



Highway 11 Corridor Study

Council Adoption

March 17, 2025, at 6:00 p.m.



Agenda

1. Meeting Objectives
2. Study Purpose and Background
3. Review of Work Plan and Consultation
4. Recommended Land Use Planning Framework

Meeting Objectives

To present the recommended land use planning framework to Council for consideration for adoption.

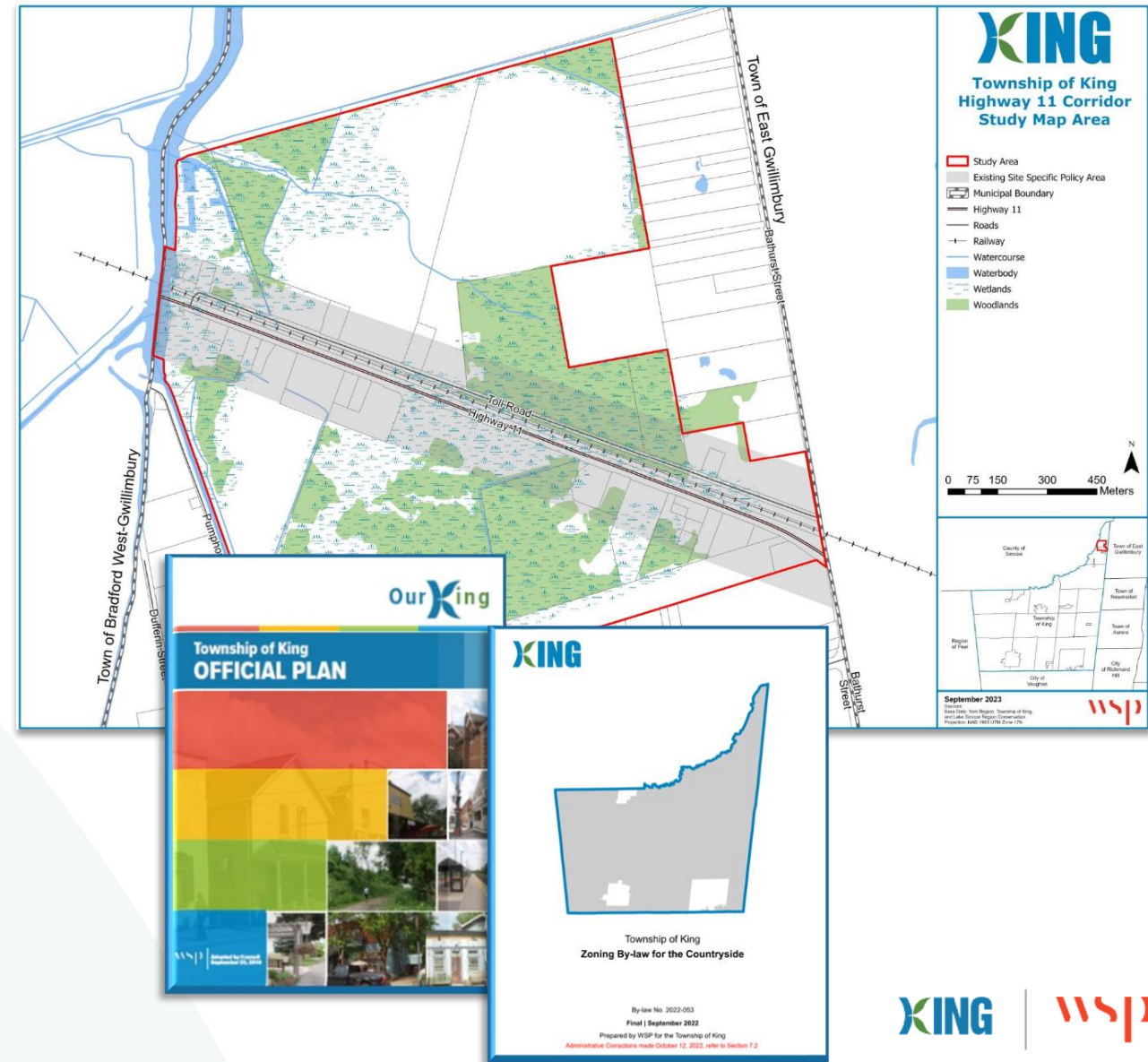
The recommended land use planning framework includes:

1. An official plan amendment to Our King; and
2. A zoning by-law amendment to Countryside Zoning By-law 2022-053.

The recommended amendments to Our King and Countryside Zoning By-law have been further reviewed, resulting in minor modifications to reflect public, agency, and staff input.

Study Purpose and Background

- Provincial policy and limited servicing opportunities have historically restricted development within the Corridor
- Countryside Site-Specific Policy Area 2 (C-SSPA-2) of Our King
- Updated land use planning framework to support regeneration and economic development



Work Plan

Phase 1: Draft Policy Discussion Paper and Study Area Delineation

- Background Research
- Technical Advisory Committee Meeting
- Draft Discussion Paper (internal) & Study Area Delineation

Phase 2: Consultation

- Public Open House
- Public Workshops (2)
- Stakeholder Meetings
- Council Presentation
- Consultation Summary

Phase 3: Implementing Official Plan and Zoning By-law Amendments

- Final Discussion Paper & Study Area Delineation
- Technical Advisory Committee Meeting
- Draft Official Plan and Zoning By-law Amendments
- Open House and Statutory Public Meeting
- Final Official Plan Amendment and Zoning By-law Amendment
- Council Adoption

Consultation and Engagement Milestones

Completed Consultation Milestones:

1. October 24, 2023: TAC Meeting #1
2. November 14, 2023: Pre-recorded Presentation
3. November 16, 2023: Public Open House #1
4. January 30, 2024: Public Workshop
5. February 12, 2024: Council Presentation
6. March 8, 2024: York Region
7. March 13, 2024: LSRCA
8. October 3, 2024: TAC Meeting #2
9. October 7, 2024: Public Open House #2 and Statutory Public Meeting
10. March 17th, 2025: Council Adoption (today)



Consultation and Engagement

Who?

- Council
- TAC
- Technical Agencies
- Landowners/Businesses
- Members of the Public
- Indigenous Communities

How?

- SpeaKING
- Public Open Houses
- Public Workshop
- Stakeholder Meetings
- TAC Meetings
- Presentations to Council
- Public Notices



Consultation by the Numbers

2

Public Open Houses

2

Workshops
With members of the community, including Councillors

2

Technical Advisory Committee Meetings

Indigenous and stakeholder meetings



1500+ webpage visits

530 downloads

43 video views

60+ participants

1

Council Update

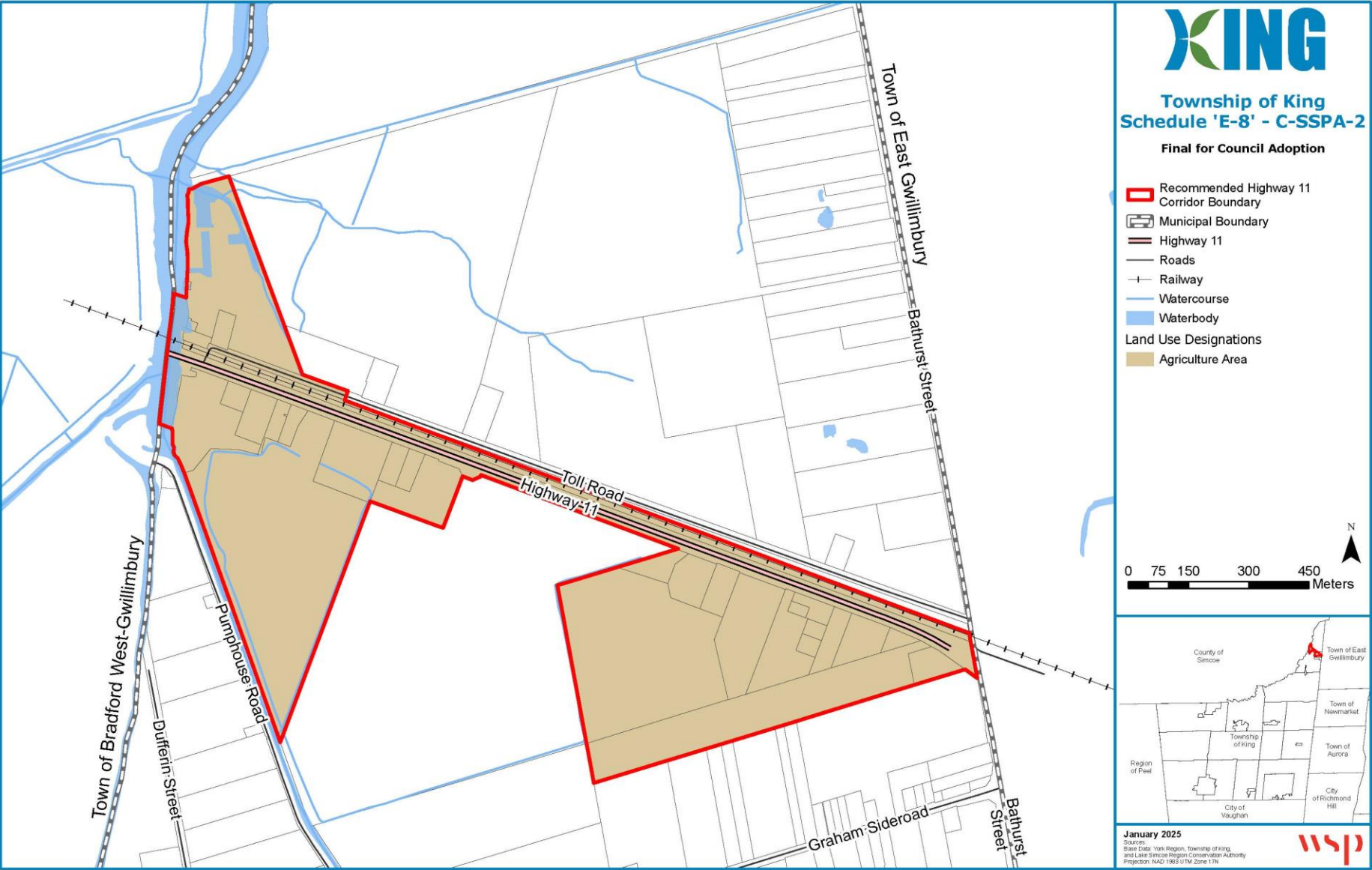
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Pre-recorded Presentation

Recommended Official Plan Amendment

1. Amends Countryside Site-Specific Policy Area 2 (C-SSPA-2) to establish a policy framework that supports and facilitates the economic regeneration of the Highway 11 Corridor
2. Introduces a new Schedule E-8 for lands within 'C-SSPA-2' and revised Schedule E
3. Aligns with the York Region Official Plan 2022, Greenbelt Plan, and the new Provincial Planning Statement 2024
4. Sets out a vision and objectives for the Highway 11 Corridor
5. Has specific regard for the Natural Heritage System and Areas of Archaeological Potential
6. Recognizes and permits existing land uses
7. Permits the redevelopment of existing land uses and new land uses (subject to meeting the intent of the Greenbelt Plan vision and goals)
8. Recognizes role of York Region and Lake Simcoe Region Conservation Authority
9. Establishes policies for urban and site design, built form, and public realm expectations
10. Provides direction for new infrastructure, including servicing, transportation, and mobility

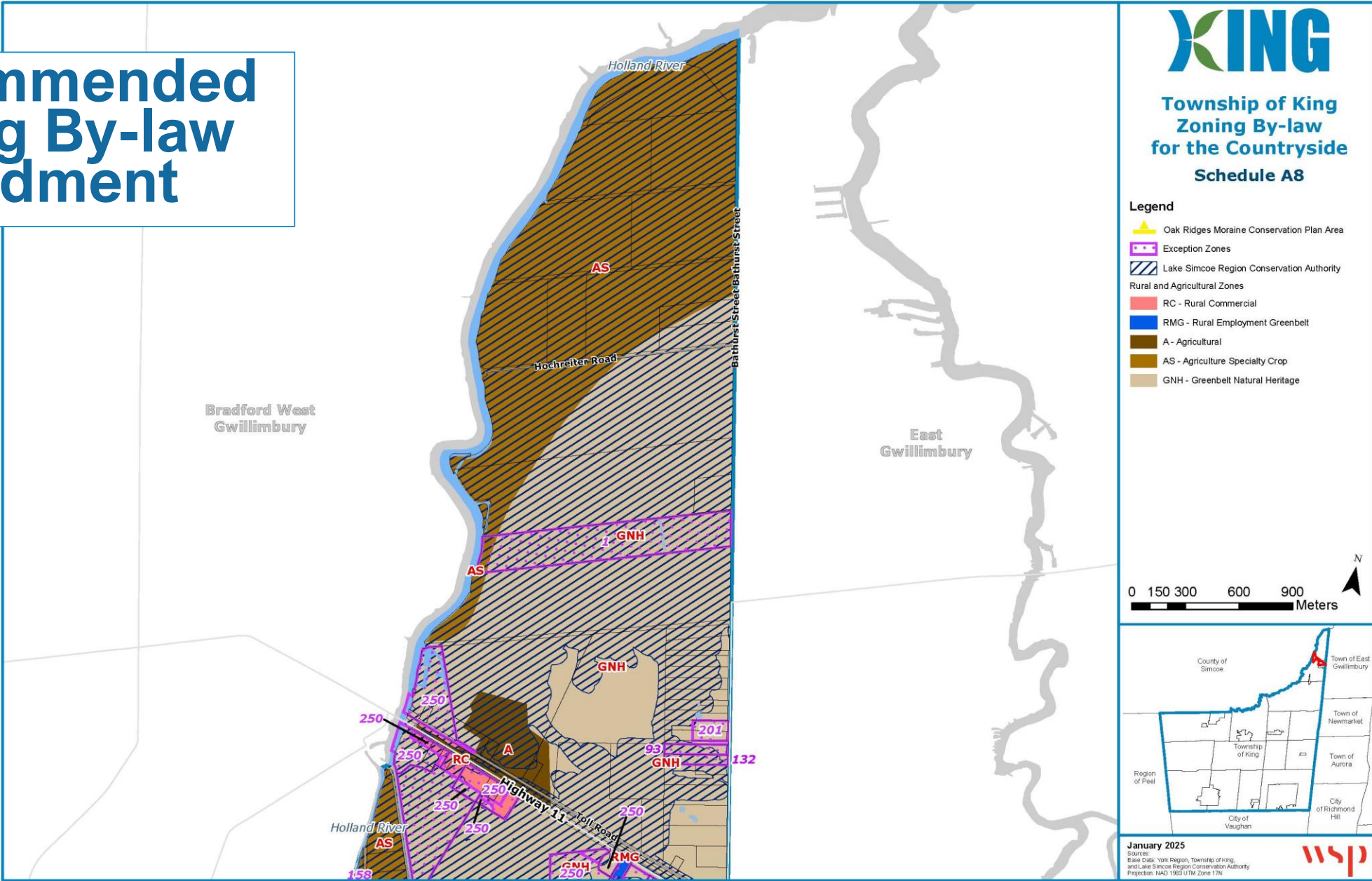
Recommended Official Plan Amendment



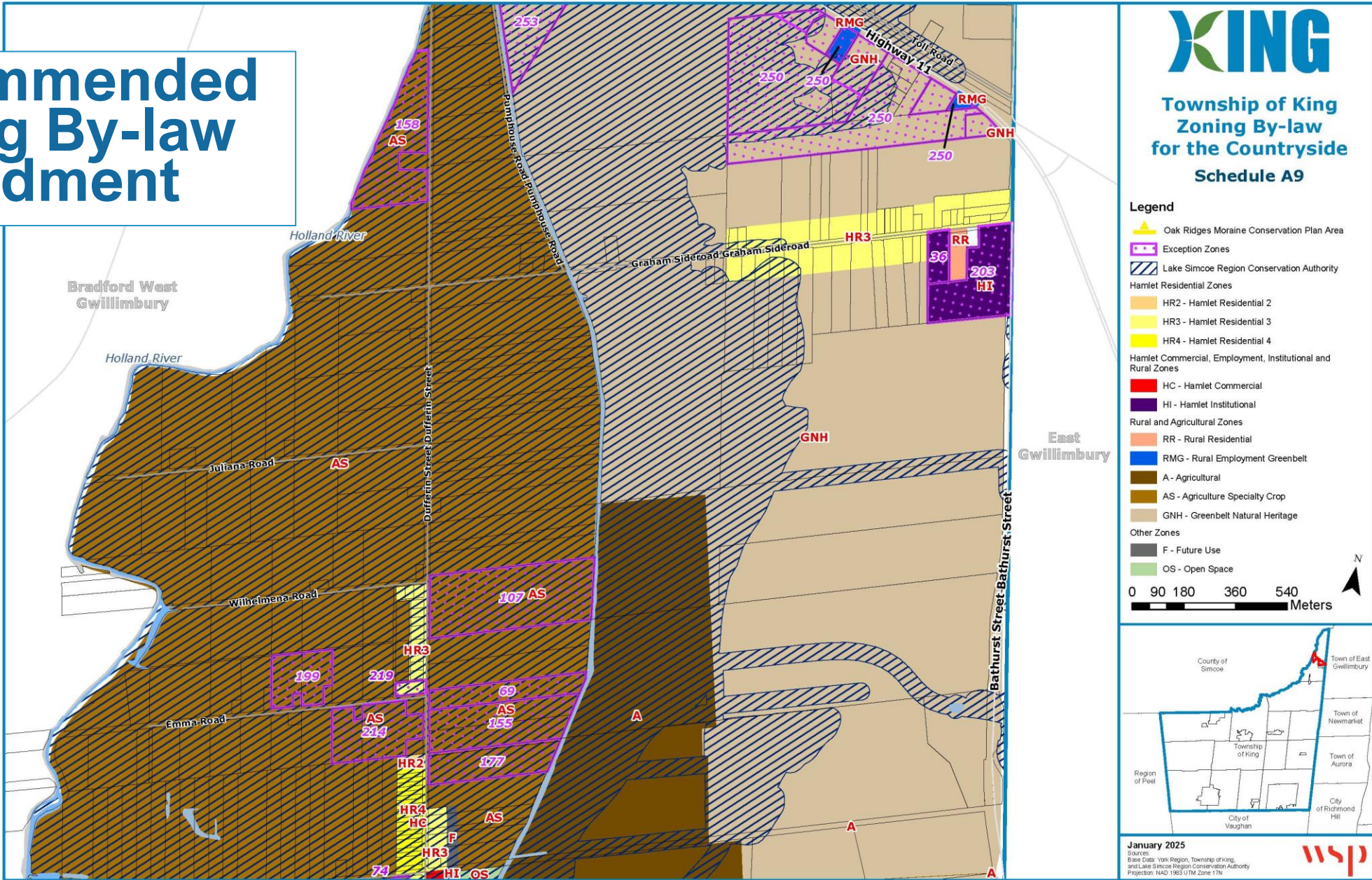
Recommended Zoning By-law Amendment

1. Proposed amendments to the parent Zoning By-law:
 - a) Definitions for new proposed permitted uses
 - b) General provisions for all agriculture-related uses
2. New area-specific exception to apply to the boundary of Study Area (C-SSPA-2):
 - a) Permits uses legally existing as of December 16, 2004
 - b) Permits uses closer in conformity with the Greenbelt Plan than the existing uses, including commercial and light industrial uses
 - c) Permits a range of agriculture-related uses, including within the Greenbelt Natural Heritage System, subject to a Holding Symbol (H) and associated conditions
 - d) Establishes lot and building requirements that reflect existing conditions, while implementing certain built form policies from C-SSPA-2 (e.g., setbacks, parking areas, landscaping, etc.)
3. A review of existing site-specific exceptions has been undertaken for consistency and amended for inclusion in the new Zoning By-law.

Recommended Zoning By-law Amendment



Recommended Zoning By-law Amendment



Questions and Comments