Paper to provide an understanding of the land needs associated with the employment forecast for King.

The Phase 1 of the ELS provides a forecast of specific sectors for future employment in King to 2051. By 2051 King is forecast to accommodate a minimum of 17,700 jobs, an increase of 7,600 jobs since 2021. The employment forecast is not intended to limit the Township's growth trajectory as King has the ability to exceed this target.

This growth is forecast to be divided between Major Office, Employment Lands, Population-related and Rural employment, with the majority of the growth forecast to be through population-related employment. This forecast is outlined in the Table below and is followed by a summary of each sector of employment.



**Table 3-1: Employment Targets By Sector Category for King Township to 2051**

Sector Category	Total Growth	% Share
Major Office	400	6%
Employment Lands	2,540	36%
Population-related	3,960	56%
Rural	160	2%
<b>Total Employment Growth</b>	<b>7,060</b>	

“**Major Office**” jobs are those provided in large-scale office formats and are usually found and planned for in major transportation nodes (e.g., a GO train station or highway interchange). These jobs tend to cluster in larger population areas. It has been Provincial policy for many years to prioritize these uses outside of traditional employment areas and in areas planned for intensification and frequent transit service, and remains so in the 2024 PPS (Policy 2.8.1.4).

“**Employment Lands**” jobs are generally planned for traditional, industrial uses requiring large land areas or generating noise or emissions that warrant having a setback from non-employment uses. This is the use generating the largest land needs requirement in the ELS, for which analysis is provided in Section 3.3 of this Discussion Paper.

“**Population-related**” jobs are driven by increased residential population, and includes jobs in the retail or service sector (a wide spectrum of potential employers), and professional services such as accountants or teachers. Uses providing population-related jobs generally do not generate emissions such as noise or odour, and are generally able to be provided in a wide -range of locations—from business parks to downtowns and main streets to within individual neighbourhoods as home-based businesses. Population-related employment is also generating some land needs requirement in the ELS, for which analysis is provided in Section 3.5 of this Discussion Paper.

“**Rural**” jobs are those in the Hamlets, in key nodes like the Highway 11 Corridor, and agricultural and resource sectors outside of urban areas. Provincial policy, including the Greenbelt Plan, Oak Ridges Moraine Conservation Plan ,and 2024 PPS inform land use permissions within the Countryside Area, which is generally comprised of Agricultural and Rural Areas, outside of the Villages and Hamlets. Opportunities for Hamlet Employment development and the Highway 11 Corridor are explored further in Section 3.4 of this Paper.



## Things to Think About

1. The ELS identifies an intensification rate of 15% for existing Employment Lands. The policies of Our King will need to be updated to ensure that they support new employment uses and the expansion /transformation of existing employment uses. The policies should remain flexible to encourage business retention and the attraction of new employers to existing areas of Employment.
2. Opportunities for offices and population-related employment uses will need to be explored in strategic growth areas to support complete communities with access to services and transit. Balancing office and population related employment with residential intensification in the Village centres will require careful coordination and consideration through this Official Plan Review.

## 3.3 Designated Employment Lands

The Our King Official Plan focuses employment growth in the three Villages of King City, Nobleton and Schomberg on Designated Employment Lands. The Employment Lands are intended to accommodate the greatest share of job growth in the Township. To ensure these areas will be available to accommodate employment, the plan strictly prohibits non-employment uses in these areas.

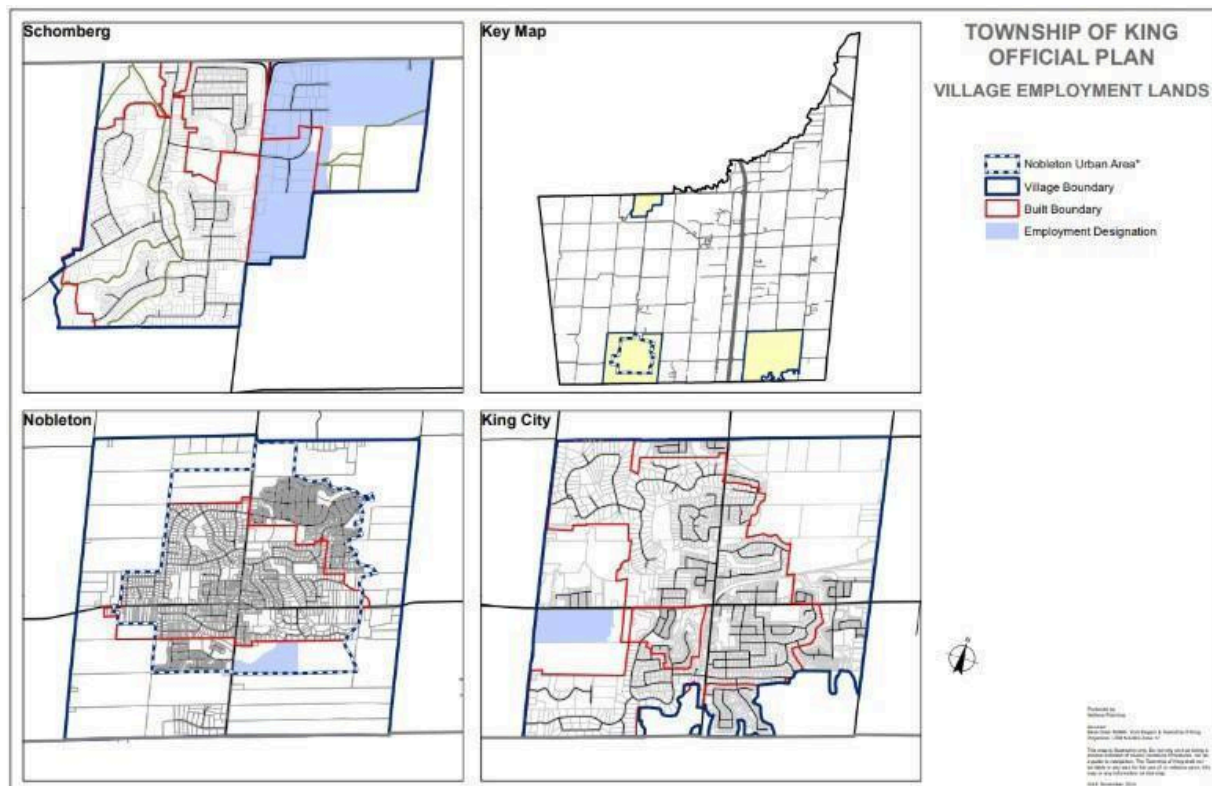


Figure 1: Currently Designated Employment Lands in the Villages of King City, Nobleton and Schomberg.





The Employment Lands Strategy (ELS) identifies that 2,540 Employment Land jobs are projected in King Township between 2024 and 2051. The ELS identifies employment lands needs based on an evaluation of the existing employment areas in the Township, the employment land demand to 2051, and employment area intensification. The preliminary Phase 2 findings identify that there will be an Employment Area deficit of 27 net hectares (49 gross hectares). This takes into account a land vacancy factor in Schomberg to account for constraints such as landowner willingness and parcel configuration.

The preliminary Phase 2 ELS identifies the deficit of employment lands for both Nobleton and Schomberg. Nobleton will require 21 net (39 gross) hectares and Schomberg will require 6 net (10 gross) hectares to meet the forecasted employment land job targets by 2051. The context and potential locations for additional employment lands in Nobleton and Schomberg are explored in Sections 3.4.1 and 3.4.2, respectively, of this Discussion Paper.

King City currently has a vacant Employment Area land supply of 36 ha. These lands currently have active development plans for logistics operations. The employment lands within King City are expected to build out by 2051.

### 3.3.1 Nobleton Redesignation of Land for Employment

The Village Boundary of Nobleton, as shown in Schedule D2 of the Our King Official Plan (below) contains lands currently designated Nobleton Village Reserve (under appeal). This designation is comprised of land that is outside the Nobleton Urban Area Boundary that was not planned to accommodate urban uses or significant growth to the 2031 horizon of the current Our King Official Plan. Redesignation of lands within the Nobleton Village Reserve is not considered a settlement area boundary expansion under Provincial policy. The Our King Official Plan identifies that lands within the Village reserve may be necessary to accommodate urban uses beyond the current horizon of the Plan and will be subject to a comprehensive review, which is now under way through this Official Plan Review.

Within the Urban Area, there are lands designated as Employment (light blue colour) on Schedule D2. The 2024 PPS and *Planning Act* recently changed the definition of Employment Areas, as discussed in Section 2.2 of this Paper. Employment Areas are now designated lands intended to support industrial and business activities, primarily export-based employment such as manufacturing, warehousing, and distribution. These areas are crucial for economic development and are characterized by their proximity to major transportation corridors, efficient land use, and specific development and infrastructure requirements. Based on this revised definition for Employment Areas and the location of the current Employment lands in proximity to residential lands, the lands may not be suitable for a designated Employment Areas. Through this Official Plan Review it is anticipated that the lands will be redesignated to permit mixed-uses which may allow commercial, institutional, and some residential uses.

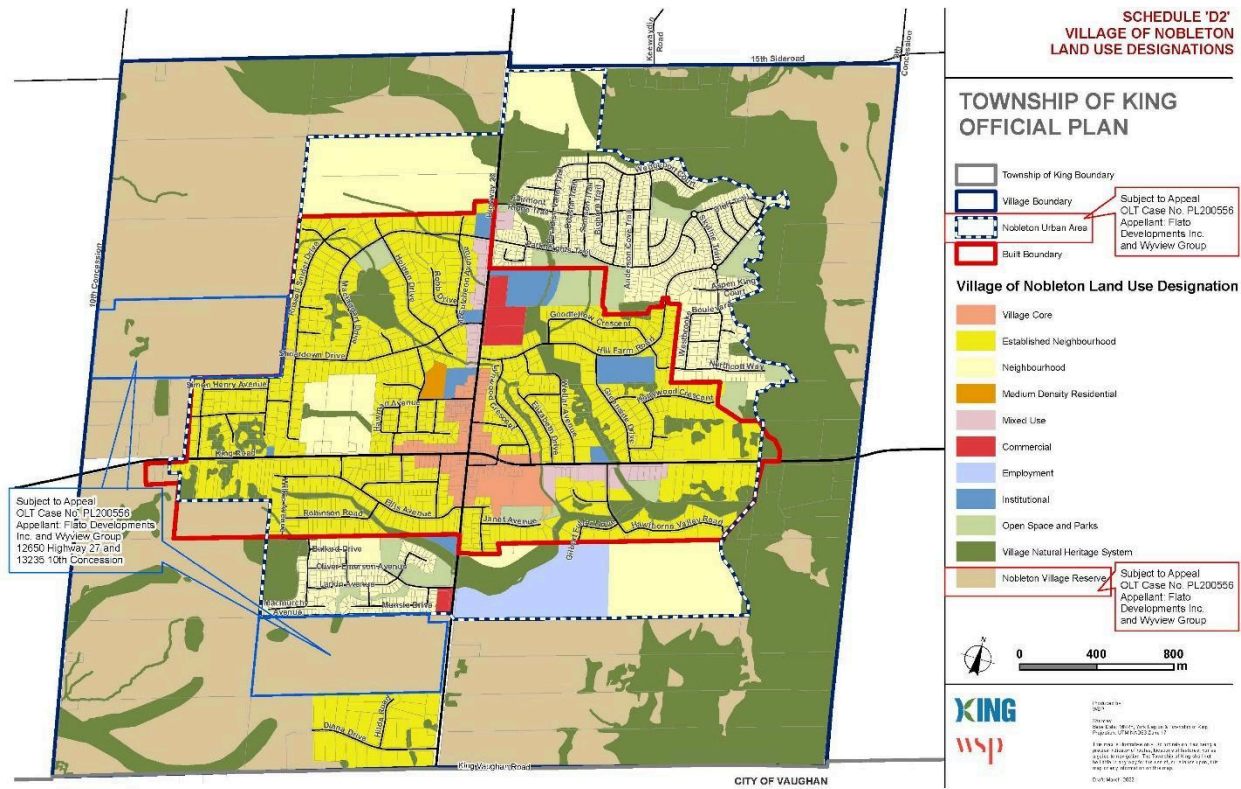


Figure 2: Schedule D2 of the Our King Official Plan – Village of Nobleton Land Use Designations

The preliminary Phase 2 ELS has identified a deficit of employment lands for Nobleton. Nobleton requires 21 net (39 gross) hectares to meet the forecasted employment land job targets by 2051. With this consideration, two potential locations have been identified for the establishment of a new Employment Area in the Village of Nobleton, as shown in Figure 3. Both of these location options represent an expansion of the southern portion of the existing urban boundary. The following provides a general description of two locations: Option 1 (Southeast Nobleton) and Option 2 (Southwest Nobleton). These two potential Employment Area redesignation locations have been recommended for further assessment and study due to the following:

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

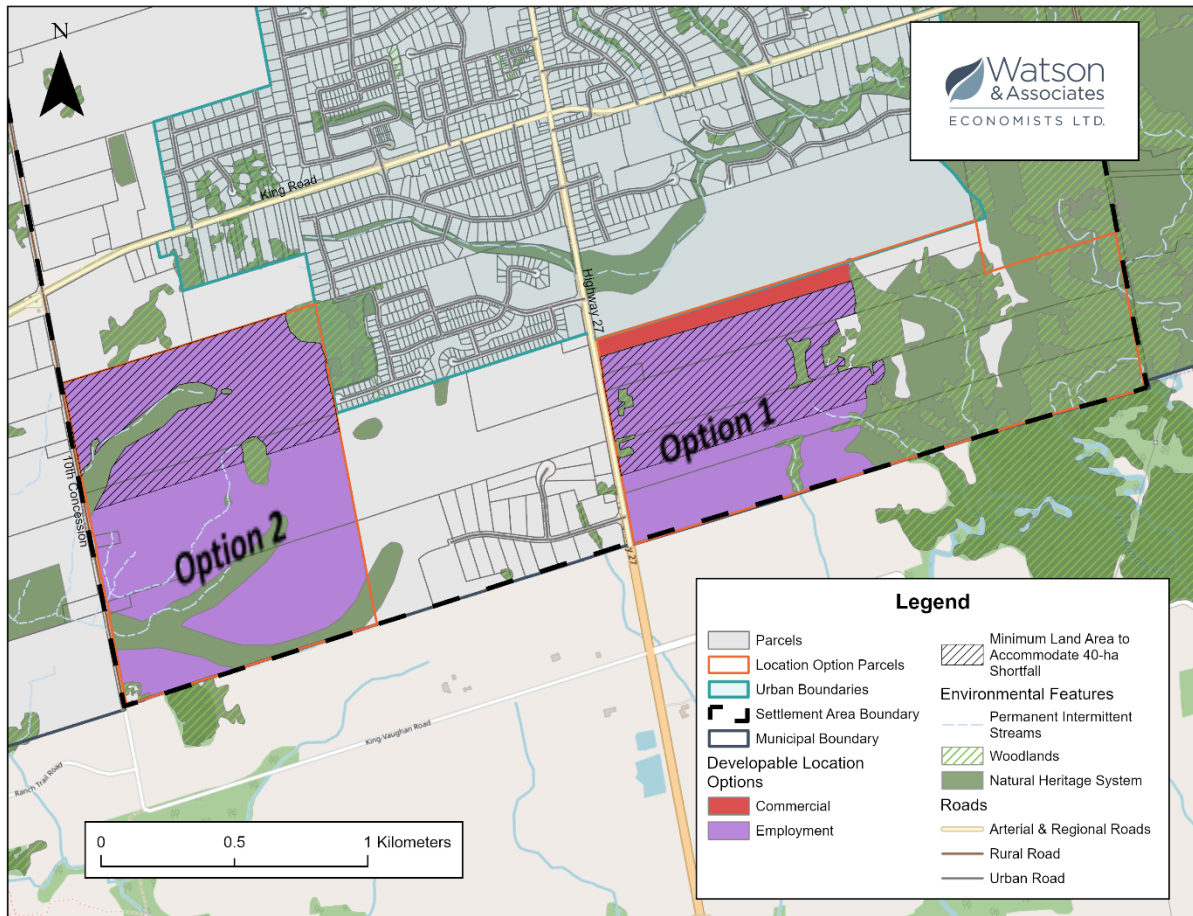


Figure 3: Location options for Employment within the Nobleton Settlement Area. Prepared by Watson & Associates Economists Ltd., 2025

In Figure 3 above, the ‘hatched’ area which overlays both Options represents the minimum area to accommodate the 39-hectare shortfall, the additional lands shown in purple represent an opportunity to potentially accommodate additional employment growth beyond the 2051 shortfall.

Option 1 has a potential developable land area of approximately 70 ha (approx. 63 hectares for industrial employment and seven hectares as a commercial buffer with the existing urban area), which would allow for additional employment development beyond that identified in the 2051 shortfall of 39 gross ha. In total, the 63-ha portion of the site could accommodate approximately 1,210 jobs, representing an additional 460 jobs above the minimum 2051 requirement.

Option 2 represents a larger potential developable land area of approximately 98 ha, which offers a greater critical mass than Option 1. This site has the potential to accommodate nearly 1,900 jobs, representing 1,140 jobs above the minimum requirement to 2051.



The preliminary Phase 2 ELS Report provides an evaluation and analysis of the location options based on criteria in the following topic areas:

- Growth Management/Land use Planning
- Municipal Servicing and Impacts
- Environmental Protection
- Agriculture & Agri-Food Network
- Market Analysis

## Things to Think About

1. There is an opportunity to support a larger employment area in Nobleton that extends beyond the employment land needs to 2051. This could support a critical mass of employment lands to support a wide range of lot sizes/ configurations. The lands will need to be serviced and connected to the transportation system in a fiscally responsible and sustainable manner.
2. Enhanced policies and new land use permissions will need to be developed to support the appropriate transition of employment uses to sensitive land uses, such as residential and institutional uses. The types of uses and built form within the transition areas will play a large role in shaping how our communities look and function.

### 3.3.2 Schomberg Settlement Boundary Expansion for Employment

The Village of Schomberg is a designated Settlement Area within the Protected Countryside of the Greenbelt Plan. Within the Village Boundary, the existing designated Employment lands are located on the west side of Highway 27, south of Highway 9 and shown in a light blue colour on Schedule D3 to the Our King Official Plan (see Figure 4). The area is comprised of a mix of developed and vacant lands and is well buffered from the residential and Main Street area of Schomberg by Highway 27.





As shown in Figure 5, there are significant Natural Heritage System (NHS) features identified on the site. Further review of the limits of the Natural Heritage Features and System is required through the Official Plan Review to determine if there is a sufficient amount of land in this location, outside of the features and their corresponding buffers.

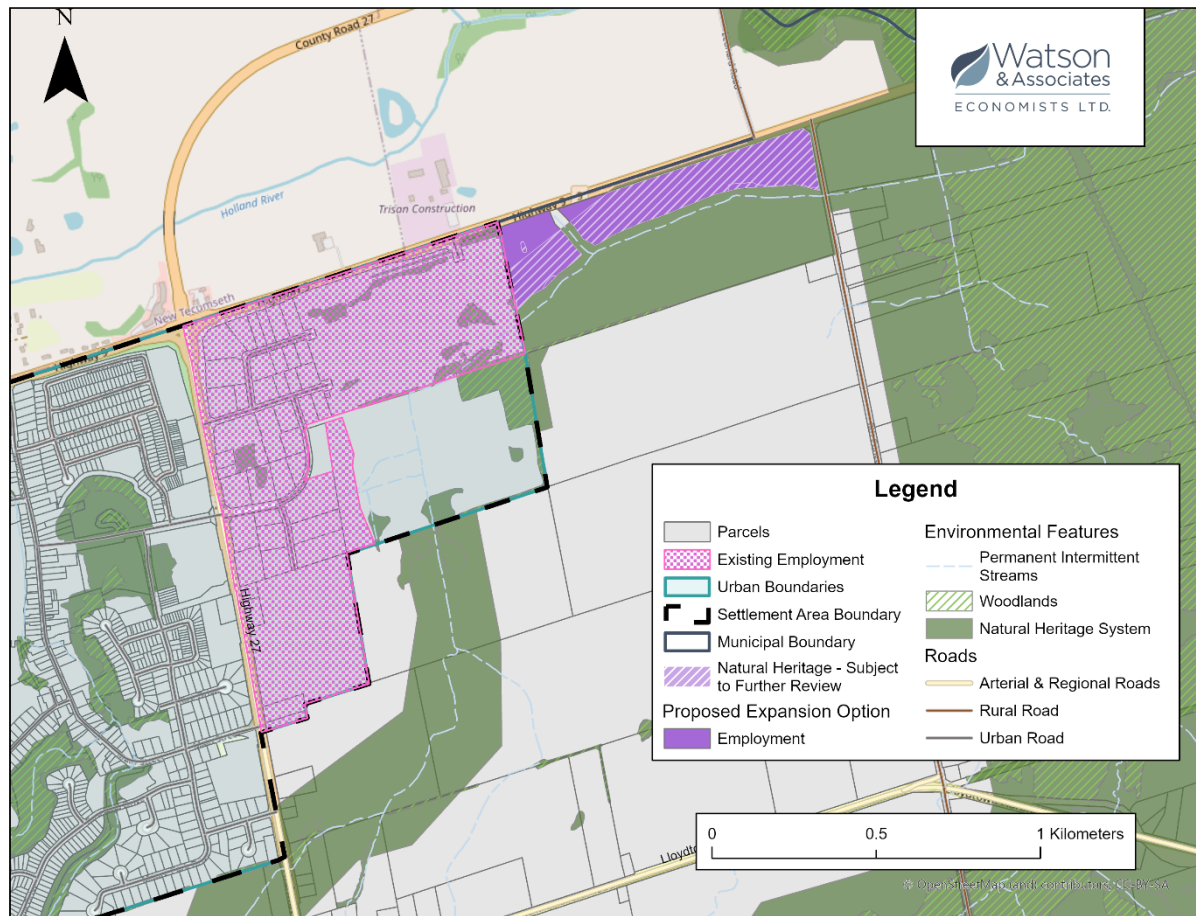


Figure 5: Village of Schomberg Potential Settlement Area Boundary Expansion for Employment. Prepared by Watson & Associates Economists Ltd., 2025.

## Things to Think About

1. Further evaluation of the Natural Heritage System and Key Natural Heritage Features/ Hydrological Features is required to ensure that any expansion remains out of any features and their associated buffers.



### 3.3.3 Additional Long-Term Option for Employment Area Growth: The Whitebelt

The 2024 PPS permits municipalities to designate additional Employment Area land beyond the 30-year maximum. As discussed in Section 3.3.1, both location options for Employment lands in Nobleton exceed the 2051 land requirement of 39 gross ha. Accordingly, both Employment Area expansion options could accommodate a range of 460 to 1,140 additional jobs beyond the minimum forecast to 2051.

Further to this, the preliminary Phase 2 ELS Report explores additional location options to support Employment Area growth in the Township, beyond the minimum employment forecast to 2051. The preliminary Phase 2 ELS Report notes that Township's activity rate (ratio of jobs to people) has been declining historically. The employment forecast from York Region no longer anticipates a decline in the activity rate and instead maintains the rate at 35% between 2021 and 2051. In an effort to generate greater employment growth demand and create a more diversified tax base, the preliminary Phase 2 ELS identifies that the Township can explore the designation of additional Employment Area lands to attract a greater amount and type of industry in King. Striving for this supports the concept of critical mass, ensuring that Employment Areas can support a broad range of industries and site requirements.

The preliminary Phase 2 ELS notes that the outlook for industrial development in the Greater Golden Horseshoe is positive and encouraging. Municipalities with a large supply of Employment Area lands situated along key Goods Movement corridors (i.e., 400-series highways) are in a favourable position to attract new and expanding industries. For King to compete with other municipalities in the surrounding region, the Township may need to consider additional Employment Area lands along Highway 400.

The Whitebelt refers to the undeveloped and unprotected lands located between Ontario's Greenbelt and designated urban settlement areas, often seen as potential spaces for future urban development.

The Whitebelt lands in King, shown in Figure 6, are comprised of approximately 32 ha of developable land along the southern edge of the Township's municipal boundary, adjacent to the City of Vaughan. The Whitebelt lands are located both east and west of Highway 400, providing ample Highway exposure to future business operations. The preliminary Phase 2 ELS proposes the entirety of these 32 developable hectares be considered for Employment Area designation. If using the same densities applied to the King City Employment Area (27 jobs per net ha), these lands would have the potential to accommodate approximately 480 jobs. Designating these lands for Employment Area development could provide the Township with additional opportunities to market and attract business operations into King, increasing the employment activity rate.

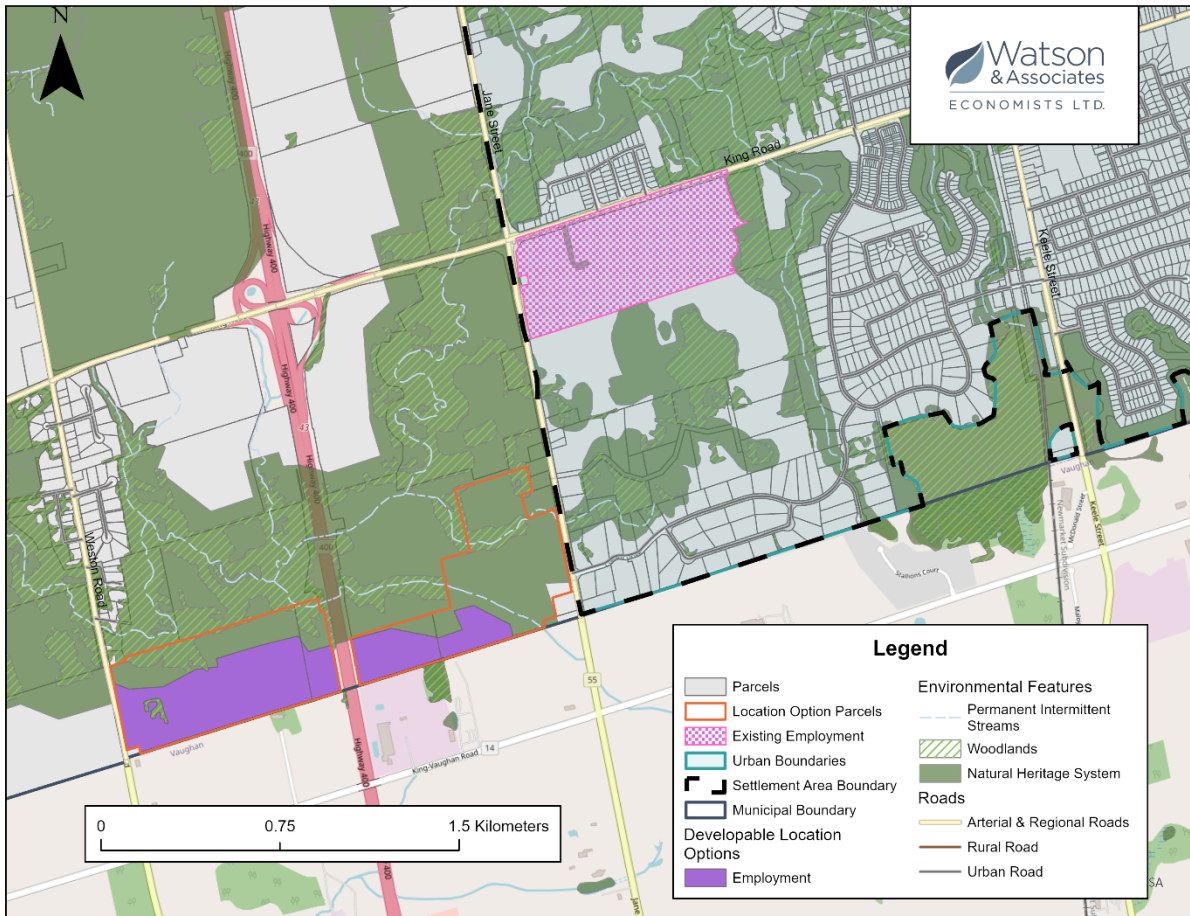


Figure 6: Additional Long-Term Option for Employment Area Growth in the Whitebelt.

## Things to Think About

1. While Provincial policy allows the Township to designate land beyond a 30-year planning horizon, these lands should still be phased in coordination with anticipated demand, servicing requirements, and financial viability. Employment land development requires extensive financial considerations related to market demand as well as potential exposure to financial and market risk. Further evaluation of these options will need to be considered through the Official Plan Review.

## 3.4 Hamlet and Rural Employment

The 2024 PPS directs protected Employment land growth to urban settlement areas with full municipal servicing. With this being said, King's Hamlets have traditionally and continue to support rural employment uses. It is important for the Official Plan Review to consider the rural system and its role in accommodating employment growth through dry employment uses.

The 2024 PPS provides that healthy, integrated and viable rural areas should be supported by promoting the economic base and employment opportunities through goods and services,





including value-added products and the sustainable management or use of resources. The 2024 PPS also provides that when directing development in Hamlets, municipalities must give consideration to locally appropriate rural characteristics, the scale of the development, and the provision of service levels.

The preliminary Phase 2 ELS Report identifies that dry-employment uses, which do not rely on municipal wastewater infrastructure, are an important component of a municipality's employment land supply, even though they are not included in urban vacant employment land supply calculations. The Report notes that these lands may be well-suited for industries like logistics and warehousing, construction yards, agricultural support services, and light assembly plants that do not require full municipal servicing. These uses provide meaningful employment opportunities while making efficient use of dry employment lands without relying on extensive infrastructure in contrast to sectors such as manufacturing, advanced manufacturing, or food processing, which depend heavily on access to water and wastewater services.

The preliminary Phase 2 ELS Report identifies the importance of ensuring an adequate supply of dry employment lands to support a diverse range of employment opportunities while preserving serviced lands for industries that generate higher employment yields. To achieve this, the Township's Official Plan could provide for dry employment lands in specific locations and provide policies to ensure that lands suitable for such uses are appropriately zoned to meet demand. The Report notes that without sufficient dry employment lands, there is a risk that low-yield operations, such as truck parking or lay-down yards, may occupy serviced urban employment lands or migrate to rural areas, potentially diminishing the value of urban land designated for higher-yield employment uses.

### **3.4.1 Laskay Hamlet Employment**

The Hamlet of Laskay currently contains lands designated as "Hamlet Rural Area" located in the southwest corner of King Road and Highway 400, as shown on Figure 8. These lands have exposure to Highway 400 and are located adjacent to the interchange. There are also lands, located to the south, labelled "Deferral 1". Deferral 1 refers to the York Region 'deferring' their decision on the Our King Official Plan with respect to these lands. Since York Region no longer has planning responsibility, the lands will now need to be considered through this Official Plan Review. The Review will need to determine whether the deferred lands should be included in the Hamlet Boundary and the appropriate use of the lands.

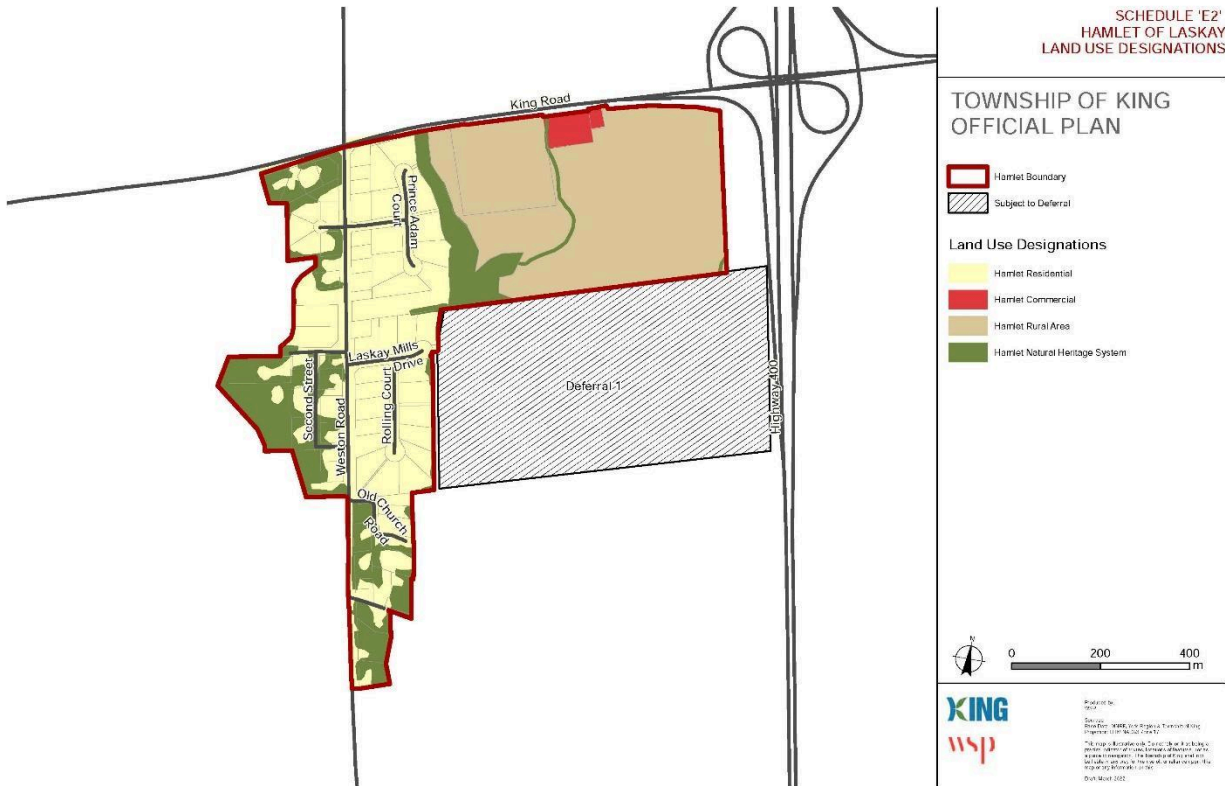


Figure 7: Schedule E2 of the Our King Official Plan – Hamlet of Laskay Land Use Designations

The preliminary Phase 2 ELS identifies an opportunity to accommodate dry employment operations within the Hamlet of Laskay. As shown in Figure 8, there would be an ability to accommodate approximately 34 ha of developable land for dry industrial development. The lands could support approximately 190 jobs based on a density of ten (10) jobs per hectare. This represents a low-density yield that is typical of uses that require large land areas.

The preliminary Phase 2 ELS notes that this new area for hamlet employment development would provide potential synergies with the proposed King City commercial expansion (discussed in Section 3.6 of this Report) on the opposite side of Highway 400 as well as close proximity to the proposed Whitebelt Employment Area on the southern border of the Township boundary.

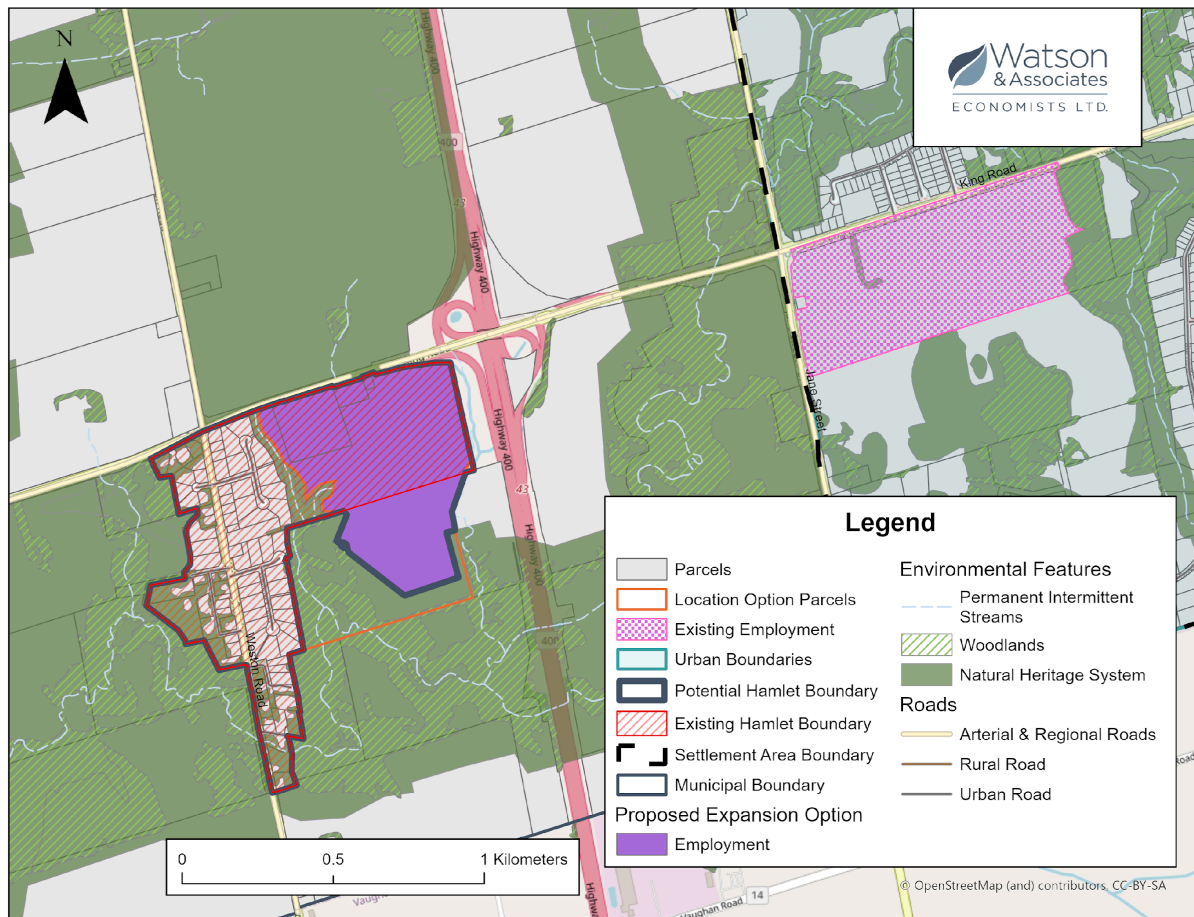


Figure 8: Laskay – Consideration for Rural Hamlet Employment Area. Prepared by Watson & Associates Economists Ltd., 2025

### 3.4.2 Kettleby Rural Employment Lands

The Hamlet of Kettleby contain lands that are designated as Hamlet Employment on Schedule E3 (Figure 9). Any changes to the Hamlet Employment designation policies or permitted uses will need to be considered in the context of these lands. The Kettleby Hamlet Employment lands are situated between sensitive land uses, being an elementary school and hamlet residential uses. A recent Official Plan Amendment was approved for these lands to permit the expansion of the existing operation. The Official Plan Review will be an opportunity to consolidate this amendment into the Official Plan and provide forward looking policies to support the lands to 2051.

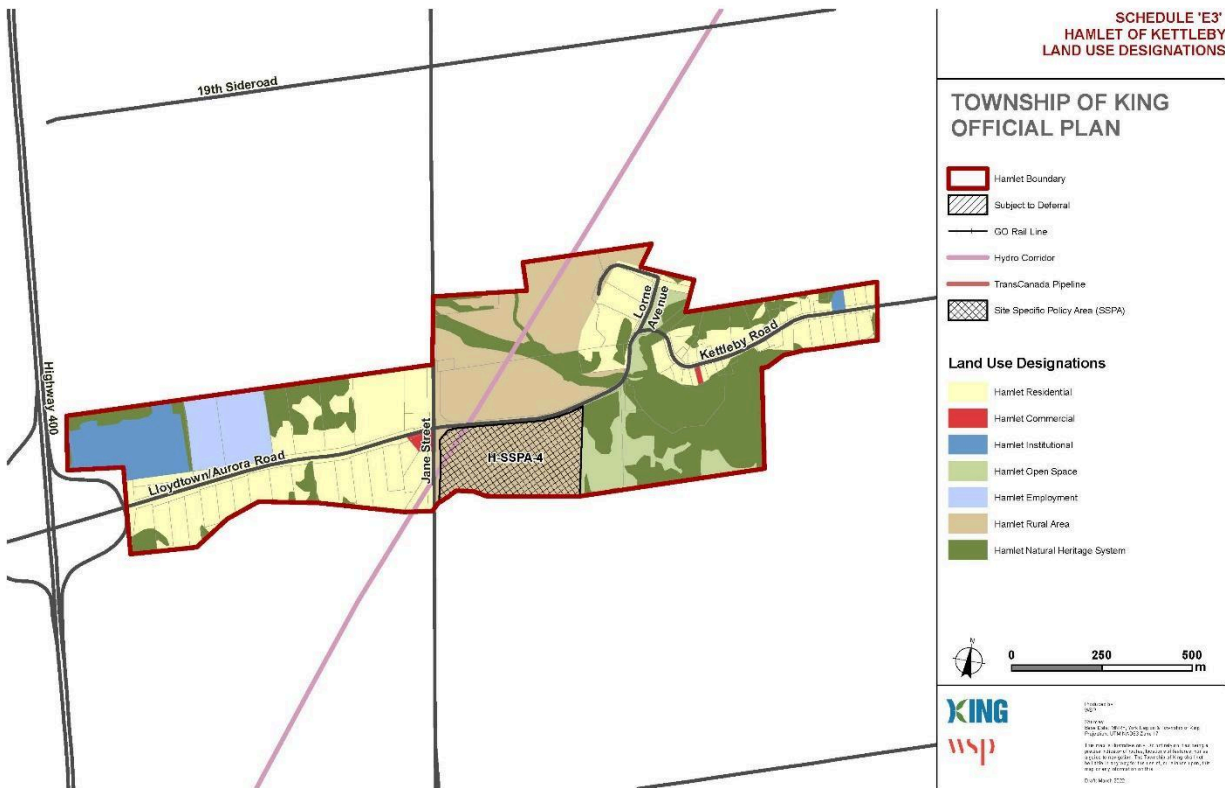


Figure 9: Schedule E3 to the Our King Official Plan – Hamlet of Kettleby Land Use Designations

### 3.4.3 The Highway 11 Corridor

The Township has undertaken a study of the Highway 11 Corridor, as directed by policy 6.12.2 of the Our King Official Plan, also referred to as Countryside Site-specific Policy Area 2 (C-SSPA-2) as shown in Figures 10 and 11 below. The Highway 11 Corridor is located in the northeast corner of the Township, and functions as a major corridor for the movement of people and goods within York Region and beyond. The Corridor is also recognized as contributing to a vibrant rural economy and is located at juncture of key connections to neighbouring municipalities therefore having strategic locational significance as a gateway to the Township.

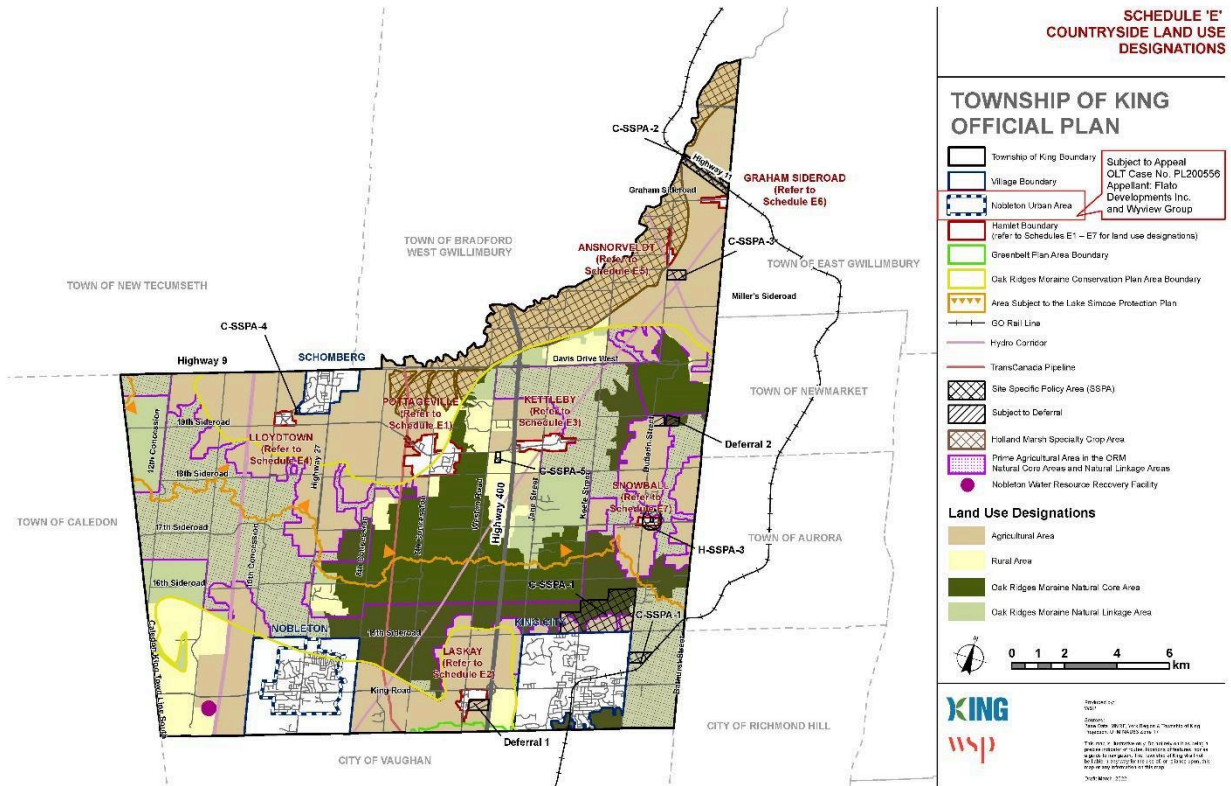


Figure 10: Schedule E to the Our King Official Plan- Countryside Land Use Designations

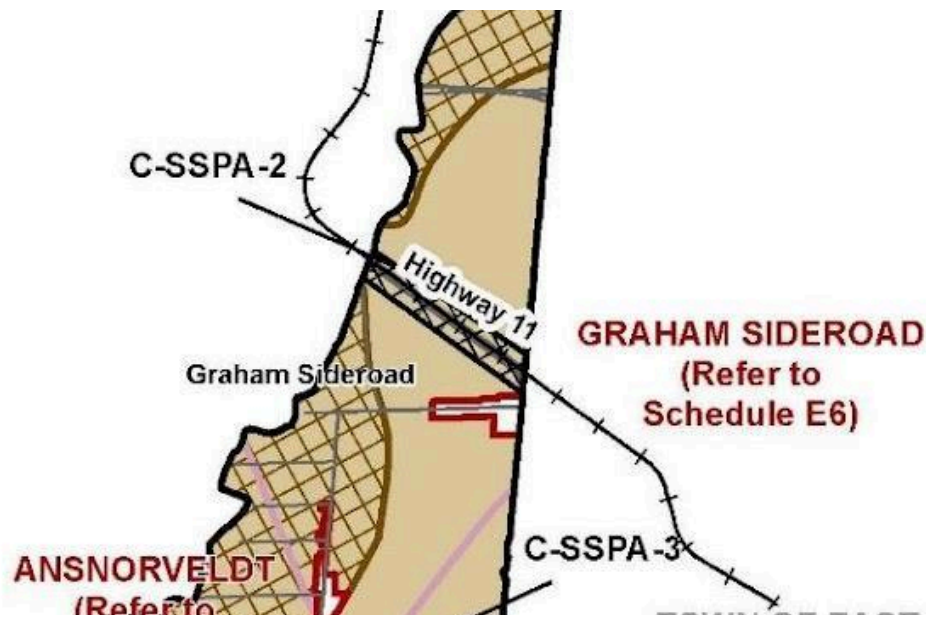


Figure 11: Highway 11 Corridor identified as C-SSPA-2 on Schedule to the Our King Official Plan



Highway 11 historically functioned to serve the travelling public, comprised of highway-commercial and service-oriented land uses, such as service stations, motels, and restaurants. Over the last several decades, landowners and businesses within the Corridor have experienced economic challenges, which can be contributed in part to the evolving function of Highway 11, applicable land use planning policy, presence of natural heritage features, hazard lands such as floodplains, and the planned growth of adjacent municipalities which have competed for investment and economic development.

The findings of the Highway 11 Corridor Study offer several recommendations based on a review of applicable land use planning policy and extensive consultation with the community, including Township Council, residents, landowners, businesses, agencies, and key stakeholders. The study recommends:

1. A recommended boundary of the Highway 11 Corridor;
2. An amendment to the Township's Official Plan, which focuses on expanding land use permissions while protecting and enhancing the natural environment and promoting desirable built form outcomes; and
3. An amendment to Countryside Zoning By-law 2022-53 to implement specific matters contemplated by the Official Plan Amendment, including land use permissions and provisions regulating the scale, intensity, and location of the uses.

The Official Plan and Zoning amendments for Highway 11 are anticipated to advance prior to the conclusion of the Official Plan Review. The policies will be integrated into the new Our King Official Plan and opportunities to advance the regeneration of this area will be explored through the Official Plan Review, including:

1. Exploring, with the Province, the Region, and nearby municipalities the opportunity/feasibility of extending municipal services into the Corridor.
2. Working with the Province to review the policy framework, including tools afforded under the Planning Act and other Provincial statutes to support a broader range of employment uses in this area.

## Things to Think About

1. The Township could prioritize maintaining and strategically managing dry employment lands to support balanced economic growth and optimize the use of serviced Employment Areas for industries that provide substantial job creation.
2. Further review is required to determine if a dry hamlet employment area represents the most suitable use within Laskay and if not, where else in the Township could these dry employment uses potentially be directed towards.
3. A review of the Hamlet Employment, Commercial and Institutional designations as set out in Section 6.2 of Our King will be required to ensure that the designations provide for appropriate uses within the Hamlets to support rural employment and ensure that they are contextually appropriate given rural service levels.
4. The Official Plan Review is an opportunity to advance the findings of the Highway 11 Corridor Study.



## 3.5 Population-Related Employment

As part of the preliminary Phase 2 ELS, a Commercial Lands Needs Analysis has been undertaken. As of 2024, it was estimated that the Villages contain approximately 720,000 sq. ft., or 66,890 sq. m. of developed commercial space, with an estimated yield of 2,170 employees. The ELS utilized a population of 19,360 for the Villages, which resulted in a commercial floor space per resident of 37. The ELS considers this rate lower in comparison to similar sized communities. However, due to King's proximity to larger urban centres, a portion of the Township's commercial needs are likely realized outside of the Township. Nevertheless, over the forecast period it is anticipated that the Villages will expand their commercial base and ratio of floor space to population. The ELS forecasts that, by 2051, the floor space per resident is anticipated to increase to 40, with opportunities to expand the commercial base by providing more local-servicing retail uses (i.e., grocery, pharmacy, health services, automotive services, personal services, etc.), and small-scale institutional uses.

Based on the increase in commercial floor space per resident, and the forecast increase in population for the Villages under the 2051 planning horizon, it is estimated that approximately 882,500 sq.ft./82,000 sq.m. of new commercial floor space would be required, to a total of approximately 1.6 million sq.ft./147,600 sq.m by 2051.

The Township currently has approximately 12 ha of vacant commercial lands within the Villages of King City, Nobleton and Schomberg. Based on the current vacant lands, and the forecast growth, the ELS made the following conclusions for commercial land needs:

- For the Village of Nobleton, a surplus of approximately 3 ha is forecast by 2051. This assumes that vacant lands will be available to accommodate the growth on the mixed-use portion of the employment land conversion (Section 3.3.1 of this Discussion Paper) and the future community area expansion, as discussed in the Living in King Discussion Paper.
- By 2051, the Village of Schomberg is forecast to have 0 ha of commercial land remaining. There is only a minimum supply of vacant land available currently (approximately 1 ha), but given the population forecast for Schomberg this commercial land supply is determined to be sufficient.
- Given the population forecast and lack of available vacant land supply in King City, the Village is forecast to experience a deficit of 9 ha by 2051. An urban area expansion of this Village would be required to accommodate this shortfall, as discussed in Section 3.5.1 below.

As a whole, the Township is forecast to require an additional 7 ha of commercial land. However, it is important to note that this deficit is observed at the Township-wide level, and does not account for the larger shortfall within King City. Further, given the small nature of the surplus for Nobleton, and lack of surplus for Schomberg, it will be important to continually monitor and re-evaluate the forecasts for each Village.



### 3.5.1 Settlement Area Boundary Expansion for Population-Related Employment in King City

As discussed above, the ELS forecasts that the Village of King City will experience a 9-ha deficit of commercial/retail lands by 2051. This shortfall is directly related to the growing population forecast in King City and the pressures that it will create for commercial/retail uses. Given that the supply of land available for commercial development within the Village is forecast to be insufficient by 2051, additional urban lands are required to accommodate long-term commercial growth.

An expansion of the King City settlement area boundary is recommended by the ELS to accommodate additional urban growth. This must be consistent with the Greenbelt Plan and surrounding Agricultural Area and the Natural Heritage System. Based on these considerations, the proposed option for urban commercial expansion is identified in Figure 12. This site would serve as a commercial node between the existing King City Village boundary and the Highway 400 interchange. The total developable land area identified in Figure 12 amounts to 17 ha. Based on the Greenbelt Plan policies, only a 10-ha portion of this site would be permitted for urban development. The ELS recommends that further analysis be undertaken through this Official Plan Review to determine the viability of this site and the preferred 10-ha configuration.

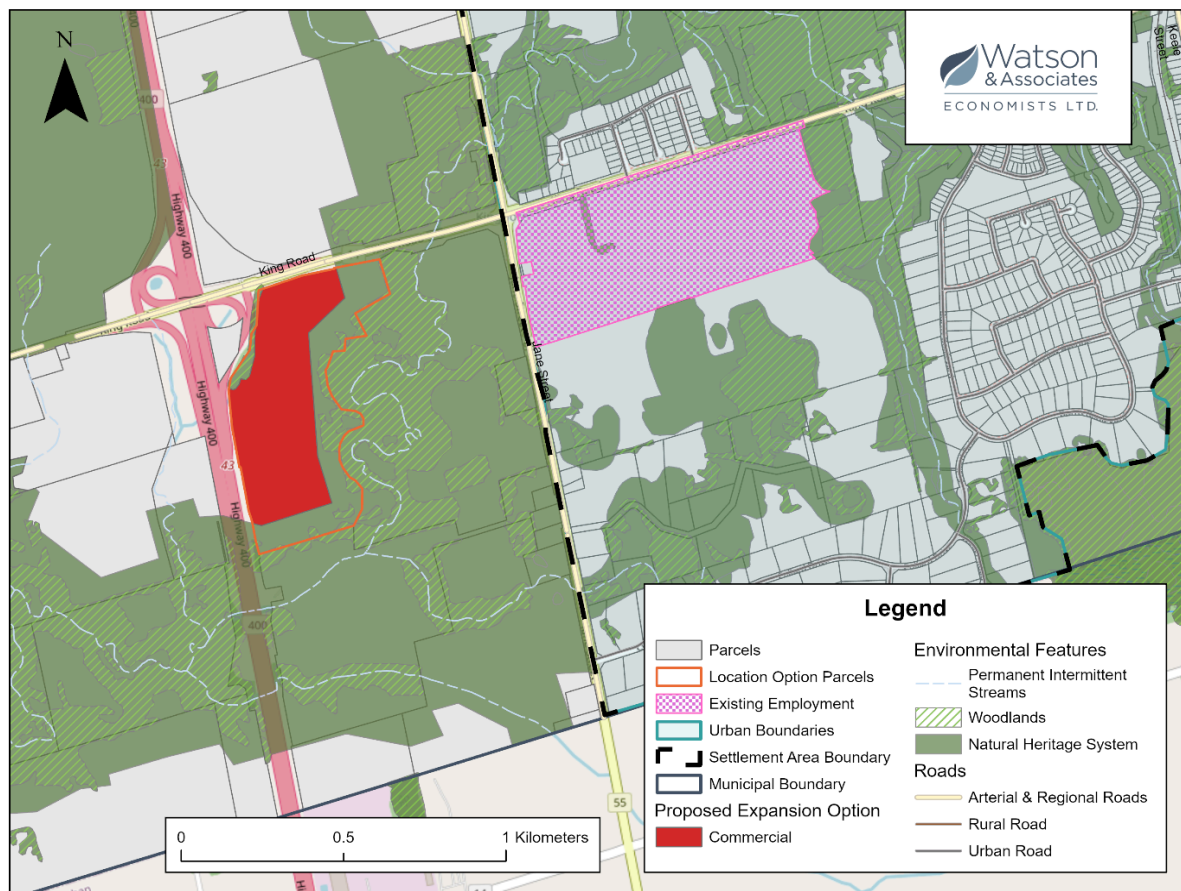


Figure 12: Potential King City Settlement Area Expansion for Commercial. Prepared by Watson & Associates





Economists Ltd., 2025

## Things to Think About

1. Opportunities for commercial uses to serve our growing population will be required to the 2051 horizon. How can the Township best provide for these in King City.
2. How can the Official Plan continue to support and grow the population-based employment (retail, commercial, and office) within the Village centres.



## 4. Emerging Policy Directions

Each Discussion Paper concludes with a list of emerging policy directions being considered through the Official Plan Review. All papers need to be read in their entirety to understand the full list of updates being considered to Our King. Changes to this list, including additions, deletions and edits, will be made based on feedback and input received from Council, residents and stakeholders, and as a result of further reflection and analysis on issues raised during this project.

These are key directions, and not all changes (e.g., editorial updates to reflect updated plan names or straightforward renaming or relabeling) will be captured in these tables.

#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
1	Our King: Employment Framework	Section 1.5 Goals and Objectives	<ul style="list-style-type: none"> <li>Review to ensure that they continue reflect the Township's goals and objectives under the 2051 planning horizon.</li> <li>The goals and objectives will need to ensure alignment with the priorities of the Corporate Strategic Plan (CSP), particularly around sustainable asset management and complete communities, to ensure that the policies support long-term fiscal sustainability for the King, and provide a framework to build a stronger, safer community.</li> </ul>	<ul style="list-style-type: none"> <li>2024 PPS</li> <li>CSP</li> <li>ELS</li> </ul>
2	Our King: Employment Framework	Section 5 and Schedule D1-D3 and E1-E7	<ul style="list-style-type: none"> <li>Update the Employment Area land use designations for the Villages and Hamlets, as shown on Schedules D1-D3 and E1-E7, to determine the extent of the lands designated for employment uses to respond to the 2051 planning horizon.</li> </ul>	<ul style="list-style-type: none"> <li>2024 PPS</li> <li>ELS</li> </ul>



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
3	Our King: Employment Framework	Section 7.5, Our Flourishing Economy	<ul style="list-style-type: none"> <li>Update and streamline policies to reflect the Township's strengths and economic development goals.</li> </ul>	<ul style="list-style-type: none"> <li>CSP</li> </ul>
4	Change in Provincial Policy	Section 5.10 Employment Designation	<ul style="list-style-type: none"> <li>Provide new policies to recognize existing public and commercial uses to continue to operate within employment areas.</li> </ul>	<ul style="list-style-type: none"> <li>2024 PPS</li> </ul>
5	Change in Provincial Policy	Section 5.10 Employment Designation, conversion policies 5.10.3.1 -5.10.3.3	<ul style="list-style-type: none"> <li>Update consistent with 2024 PPS and to add local criteria are important to ensure the Township's employment land supply is protected for the long-term.</li> </ul>	<ul style="list-style-type: none"> <li>2024 PPS</li> </ul>
6	Change in Provincial Policy	Section 5.10 Employment Designation, Section 5.11 Commercial Designation	<ul style="list-style-type: none"> <li>Update policies and designations to address this transition between employment uses and sensitive employment uses in order to maintain the long-term operational and economic viability of King's employment areas. Transition areas may be opportunities to support specific commercial, industrial, and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects.</li> </ul>	<ul style="list-style-type: none"> <li>2024 PPS</li> </ul>
7	Change in Provincial Policy	5.4 Village Core 5.8 Mixed Use	<ul style="list-style-type: none"> <li>Review policies to address a balance in strategic growth areas for major</li> </ul>	<ul style="list-style-type: none"> <li>2024 PPS</li> </ul>



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
		5.11 Transit Station Area	office/institutional uses and residential intensification.	
8	ELS & GMS	Section 5.10	<ul style="list-style-type: none"> <li>Update policies to ensure that they support new employment uses and the expansion /transformation of existing employment uses. The policies should remain flexible to encourage business retention and the attraction of new employers to existing areas of Employment.</li> </ul>	<ul style="list-style-type: none"> <li>ELS</li> </ul>
9	Nobleton Redesignation of Land for Employment Nobleton Redesignation of Land for Employment	2.3 Growth Management 5.10 Employment Designation 5.16 Nobleton Village Reserve	<ul style="list-style-type: none"> <li>Address the shortfall of employment lands in Nobleton to 2051.</li> <li>Opportunity to support a larger employment area in Nobleton that extends beyond the employment land needs to 2051. This could support a critical mass of employment lands to support a wide range of lot sizes/ configurations.</li> <li>The lands will need to be serviced and connected to the transportation system in a fiscally responsible and sustainable manner.</li> <li>Enhanced policies and new land use permissions will need to be developed to support the appropriate transition of employment uses to sensitive land uses. The types of uses and built form within the transition areas will play a large role in</li> </ul>	<ul style="list-style-type: none"> <li>2024 PPS</li> <li>ELS</li> </ul>



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
			shaping how our communities look and function.	
10	Schomberg Settlement Boundary Expansion for Employment	2.3 Growth Management  5.10 Employment Designation	<ul style="list-style-type: none"> <li>• Potential to address the shortfall of employment lands in Schomberg to 2051 with a Settlement Area Boundary Expansion.</li> <li>• Further evaluation of the Natural Heritage System and Key Natural Heritage Features/ Hydrological Features is required to ensure that any expansion remains out of any features and their associated buffer.</li> </ul>	<ul style="list-style-type: none"> <li>• 2024 PPS</li> <li>• ELS</li> <li>• Greenbelt Plan</li> </ul>
11	Additional Long-Term Option for Employment Area Growth: The Whitebelt	2.3 Growth Management  5.10 Employment Designation	<ul style="list-style-type: none"> <li>• The PPS permits municipalities to designate additional Employment Area land beyond the 30-year maximum</li> <li>• King to compete with other municipalities in the surrounding region, the Township may need to consider additional Employment Area lands along Highway 400.</li> <li>• Whitebelt lands in King are comprised of approximately 32 ha of developable land that could provide the Township with additional opportunities to market and</li> </ul>	<ul style="list-style-type: none"> <li>• 2024 PPS</li> <li>• ELS</li> </ul>



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
			<p>attract business operations into King.</p> <ul style="list-style-type: none"> <li>• These lands should still be phased in coordination with anticipated demand, servicing requirements, and financial viability.</li> <li>• Employment land development requires extensive financial considerations related to market demand as well as potential exposure to financial and market risk. Further evaluation of this option is needed.</li> </ul>	
12	Hamlet and Rural Employment	<p>6.2 Hamlets</p> <p>6.2.5 Hamlet Employment Designation, Deferral #1, Schedule E and E2</p> <p>6.2.10.2 C-SSPA-2</p>	<ul style="list-style-type: none"> <li>• Consider the rural system and its role in accommodating employment growth through dry employment uses.</li> <li>• Opportunity to accommodate dry employment operations within the Hamlet of Laskay.</li> <li>• Hamlet Employment, Commercial and Institutional designations require review to ensure that the designations provide for appropriate uses within the Hamlets to support rural employment and ensure that they are contextually appropriate given rural service levels.</li> <li>• Opportunity to advance the findings of the Highway 11 Corridor Study for municipal</li> </ul>	<ul style="list-style-type: none"> <li>• 2024 PPS</li> <li>• Highway 11 Corridor Study</li> </ul>



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
			services and broader land use permissions.	
13	Population-Related Employment, Land Shortfall	5 Villages	<ul style="list-style-type: none"> <li>• Village of King City will experience a 9-ha deficit of commercial/retail lands by 2051. This shortfall is directly related to the growing population forecast in King City and the pressures that it will create for commercial/retail uses.</li> <li>• Settlement Area Boundary Expansion must be in conformity with the Greenbelt Plan and consider the surrounding Agricultural Area and the Natural Heritage System.</li> <li>• Further analysis is needed through this Official Plan Review to determine the viability of this site and the preferred 10-ha configuration.</li> </ul>	<ul style="list-style-type: none"> <li>• ELS (Commercial land needs)</li> </ul>
14	Population-Related Employment, Infill	5 Villages	<ul style="list-style-type: none"> <li>• Strengthen the policies that encourage combining commercial and residential uses where permitted by requiring a minimum amount (%) of commercial space as part of a mixed-use redevelopment.</li> <li>• Identify additional appropriate locations for commercial and retail development.</li> </ul>	<ul style="list-style-type: none"> <li>• 2024 PPS</li> <li>• ELS</li> </ul>



#	Theme	Our King OP Section	Emerging Policy Direction	Policy/Legislative Driver and Resource
			<ul style="list-style-type: none"> <li>Protect existing non-residential floor area where redevelopment is proposed.</li> </ul>	
15	Population-Related Employment, Infill	5.6.1.4 Neighbourhood Designation	<ul style="list-style-type: none"> <li>Review the permitted uses to ensure that the Neighbourhood areas permit a variety of complementary and compatible land uses, including community facilities, small-scale commercial.</li> </ul>	<ul style="list-style-type: none"> <li>2024 PPS</li> </ul>





## 5. Next Steps and Getting Involved

The 2051 Official Plan is a multi-phase project, with many opportunities to join the conversation and provide feedback into the project's progress. All project information shall be posted on the project's SpeaKing page, including project mailing list registration, schedule of future in-person events, and online engagement.

This is the Phase 2 Discussion Paper. A second series of Discussion Papers will be prepared in Phase 3 (Spring 2025) on the context of Community. The Community Discussion Paper will look at the themes of:

1. Living in King (second phase of review)
2. Protecting Nature in King
3. Cultivating in King
4. Implementing Our King

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# Our King

2051 Official Plan Review  
Shaping Our Future

