



**The Corporation of the Township of King
Report to Council
Public Planning Meeting**

From: Growth Management Services Department – Planning Division
Report Number: GMS-PL-2025-006
Date: Monday, March 3, 2025
Title: **Zoning By-law Amendment - 16890 Jane Street**
File Number: Z-2024-13
Owner: Angelo Sarracini (c/o Pine Glen Holdings Inc.)
Agent: Michael Manett (c/o MPLAN Inc.)

Recommendations

That Report GMS-PL-2025-006 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council, and public comments.

1. Property Information

The proposed Zoning By-law Amendment application submitted by MPLAN Inc. on behalf of the owners, Angelo Sarracini & Pine Glen Holdings Inc, under Planning File Z-2024-13 concerns a property located on the west side of Jane Street, east of Highway 400, north of the 19th sideroad and south of Highway 9/Davis Drive West. The site has an area of approximately 2.84 ha. The property contains an existing Listed Heritage Home (one dwelling unit) and ancillary buildings, including a garage/workshop immediately adjacent to the house and a small shed and a new greenhouse, separated from the main house by a wooden fence and line of trees. The home and garage/workshop are accessed by a paved driveway.

2. Proposal

The proposed Zoning By-law Amendment application seeks to amend the King Township Countryside Zoning By-Law 2022-053 to permit the use of an additional residential unit at 16890 Jane Street in the form of a farm help dwelling within the proposed on-farm building (barn).

The Application proposes to establish site-specific exceptions and regulations, in the Oak Ridges Moraine Countryside 'ORC' Zone, to permit the use of an additional residential unit, and/or farm help dwelling, within the proposed on-farm building.

Additional Planning applications may be required in the future to implement the development.

3. Public Notice

Notice of the application has been circulated in accordance with the requirements of the *Planning Act*. A notice sign has been posted on the property and a notice has been published on the Township website. At the time of the writing of this report, there have been no comments received from the public.

4. Policy

Provincial Plans and Policies

The new Provincial Planning Statement (PPS 2024) came into effect on October 20, 2024, and replaces the previous Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019. The PPS 2024 provides municipalities with the tools and flexibility required to focus on building more homes.

The subject property is designated as “Countryside Area” within the Oak Ridges Moraine Conservation Plan (ORMCP) Area. The Countryside Area is intended to encourage agricultural and other rural uses that support the Plan’s objectives. The entire subject property is designated as Countryside Area.

The ORMCP permits agricultural, agricultural-related uses, and uses accessory thereto within the Natural Linkage Area and Countryside Area. Uses associated with on-farm buildings and structures, including accommodations for full time labour, are defined as an agricultural use as noted in the defined terms of the Oak Ridges Moraine Conservation Plan (2017), Growth Plan for the Greater Golden Horseshoe (2022) and the Provincial Planning Statement (2024). However, the ORMCP requires an additional residential unit (i.e. an additional dwelling unit which is not intended for farm labour) to be located within the principal single dwelling. Further discussion is required with the Applicant to determine if the proposed dwelling is intended as a farm labour dwelling or an additional residential unit.

Region of York Official Plan

As of July 1st, 2024, planning responsibilities were removed from the Region of York as directed by the Province through Bill 185, “Cutting Red Tape to Build More Homes Act”. As a result, the Township of King now assumes the administration of the Regional Official Plan (ROP), including amendments to the Plan.

As per Regional Official Plan Map 1A – Land Use Designations, the subject property is situated in the “Agricultural Area” within the “Agricultural System.” The property is further identified as being within the “Countryside Area” as per Regional Official Plan Map 1C – Provincial Oak Ridges Moraine Plan and Green Belt Plan Designations.

Policy 5.2.6 of the Region of York Official Plan permits additional residential structures for farm help required for agricultural uses on the farm, subject to local municipal requirements and if grouped with existing farm structures.

Township Official Plan 'Our King'

The subject property is designated as 'Agricultural Area' under the Township Official Plan 'Our King' (2019), as per Schedule E – Countryside Land Use Designations.

The 'Agricultural Area' designation is intended to protect and maintain the lands for long-term agricultural use. Within the Agricultural Areas, a flexible policy framework is required to promote economic activity and adaptability within the agricultural economy.

Section 3.8.3 of the Official Plan prescribes policies for where farm help accommodation is permitted which include, amongst several other criteria, that:

“(1). a farm help dwelling only be permitted if it is exclusively devoted to accommodating full-time labour and it is demonstrated that the nature of the farm operation requires the additional accommodation to be located on-farm.”

As per Section 3.8.3.5 of the Official Plan, it is noted that the Township of King's guidelines for farm help accommodations are to be used to evaluate requests for additional residences for help on a farm.

These policy guidelines prescribe criteria which include but are not limited to the following:

- *“An additional residence shall be permitted only for help employed full-time on the property.”*
- *“For agricultural uses, the minimum lot area necessary for granting permission to establish an additional residence shall be 20 hectares (50 acres). At least seventy-five per cent (75%) of the land should be used for agricultural purposes. In certain instances where the farm operation is labour intensive, such as that occurring in the Holland Marsh, or the operation of large greenhouses, an additional residence may be permitted on lots of less than 20 hectares (fifty acres). In all cases, the applicant shall be required to provide information regarding the nature and productive capability of his operation.”*

The proposal for the secondary dwelling for farm-help accommodation *does not* conform to the policies of the Official Plan and the Township's Policy Guidelines for Full-Time Farm Help. Based on the information provided to date by the Applicant, the subject property does not meet the criteria to be eligible for a farm help accommodation, as per the Township's Policy Guidelines.

Staff have concerns regarding the nature and intensity of the agricultural use of the subject property with respect to the proposal. Furthermore, if the proposal is intended to permit an additional residential unit, rather than a farm help dwelling, there are concerns regarding conformity with the ORMCP, as the dwelling unit is not proposed to be located within the principal single dwelling.

Zoning By-law #2022-053

The subject property is zoned as 'Oak Ridges Moraine Countryside (ORC)' as per Zoning By-law 2022-053, Township of King Zoning By-law for the Countryside, as amended.

The subject application is seeking to permit an additional dwelling for farm help accommodation on the subject property. More specifically, relief is requested from the following:

- Relief from Section 3.3 b) *“In any Oak Ridges Moraine Countryside zone, a maximum of one additional residential unit shall be permitted per lot and shall be located within the same building as the principal dwelling.”*

To permit the proposed development, the ORC zoning will need to be amended with a site-specific exception that permits the use of an additional residential unit, and/or farm help dwelling, within the proposed on-farm building, together with site specific regulations to accommodate the proposed building. Further discussion with the Applicant is required to confirm whether the proposed dwelling is intended as an additional residential unit or a farm help dwelling, or both.

Draft Zoning By-law Amendment

The Draft Zoning By-law Amendment (Appendix 3) provides site-specific provisions that are to be enacted for the subject property, as follows:

- On lands zoned ORC, all provisions of the ORC zone shall apply, except that:
 - One additional residential unit shall be permitted within a farm building (barn)
 - A *farm help dwelling* in a detached ancillary building is a permitted use, subject to the following:
 - The minimum *floor area* of the *farm help dwelling* shall be 200 m²;
 - Access to the *farm help dwelling* shall be from the existing gravel driveway;
 - The minimum *lot area* shall be 2.85 hectares;
 - Maximum height shall be 8.0 metres.

Planning Staff note that the drawings and plans submitted by the Applicant indicate the subject property has an area of 2.84 hectares. The Draft Zoning By-law Amendment provisions above will need to be updated accordingly.

5. Planning and Land Use Matters Under Review

The proposed Amendment(s) are currently undergoing a detailed technical review. The primary planning and land use matters being confirmed include:

- Conformity with the Township's Official Plan and the Township's Policy Guidelines for Full-Time Farm Help
- Conformity with the Oak Ridges Moraine Conservation Plan and Provincial Policy
- Compatibility with Adjacent Properties
- Appropriateness of Site-Specific Zone Provisions
- Access and Servicing

6. Next Steps

Staff will continue to process the Application and identify planning and land use comments with the Applicant, including comments provided by the public and Council, and comments raised through the technical review of the application by Township departments and external agencies. Based on these comments, the Applicant will have an opportunity to address the issues and comments presented. A Staff Report will be brought forward to Council at a later date with recommendations in regard to a decision on the Application.

7. Attachments

Appendix 1 – Location Map

Appendix 2 – Site Plan and Building Elevations

Appendix 3 – Draft Zoning By-law Amendment

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