



The Corporation of the Township of King  
**Council Meeting Minutes**

**Meeting #4**  
**February 24, 2025, 6:00 p.m.**  
**Council Chambers**  
**2585 King Road, King City, ON**

Council Present: Mayor Pellegrini  
Councillor Cescolini  
Councillor Boyd  
Councillor Anstey  
Councillor Asselstine  
Councillor Schaefer  
Councillor Eek

Staff Present: Daniel Kostopoulos, Chief Administrative Officer  
Chris Fasciano, Director of Community Services  
Jennifer Caietta, Director of Corporate Services  
Peggy Tollett, Director of Finance & Treasurer  
Samantha Fraser, Director of Public Works  
Stephen Naylor, Director of Growth Management Services  
Denny Timm, Township Clerk  
Adam Foran, Deputy Clerk  
Diane Moratto, Governance Coordinator  
Adele Reid, CEO & Chief Librarian

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**1. Call to Order**

The Chair called the meeting to order at 6:05 p.m.

**2. Roll Call**

The Clerk confirmed a quorum was present.

**3. Introduction of Addendum Items**

The Clerk advised that correspondence has been received and circulated prior to this evening's Council Meeting for Item #8.1 - Growth Management Services Department - Planning Division Report Number GMS-PL-2025-003 - Phase 2 of the Growth Management and Employment Land Strategies; and Item #8.2 -

Growth Management Services Department - Planning Division Report Number  
GMS-PL-2025-004 - 2051 Our King Official Plan Review.

**4. Approval of Agenda**

**Moved by:** Councillor Eek

**Seconded by:** Councillor Schaefer

That the agenda for the February 24, 2025 Council Meeting be approved, as amended.

**Carried**

**5. Declarations of Pecuniary Interest**

None.

**6. Mayor's Comments**

Mayor Pellegrini advised that the Township of King is the proud recipient of the 2024 Governor General's Award for Architecture for the new King City Public Library and Seniors Centre.

Mayor Pellegrini highlighted recent and upcoming events in the Township of King being; the recent snowstorm and snow removal efforts, the launch of a new Township service called 'Ask King Zoning' for personalized support and answers to zoning related questions, the "Taste of King' event, supporting local business, Cold Creek Maple Syrup Fest, the 2025 Volunteer Appreciation Awards, summer camp registration, summer job opportunities, and the 'Our King' Official Plan Review.

**7. Adoption of Minutes**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Boyd

That the items listed herein under Section 7, Adoption of Minutes, all be approved and passed under consent.

**Carried**

**7.1 February 10, 2025 - Council Meeting Minutes (draft)**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Boyd

That the February 10, 2025, Council Meeting Minutes be adopted.

**Carried**

**7.2 February 12, 2025 - Special Council Meeting Minutes (draft)**

**Moved by:** Councillor Cescolini  
**Seconded by:** Councillor Boyd

That the February 12, 2025, Special Council Meeting Minutes be adopted.

**Carried**

## 8. Action Items

### 8.1 Phase 2 of the Growth Management and Employment Land Strategies - Policy Planning File PP-2023-05

Kristen Harrison, Manager, Policy Planning advised that Aloma Dreher, Policy Project Planner and Adam Fischer from Watson & Associates Economists Ltd. are in attendance both of whom were instrumental in the creation of the Strategy being presented this evening. Ms. Harrison provided a brief overview of the process to-date, public engagement, and stakeholder sessions held on the Strategy noting how this Plan amongst other Township Plans currently in their respective review processes, will set the stage for the 2051 Our King Official Plan.

Adam Fischer, commented on the community, stakeholder engagements, and work that took place in order to be able to bring this Strategy forth this evening and provided a slide presentation overview, commenting on; the Township's growth forecast to 2051, expansion areas, employment land needs and options, employment area development, and long-term growth.

Mr. Fischer and staff responded to questions from Members of Council.

#### Deputations

Marco Bortoletto, Fandor Homes, commented on the built boundary of Nobleton, potential conflicts with residential and future employment lands, and how to find a balance and responsible solution that allows for the development of Fandor lands while respecting the long-term vision for Nobleton. Mr. Bortoletto advised Fandor Homes are willing to work together with Township staff to discuss planning options which would benefit everyone in the community while still achieving King's targets in Nobleton.

Mayor Pellegrini informed Council he would separate staff's recommendation into parts to facilitate targeted discussion and questions prior to calling the vote on each part.

**Moved by:** Councillor Cescolini  
**Seconded by:** Councillor Boyd

1. That Council receive Report GMS-PL-2025-003;
2. That Council receive the Phase 2 Growth Management and Employment Land Strategy Report ("Phase 2 Report"), dated

February 2025, prepared by Watson & Associates Economists Ltd., as information;

3. That Council endorse the following minimum population, housing, and employment forecasts for the Township to 2051:
  - a. A population growth forecast of 21,200 people, resulting in a total population of 51,000 people for the Township;
  - b. A forecast of 8,400 new households, resulting in a total of 17,400 households for the Township; and
  - c. An employment growth forecast of 7,060 new jobs, resulting in a total of 17,700 jobs for the Township.

**Carried**

**Moved by:** Councillor Asselstine

**Seconded by:** Councillor Schaefer

4. That Council endorse the following overall population and housing forecasts by Village, and remaining rural area to 2051:

- a. That King City is forecast to grow to a population of 23,220 people, requiring an additional 5,210 households;
- b. That Nobleton is projected to grow to a population of 13,580 people, requiring an additional 2,190 households;
- c. That Schomberg is forecast to grow to a population of 3,340 people, requiring an additional 300 households; and
- d. That the remaining rural area is forecast to grow to a population of 10,860, requiring an additional 120 households.

5. That Council endorse the population and housing growth by Village for the 2024 to 2051 timeframe, as set out in Appendix B to the Phase 2 Report.

**Carried**

**Moved by:** Councillor Anstey

**Seconded by:** Councillor Boyd

6. That Council endorse an intensification rate of 50% for the total housing growth between 2024 and 2051, and the following intensification rates for the Built-Up Area (BUA) for each Village:

- a. 55% for King City;
- b. 37% for Nobleton;

- c. 84% for Schomberg.

**Carried**

**Moved by:** Councillor Eek

**Seconded by:** Councillor Schaefer

- 7. That Council direct staff to explore the current and potential future intensification mapping in Appendix C to the Phase 2 Report through the Official Plan Review.

**Carried**

**Moved by:** Councillor Anstey

**Seconded by:** Councillor Boyd

- 8. That Council endorse a minimum density target of 35 people and jobs per hectare for the Township's Designated Greenfield/Growth Area Community Areas.

**Carried**

**Moved by:** Councillor Asselstine

**Seconded by:** Councillor Anstey

- 9. That Council endorse the following targets for commercial land areas:
  - a. A target building coverage of 28%;
  - b. A commercial land intensification rate of 25% for Nobleton and Schomberg;
  - c. A commercial land intensification rate of 30% for King City; and
  - d. A commercial space per capita rate of 37 square feet/resident.
- 10. That Council endorse the following minimum Employment Land Use forecasts, by market sector:
  - a. Major Office: 400 jobs, 6% share of growth;
  - b. Employment Area: 2,540 jobs, 36% share of growth;
  - c. Population-Related: 3,960 jobs, 56% share of growth; and
  - d. Rural: 160 jobs, 2% share of growth.
- 11. That Council endorse the following targets for Employment Areas:
  - a. An intensification target of 15%;
  - b. A 40% land vacancy factor for Schomberg;

- c. An overall employment density of 30 jobs per net hectare; and
- d. A gross-to-net ratio of 55%.

12. That Council endorse the following Employment Area growth forecasts as minimum targets for each Village:

- a. King City: 1,090 new Employment Area jobs;
- b. Nobleton: 770 new Employment Area jobs; and
- c. Schomberg: 680 new Employment Area jobs.

**Carried**

**Moved by:** Councillor Anstey

**Seconded by:** Councillor Boyd

13. That Council direct Staff to plan for Areas of Employment beyond the planning horizon of the current Official Plan Review, being 2051, in accordance with Policy 2.1.3 of the Provincial Planning Statement, 2024.

**Carried**

**Moved by:** Councillor Boyd

**Seconded by:** Councillor Anstey

14. That Council endorse the 'Criteria for Identification of Employment Area Expansion Site' set out in Figure 6-2 of the Phase 2 Report and the 'Evaluation of Location Options for Employment Area Expansion' identified in Figure 6-4 of the Phase 2 Report for the proposed Nobleton Employment Area Expansion Site.

15. That Council direct Staff to undertake further analysis of Options 1 and 2 for the Nobleton Employment Area Expansion Sites, as identified in Figure 6-3 of the Phase 2 Report, including potential reconfiguration of Option 2 within the southwest quadrant of the Village.

16. That Council endorse the 'Criteria for Identification of Community Area Expansion Site' set out in Figure 6-5 of the Phase 2 Report for the three (3) Community Area Location Options for Nobleton, and the respective 'Evaluation of Location Options for Community Area Expansions', as set out in Figure 6-7 of the Phase 2 Report.

17. That Council direct Staff to undertake further analysis of Options 1, 2, and 3 as identified in Figure 6-6 of the Phase 2 Report to

address the shortfall of Community Area Land in Nobleton through the Official Plan Review.

**Carried**

**Moved by:** Councillor Schaefer

**Seconded by:** Councillor Asselstine

18. That Council endorse undertaking further analysis of the settlement area expansion for Schomberg as shown in Figure 6-8 of the Phase 2 Report to address the 10 hectare shortfall of Employment Area land and direct Staff to review and assess this option further with the Province through the Official Plan Review to determine the feasibility of this expansion.
19. That Council endorse undertaking further analysis and assessment of possible alternatives at the Highway 400 and King Road area for employment area uses and of the settlement area expansion for King City as identified in Figure 6-9 of the Phase 2 Report to address the 9 hectare shortfall of commercial land needs in King City through the Official Plan Review.
20. That Council direct Staff to further analyze the opportunity to designate the Township's 'Whitebelt Lands' as shown in Figure 7-1 of the Phase 2 Report as a new Settlement Area through the Official Plan Review.

**Carried**

**Moved by:** Councillor Boyd

**Seconded by:** Councillor Cescolini

21. That Council direct Staff to resolve Deferral 1 to the Our King Official Plan through the ongoing Official Plan Review by recognizing the lands municipally known as 25 Laskay Mills Drive as being within the Hamlet boundary for the Hamlet of Laskay, and to analyze through the Official Plan Review if a dry employment area represents the most suitable use for these lands.
22. That Council endorse the recommendations of Chapter 8 "Growth Management Recommendations" of the Phase 2 Report, as summarized in Appendix B.

**Carried**

**8.2 2051 Our King Official Plan Review: Shaping Our Future – Growth Review and Directions Report, Policy Planning File No. PP-2023-04**

Kristen Harrison, Manager, Policy Planning, introduced Joe Nethery and Nancy Reid from Nethery Planning who were contracted to assist staff in the creation of the 2051 Our King Official Plan Review.

Mr. Nethery and Ms. Reid provided a slide presentation overview of the Plan Review commenting on; the project timeline and status, engagement completed to-date, key planning themes, current land use vision, living and working in King, moving and connecting in King, and next steps in the process.

Mr. Nethery, Ms. Reid and staff responded to questions from Members of Council.

Deputations

Craig Mathieson, Skelton Brumwell & Associates Inc., provided a slide presentation on behalf of Schomberg Holdings Inc. wherein he requested the inclusion of 6250 Lloydtown-Aurora Road in the growth area plans. Mr. Mathieson noted the site is ideally positioned for residential and/or employment use. He further commented on evolving workforce and commuting trends, living close to where you work, expanding Schomberg's residential supply supports job retention and local economic growth, addressing affordable housing needs, and aligning with Provincial Policies.

**Moved by:** Councillor Eek

**Seconded by:** Councillor Schaefer

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.

**Carried**

**9. Notices of Motion**



None.

**10. New Business**

**10.1 Motion by Mayor Pellegrini - Acoustic Art Installations at King City Public Library**

**Moved by:** Mayor Pellegrini

**Seconded by:** Councillor Cescolini

That Council allocate up to \$35,000 from the Mayors' Golf Tournament Reserve towards acoustic art installations on the walls at the King City Public Library to assist with the acoustics in the facility.

**Carried**

**11. By-Laws**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Boyd

That Council read a first, second, and third time, and enact By-laws 2025-011, 2025-016, and 2025-017.

**Carried**

**11.1 By-Law Number 2025-011 - Zoning By-law Amendment - Lifting of 'H' (Tribute Nobleton Holdings Corp.)**

**11.2 By-Law Number 2025-016 - Zoning Bylaw Amendment - Lifting of 'H' (Via Moto)**

**11.3 By-Law Number 2025-017 - Zoning By-law Amendment (Camcos)**

**12. Confirmation By-law**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Boyd

That Council read a first, second, and third time, and enact Confirmation By-law Number 2025-020.

**Carried**

**12.1 By-law Number 2025-020 - Confirmation of Proceedings - February 24 2025**

**13. Adjournment**

The Chair adjourned the meeting at 9:41 p.m.

**14. Notices**

**14.1 Notice of Public Planning Meeting - March 3 2025 (125, 137-145 Dew St.)**

**14.2 Notice of Public Planning Meeting - March 3 2025 (16890 Jane St)**

**15. Correspondence**

**15.1 Phase 2 of the Growth Management and Employment Land Strategies**

15.1.1 Cleve Mortelliti

15.1.2 Domenic Macera

15.1.3 Justin Mamone - Paul Brown and Associates re 6675 King Rd

15.1.4 Justin Mamone - Paul Brown and Associates re 6375 King Rd

15.1.5 Marco Bortoletto

15.1.6 Paul Tommasino

**15.2 2051 Our King Official Plan Review**

15.2.1 Adam Fiorini

15.2.2 Bruce Craig

15.2.3 Craig Mathieson

15.2.4 Harry Littler

15.2.5 John Bartella

15.2.6 Nancy Hopkinson

15.2.7 Radu Bogdan Selea

15.2.8 Rosemarie Humphries

15.2.9 Rosemarie Humphries

15.2.10 Sandra Calla

15.2.11 Thorstone Consulting - AC Tech

15.2.12 Thorstone Consulting - Trisan Schomberg Industrial

15.2.13 Thorstone Consulting - Trisan Forestbrook

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Steve Pellegrini

Mayor

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Denny Timm

Township Clerk

