



February 24, 2025

Township of King  
2585 King Road  
King, Ontario  
L7B 1A1

Attn            Kristen Harrison, MCIP, RPP  
                    Manager of Policy Planning

**Re                Township of King 2051 Official Plan Review - "Shaping our Future"**  
**3935 Lloydtown Aurora Road**  
**Pt. of Lot 27, Concession 6 - Pottageville**  
**Advanced Construction Techniques Ltd. (AC Tech Holdings Inc.)**

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## **INTRODUCTION**

Thorstone Consulting Services, Inc. has been retained by Advanced Construction Techniques (ACT) to provide professional planning advice and recommendations as it relates to the Township of King's Growth Management Study and related Official Plan Review process. More specifically, we have been asked to review the findings of the Phase I Report prepared by Watson and Associates dated August 2024 and the "Working in King" Discussion Paper issued in January 2025.

The primary objective of ACT is to have the subject property be properly recognized in the Township planning instruments and land use regulations in order to both recognize and permit the existing industrial use of the property and also to provide for potential expansion of the operations and allow for the conversion to other appropriate and similar employment uses.

## **SUBJECT PROPERTY – ADVANCED CONSTRUCTION TECHNIQUES**

The subject property is located on the south side of the Aurora Lloydtown Road, west of the Weston Road and the interchange with Highway 400. The subject lands are approximately 3.92 hectares (9.6 acres) in lot area.

As part of the review, we have undertaken the following activities:

- Reviewed the applicable policies of the Provincial Planning Statement (2024), Oak Ridges Moraine Conservation Plan, Township of King Official Plan "Our King", and York Region Official Plan;
- Reviewed the Township of King Strategic Plan and the Economic Development Strategy;

- Conducted a site inspection to review site conditions and constraints for development; and,
- Reviewed the previously approved site-specific Zoning By-law for the subject property and the Site Plan Development Agreement from 2009.

The figure below provides air photography context of the subject property as shown in a red outline.



## PROVINCIAL POLICY - 2024 PROVINCIAL PLANNING STATEMENT

The Township's current growth management work including the population and employment population forecasting is being undertaken by Watson. This work is to identify the Township's need for potential urban areas settlement expansion to accommodate population and employment to the 2051 planning horizon.

Policies 1.1.2 and 1.3.2.7 of the 2020 Provincial Policy Statement (2020 PPS) allows planning authorities to plan beyond 25 years for the long-term protection of employment areas, provided lands are not designated. The 2020 PPS and the Provincial Growth Plan "Places to Grow" have been replaced by the 2024 Provincial Planning Statement in October of 2024.

Policy 2.1.3 of the new 2024 Provincial Planning Statement (2024 PPS) provides that, at the time of creating a new official plan and any official plan updates, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years but not more than 30 years, informed by provincial guidance. The policy also provides that planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.

## REGION OF YORK MUNICIPAL COMPREHENSIVE REVIEW

As part of the development of the 2022 Official Plan for the Region of York, the Region undertook a detailed Municipal Comprehensive Review (MCR) as required under the former Growth Plan for the Greater Golden Horseshoe. The MCR process ultimately assigned the residential and employment population projections for the area municipalities to the year 2051. The Region's Official Plan was approved in November 2022 and as a result of the legislative changes under Bill 23, the Region's Official Plan is administered by the local municipalities as of July 1, 2024.

## TOWNSHIP OF KING CORPORATE STRATEGIC PLAN

The Township's Corporate Strategic Plan was developed through an open public consultation process and was adopted by Council in June of 2023. The Corporate Strategic Plan was created based on the identified priorities of Council for its existing term (2023-2026).

One of the Priority Areas identified in the Strategic Plan speaks to Complete Communities and Objective to ***"enrich community well-being and make King the ideal place to live work and play."*** The notion of designating and protecting existing employment uses and areas within the Township is an opportunity for the Township to achieve this strategic goal by ensuring opportunities for local employment, thereby contributing to a more complete community and addressing the strategic priority of Council.

## KING ECONOMIC DEVELOPMENT STRATEGY

The Township of King's Economic Development Strategy was approved by Council in May 2018. The Economic Development Strategy generally identifies the status of the current tax

assessment base in the Township with residential assessment comprising of 84% of the tax-base in 2017. The economic development strategy identifies that the burdening on the residential tax base continues to be a challenge for the Township without additional non-residential assessment. This strategy also identifies that the lack of suitable employment lands to accommodate employment based growth remains a concern.

The following goals have been identified within the Township's Economic Development Strategy from 2018:

**GOAL 1: Investment Readiness**

- **Enhance the opportunities to attract new business investment and entrepreneurs, and the expansion of existing businesses in King Township**

**Required Action 5: Conduct a development feasibility study on Greenbelt protected lands at the interchanges of King Road/400 (east of 400), Highway 9/400 (west of 400) and Lloydtown Road/400 (east of 400) to determine the amount of potential net developable land that is available, with respect to the principles of the Greenbelt Plan and the Oak Ridges Moraine Plan.**

## **CURRENT TOWNSHIP OF KING OFFICIAL PLAN “OUR KING”**

The Township's current Official Plan was adopted by Council in September 2019 and was approved by the Region of York in September 2020. We have noted the following policies from the Township Official Plan:

### **1.4 Our Vision**

**There is also a need to increase local job opportunities, and to diversify all sectors of the economy through collaborative partnerships with existing businesses and through proactive efforts to attract new industries and entrepreneurs. The agricultural sector and related industries will continue to represent a key economic driver in the Township, and a policy framework must support the continued diversification of agricultural activities. The Township also has exceptional economic development potential given proximity to Highway 400 and the Greater Golden Horseshoe. In the long-term, it is the vision for the Township to capitalize upon the opportunities afforded by Highway 400, by working with the Province of Ontario and York Region to identify potential employment lands on this corridor.**

### **1.3 Purpose of This Plan:**

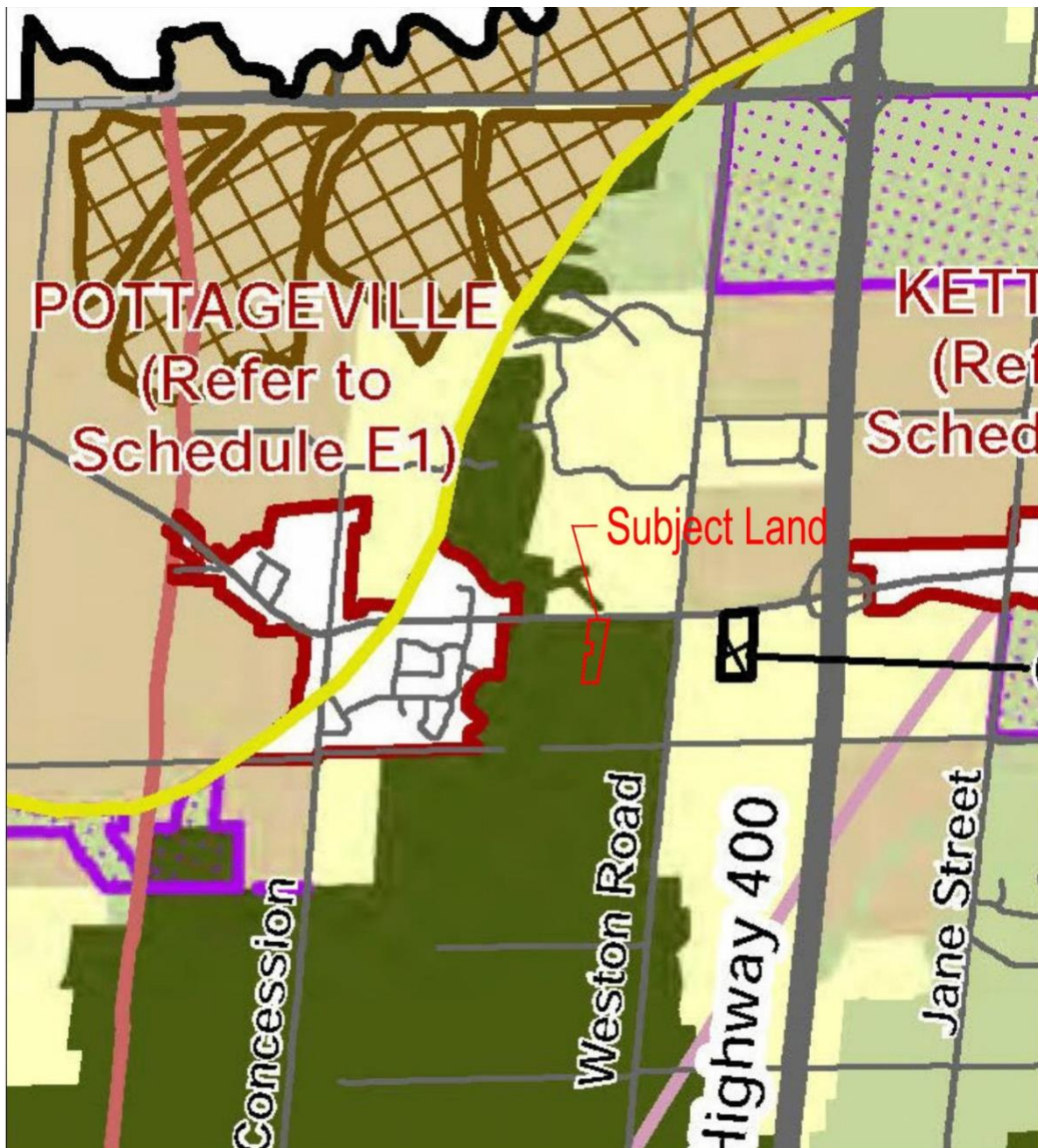
- **Establishes a foundation and vision for long-term planning, including setting out the Township's long-term intentions with respect to the long-term revitalization of the Village core areas, economic opportunities created by the Highway 400 corridor and the potential for long-term growth to be accommodated in the Township;**



**1.5.2.1 It is the goal of Council to encourage a sustainable, vibrant and balanced local economy by:**

- d. Working with York Region and the Province to explore the opportunities to capitalize upon Highway 400 as a potential economic corridor and potential Township's environmental and sustainability goals are achieved.**

Although the above policies are directed to the 400 highway corridor specifically, the subject lands in question are located in close proximity to the Lloydtown Aurora Road Highway 400 interchange and therefore meets the general intent of the Township Official Plan policies identified above.



The subject property is designated “**Oak Ridges Moraine Natural Core Area**” on Schedule E – Countryside Land Use. The following policy of the Township’s Official Plan applies to all lands within the Oak Ridges Moraine Areas of the Township:

#### **6.8.1 EXISTING AND PREVIOUSLY AUTHORIZED USES**

***Within the Oak Ridges Moraine Conservation Plan Area (Schedule E), it is the policy of Council:***

- 1. That uses, buildings and structures legally existing on or before November 15, 2001 may continue to be used in accordance with Section 6(1) of the Oak Ridges Moraine Conservation Plan.***

Additional polices under Section 6.8.1 allows for the expansion of such existing uses including the expansion of existing buildings or the change or conversion of an existing use to a similar use provided that the expansion or change in use considers the ecological impact. These policies are consistent with and conform to the policies of the Oak Ridges Moraine Conservation Plan (ORMCP).

## **EXISTING USE**

The subject property was initially zoned for industrial uses in 1976 under Zoning By-law 76-95 which permitted the industrial use of the lands more specifically described as a pre-cast concrete products plant. More recently, the Township entered into a Site Plan Development Agreement with the current owner of the subject property in 2009 to allow for the expansion of the industrial use for Advanced Construction Techniques’ operation including storage areas and outside storage.

## **CONCLUSION AND REQUEST FOR CONSIDERATION**

Based on the analysis presented in this submission, the recognition of the existing industrial use of the subject property is consistent with the applicable policies of the ORMCP and is supported by the Township’s strategic goals and objectives to support and protect employment uses in the Township. The following policy recommendations are submitted for consideration as part of the Township’s ongoing Growth Management work and Official Plan review process. We request that the following policy be included in the New Official Plan:

**“The lands described as Part of Lot 27, Concession 6 – 3935 Lloydtown support an existing industrial use with associated outside storage and office uses and is designated “Existing Rural Employment” on Schedule “E”.**

#### **6.9.3 Existing Rural Employment**

**For the lands identified as “Existing Rural Employment” on Schedule E, the use of such lands shall include any industrial use existing on or before November 2001 including any areas for outside storage and associated offices space and parking areas. Further, the use of any land building or structure of such industrial use may expand and/or change to a similar use**

**subject to an application for Site Plan Approval under Section 41 of the Planning Act and the submission of a Natural Heritage Evolution to the satisfaction of the Township.**

We submit that the proposed policy is consistent with the Provincial policy direction under the ORMCP and the 2024 PPS. The approach is also in step with and promotes the objectives of the Township Strategic Plan and Economic Development Strategy to protect and preserve existing employment areas. Finally, the policy approach includes a mechanism to address the environmental policies and objectives of the Oak Ridges Moraine Conservation Plan.

We would be pleased to meet with you and your team to discuss our submission in greater detail. We look forward to providing additional input into the Township's Official Plan review process. Please also accept this correspondence as our request to be added to the Township's distribution list and request that we be kept up to date regarding the Growth Management and Employment Land Strategy as well as the Official Plan Review.

Please do not hesitate to contact me if you have any questions.

**THORSTONE CONSULTING SERVICES, INC.**



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Mayor Pellegrini and Members of Council