

Explanatory Note

To Accompany By-Law 2025-018

By-law 2025-018 is a By-law to adopt Official Plan Amendment No. 5 to the Township Official Plan 'Our King'. The purpose of Amendment No. 5 is to amend the policies contained within Our King for the Highway 11 Corridor Study, as depicted on Schedule '1' of the Amendment. The policies endeavor to facilitate the planned and orderly regeneration of the Highway 11 Corridor, recognizing applicable Provincial and Regional land use documents, existing landowner and business owner interests, and localized development constraints.

The Amendment applies Corridor-wide to provide an equitable approach to land use permissions and permitted uses. The Amendment permits existing uses, as defined by the Greenbelt Plan, Corridor-wide, subject to the policies of the Amendment. The Amendment also permits the expansion of existing buildings or structures; accessory buildings, structures, or uses; and/or the conversions of these existing uses provided it brings the use more into conformity with the Greenbelt Plan, where it is demonstrated that the development or redevelopment aligns with the Section 1.2 Vision and Goals of the Greenbelt Plan.

The Amendment also contemplates permissions for uses that are closer in conformity with the Greenbelt Plan and therefore permitted Corridor-wide, subject to the lifting of a Holding (H) symbol, as detailed in Section 12 of Part 2 of this Amendment. The Amendment also contemplates other methods of bringing a building, structure or use closer into conformity with the Greenbelt Plan.