



**The Corporation of the Township of King
Report to Council**

From: Growth Management Services – Planning Division

Report Number: GMS-PL-2025-034

Date: Tuesday, June 17, 2025

Title: **Prebrick Draft Plan of Subdivision**
File Numbers: ROPA-25-01, OP-2022-02, Z-2022-05, 19T-22K01
Part Lot 4, Concession 8
12805 Highway 27, Nobleton
Owner: Prebrick Systems (Boynton) Inc.
Agent: KLM Planning Partners Inc.

Recommendation

1. That Report Number GMS-PL-2025-034 be received.
2. That Draft Plan of Subdivision 19T-22K01 **BE APPROVED IN PRINCIPLE** in accordance with Schedule 4 attached to Report GMS-PL-2025-034 and subject to Pre-Conditions and Conditions of Draft Plan Approval substantially in accordance with Appendices '1' and '2'.
3. That upon fulfillment of the Pre-conditions outlined in Appendix '1' to Report GMS-PL-2025-034 to the satisfaction of the Director of Growth Management Services, the Township shall issue Notice of Draft Plan Approval granting Draft Plan Approval to Application 19T-22K01.
4. That Zoning By-law Amendment Application File No. Z-2022-05 to amend the Nobleton Urban Area Zoning By-law (By-law No. 2016-71) and implement a Site-Specific Zoning By-law Amendment with Residential, Mixed Use, Open Space and Environmental Protection zones and site-specific provisions to enable the implementation of the subdivision, including Holding zones **BE APPROVED IN PRINCIPLE** in substantial accordance with Appendix 5 attached to Report GMS-PL-2025-034 and subject to the Pre-Conditions and Conditions of Draft Plan Approval substantially in accordance with Appendices '1' and '2'.
5. That upon fulfillment of the Pre-conditions outlined in Appendix '1' to Report GMS-PL-2025-034 to the satisfaction of the Director of Growth Management Services, the implementing Zoning By-law shall be brought forward for Council consideration.
6. That Staff be directed to bring forward By-laws with the purpose of removing any applicable Holding (H) provision upon the provisions of the implementing Zoning By-law being addressed to the satisfaction of the Director of Growth Management Services.

7. That Regional Official Plan Amendment Application File No. ROPA-25-01 to re-designate lands from 'Employment Area' to 'Community Area' on Map 1A (Land Use Designations) and from 'Employment Area Zone' to 'Towns and Villages' on Appendix '1' (Employment Area Zones and Densities), **BE APPROVED**, and that Council enact By-law 2025-051 to adopt Amendment No. 1 attached as Appendix '3' and issue Notice of Passing of the Regional Official Plan Amendment.
8. That Official Plan Amendment Application File No. OP-2022-022 to implement a Site-Specific Policy V-SSPA-13 to the Township of King Official Plan 'Our King', to re-designate lands from 'Employment' to 'Neighbourhood', 'Mixed Use', 'Open Space and Parks' and 'Village Natural Heritage System' **BE APPROVED**, and that Council enact By-law 2025-052 to adopt Amendment No. 6, attached as Appendix '4'.

1. Report Highlights

- The Owner has submitted applications for Regional and Township Official Plan Amendments together with applications for Zoning By-law Amendment and Draft Plan of Subdivision (the "Applications") for the lands municipally known as 12805 Highway 27, in the southeast quadrant of the Village of Nobleton.
- The purpose of the Applications is to develop the property for a 416-lot residential plan of subdivision, which would also include parks, stormwater management blocks and natural heritage features and buffers. The Applications also provide for Mixed Use blocks which consider future commercial, office and medium density residential uses together with a secondary school site.
- Amendments to the Township Official Plan include providing for Light Industrial Uses and a Secondary School Site in the Mixed-Use Designation and reducing environmental buffers from non-significant features to 10 metres.
- The Planning Division recommends that the Applications **BE APPROVED**, and that the requisite by-laws be enacted by Council.
- The Planning Division has recommended that the Zoning By-law Amendment and Draft Plan of Subdivision be subject to 'Preconditions' which are to be satisfied by the Applicant prior to the enactment of the implementing Zoning By-law and prior to the notice of approval of the Draft Plan of Subdivision being issued.
- A Holding zoning symbol is proposed to be included within the zoning by-law which would require the clearance of conditions, including the allocation of water and sanitary servicing capacity by the Township.

2. Purpose

The purpose of this Report is to provide a detailed review and recommend approval of the subject Applications for Region of York Official Plan Amendment, Township Official Plan

Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the subject property at 12850 Highway 27.

3. Background and Proposal

The subject Applications were submitted in March 2019, and a Statutory Public Meeting of Council was held in November 2022 to present the Applications to and seek comments from Council and the Public. A second Public Meeting was held in February 2025 after proposed amendments to the Regional Official Plan were submitted by the Applicant together with revisions to the Applications for Township Official Plan Amendment and Zoning By-law Amendment. At the conclusion of the Public Meeting, Council directed Planning Staff continue to review the subject Applications and report back to Council with a further recommendation report. Notice of this matter being considered by Council has been sent to the interested parties who requested further notification. A general summary of, and response to, the issues raised by the public to date is attached as Appendix 6 to this Report. These matters have been taken into consideration by Staff and the Applicant as the review of the subject Applications has progressed.

The Applications include proposed amendments to both the Region of York Official Plan and the Township Official Plan for the purposes of re-designating Employment Lands to enable community uses, including commercial uses, medium density residential uses, light industrial uses and institutional uses including a secondary school site, adjacent to low rise residential development.

Subsequent to the Statutory Public Meeting, the Applicants have revised the proposed Draft Plan and submitted additional supporting information responding to technical comments of the Township and other agencies. The revised Draft Plan now proposes a total of 416 single detached residential lots (see Schedule 4). Table 1 below provides a breakdown of the lots and blocks.

Table 1

Block/Lot Type	Minimum Frontage/Width	# of Units	Total Area of Lot/Block Type	% of Total Units and/or % of Total Plan Area	
RESIDENTIAL					
Single Detached	11.0 m	258	9.283 ha	62%(units)	16.2%(area)
Single Detached	15.3 m	74	3.983 ha	18%(units)	17.2%(area)
Single Detached	18.9 m	84	7.505 ha	20%(units)	13.1%(area)
SUB-TOTAL	N/A	416	20.723 ha	100%	36.2%
Block/Lot Type	Minimum Frontage/Width	# of Units	Total Area of Lot/Block Type	% of Total Units and/or % of Total Plan Area	
MIXED USE					
Mixed Use Commercial, Office, Residential	N/A	1	4.828 ha	50% (Blocks)	44.2% (area)
Institutional (Secondary)	N/A	1	6.084 ha	50%	55.8%

School)				(Blocks)	(area)
SUB-TOTAL	N/A	2	10.912 ha		19.1%
OTHER					
Park	N/A	1.868 ha			3.3%
Storm Water Management	N/A	3.911 ha			6.9%
Buffer	N/A	3.279 ha			5.8%
Natural Heritage	N/A	4.121 ha			7.3%
Open Space	N/A	1.182 ha			2.1%
Road Widening	N/A	0.181 ha			0.003%
Walkway	N/A	0.025 ha			0.004%
Streets	N/A	11.013 ha			19.3%
SUB-TOTAL	N/A	25.58 ha			44.7%
TOTAL	N/A	57.215 ha			100%

4. Property Description

The subject property is located on the east side of Highway 27, approximately 520 metres south of King Road in the Village of Nobleton (see Schedule 1). The development site is located east of the subdivision known as the Gates of Nobleton where Oliver Emmerson Avenue intersects Highway 27. The subject property measures 57.2 hectares with approximately 344 metres of frontage and contains a tributary of the East Humber River. The property currently includes a dwelling and a sod farm with several agricultural buildings and an irrigation pond.

5. Policy

5.1 Provincial Plans and Policy

The Provincial Planning Statement (PPS 2024) came into effect in October 2024 and introduced new polices for employment areas, including a new definition for “Area of Employment”. In accordance with the PPS 2024, such areas are now limited to “traditional” employment uses that cannot locate in mixed-use areas such as heavy industry, manufacturing and large-scale warehousing. As a result, institutional, commercial uses including retail and office and residential uses are no longer contemplated within Employment Areas in accordance with Provincial policy. The Applications seek to amend the designation of the Employment lands currently applying to the subject lands to enable the use of those lands for Mixed Uses which would provide a more appropriate transition in built form and overall compatibility to the area to be developed with residential lots. Given the residential development on contemplated for these lands, and the new Provincial direction for the types of uses which employment areas are to be reserved for, amendments to the Official Plan to re-designate the lands to non-employment uses are necessary. The appropriate location and amount of Employment Lands in Nobleton is currently being reviewed by Township Planning staff as part of the ongoing update to the Official Plan.

The subject development proposes a 416-lot plan of subdivision together with mixed use blocks including provisions for a secondary school site which are acceptable built forms and

land uses for settlement areas. The proposal is in conformity with the Provincial Planning Statement (2024) and the Greenbelt Plan (2017).

5.2 Regional Official Plan 2022 (ROP)

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. The on-going Official Plan Review would incorporate the applicable Regional policies into the Township’s Plan, however at this time a separate amendment to the Regional Plan would be necessary and can be considered by Township Council.

The subject property is identified within the Urban system and designated as ‘Community Area’ and ‘Employment Area’ under the ROP. The amendment to the Regional Official Plan as it applies to King proposes to replace the Employment designation with a Community Designation to allow for mixed uses including commercial, medium density residential, light industrial and institutional uses which are more appropriately located adjacent to new low density residential development areas.

5.3 Township of King Official Plan, “Our King” (2019)

The Official Plan designates the subject property as ‘Neighbourhood’, ‘Employment’ and ‘Natural Heritage System’. The Transportation Network Schedule of the Plan also identifies an urban road collector link between Highway 27 and Gilbert Fuller Drive and an urban road local connection from Woodhill Avenue and Hawthorne Valley Road.

The Official Plan Amendment Application proposes to realign the boundary of the Neighbourhood designation to be adjacent to the existing residential lots to the north.

As discussed in Section 6.1 above, the lands designated ‘Employment’ are proposed to be re-designated to ‘Mixed Use’ to be consistent with Provincial policies with respect to employment lands. The Mixed Use designation permits commercial uses, offices, mixed use buildings and medium density residential uses such as townhouses and apartments. Institutional and community uses are also proposed to be included as permitted uses within the Mixed Use designation.

The Mixed Use designation would provide for an appropriate transition in built form and overall compatibility from the non-residential uses on the west side of the draft plan to the low-rise residential development planned further east. A secondary school site has also been proposed within the central area of the draft plan and would contribute to the buffering for the non-residential area from the low-density residential uses identified on the draft plan.

Lands are proposed to be re-designated to Open Space and Parks to reflect the location of the proposed local park and stormwater management facilities on the draft plan. Natural Heritage designations currently identified would be modified to delineate the boundaries of the natural heritage features more precisely as well as the associated buffer areas.

The Official Plan Amendment Application also proposes to reduce the environmental buffers within the Village area for non-significant features such as the woodlands, vegetation adjacent to a headwater feature and valley lands on the subject site from 30 metres to 10 metres. Features that do not meet the minimum criteria of the Provinces technical papers can be determined to be non-significant and therefore less ecologically valuable since they may be undersized or culturally introduced or disturbed by previous land uses.

The “Neighbourhood” designation permits a maximum gross density of 7 units per hectare with the potential for an increase up to 12 units per hectare subject to the following specific criteria being achieved:

- a. The width of vegetation protection zones adjacent to key natural heritage features or key hydrologic features is generally no less than 30 metres and the entirety of the vegetation protection zone is to be transferred into public ownership as a condition of approval;
- b. A mix of housing types provides choice in the marketplace;
- c. A reasonable transition in lot sizes is provided adjacent to existing developed areas;
- d. Significant public benefits are provided on the lands to be developed and in the area (including, but not limited to, parks improvements, development of public trail systems with opportunities for public access to *valleyland*, open space, arterial road streetscape improvements or enhanced *active transportation*); and
- e. An agreement is executed under the Planning Act where appropriate.

The conformity of the Draft Plans with these density policies is discussed in more detail below.

5.4 Zoning By-law

The Nobleton Urban Area By-law (2016-71) zones the subject property as ‘Future Development’ (FD). The FD Zone reflects designated lands which are intended for further development under the Township Official Plan. The intent of the By-law is to replace the FD Zone with other zone categories at the time that future development Applications are approved.

The subject property is proposed to be re-zoned to various Residential zones with site specific exceptions to reflect the details of the proposed development and the various lot sizes and associated development standards. In addition, a Mixed Use (MU) zone is proposed for two blocks on the draft plan situated between Highway 27 and the low-rise residential lots. The MU zone would include permissions for a range of commercial uses, medium density residential uses, light industrial uses and institutional uses, including a secondary school. The MU zone use permissions would be limited to a secondary school on the block adjacent to the park. Environmental features and buffers are to be placed in an “Environmental Protection” (EP) zone while park and open space blocks are proposed to be placed in an “Open Space” (OS) zone.

The proposed Draft Zoning By-law (Appendix 5) outlines a series of specific development standards, lot, and building requirements for the Residential zones whereas the Mixed-Use zone also includes a list of permitted uses. A total of four site-specific Residential – Single Detached ‘C’ (R1C) zones have been identified to address differing lot sizes/areas and residential forms throughout the Plan. Lot provisions such as minimum lot area and lot frontage, front yard, side yard, rear yard, and maximums for height, coverage and other similar requirements are included within the Draft Zoning By-law. A summary of the existing by-law standards and the proposed amendments thereto is provided in Appendix 7 to this Report.

Planning Staff recommends the proposed Zoning By-law amendment BE APPROVED IN PRINCIPLE in substantial accordance with Appendix 5 attached to this report and subject to the Pre-Conditions listed in Appendix 1 to this report. The pre-condition approach would allow for any additional refinements of the by-law resulting from a further detailed engineering review prior to its formal adoption and enactment by Council. Township Planning and Engineering staff would be working with the Applicant to bring the By-law forward for adoption by Council as soon as possible.

6. Planning Discussion

The following are matters which were raised as issues previously and have undergone further review and discussions with the Applicant and are now addressed to our satisfaction.

6.1 Residential Density

Planning Staff has carried out an analysis of the proposed development which has confirmed that the Draft Plan proposed is within the maximum residential density of 12 units per gross hectare. The details of this analysis are summarized below in Table 2.

Table 2

Gross Site Area	57.215 ha	
Exclusions/Deductions		
Natural Heritage Features	4.121 ha	
Mixed Use Blocks	10.912 ha	
Mixed Use Buffer & OS	0.8755 ha	
Road Widening (half area)	0.0905 ha	
Mixed Use Street	2.08 ha	
Net Developable Area – Residential	39.136 ha	
Residential Density	416 Units/39.136ha	10.63 units/ha

As noted above, the Neighbourhood Maximum Density policies permit up to 12 units per hectare subject to various criteria noted above. Planning staff are satisfied that the proposed development has addressed those criteria, as discussed further below.

Public Benefits and Related Agreement

The Applicant has committed to entering into a Municipal Capital Facility (Municipal Capital Facility Agreement (MCFA) to provide community benefits. This Agreement would conform to the policies of the Official Plan.

Mix of Lot Sizes/Housing

The proposed development includes a range of various lot/house sizes. In addition to the mix of single detached lot sizes, the proposed Mixed Use blocks within the draft plan would include permissions for medium density residential uses, further broadening the potential mix of housing options within the draft plan.

Lot Type/Size/Width	# of Lots
11 metres	258
15.3 metres	74
18.9 metres	84

Reasonable Transition in Lot Sizes Adjacent to Existing Developed Areas

The northern boundary of the Draft Plan is adjacent to existing residential lots fronting on Gilbert Fuller Drive, Woodhill Avenue and Hawthorne Valley Road. These existing lots are relatively large as they were developed with the purpose of accommodating private services. While recognizing that the proposed development reflects more contemporary lot sizes which are characteristic of a full municipally serviced urban context, the Draft Plan provides a reasonable transition in lot sizes by siting the largest proposed lots (generally 18.9 metres in width and 41 metres in depth) in the locations that are adjacent to the existing neighbourhood.

High Quality Urban Design and Architectural Control

Preliminary urban design and architectural design principles for the proposed development have been prepared by the Applicant and reviewed by the Township’s Urban Design peer reviewer and consist of mostly of revisions and clarifications to improve the documents. These matters are typically more fully addressed at the detailed design stage after Draft Plan Approval. Conditions of approval are recommended which require the more detailed urban design and architectural design guidelines to be submitted and approved by the Township and the incorporation of their requirements into the detailed design of the subdivision and the related Subdivision Agreement. The conditions of approval also require the implementation of an architectural control program which would require the Township’s peer-review Control Architect to review and confirm compliance with the approved architectural design guidelines for each house prior to the issuance of a Building Permit.

Vegetation Protection Zones

The subject property contains several natural heritage features including a watercourse in the northwest portion of the site with related floodplain. The northeast corner of the site contains valley lands and is adjacent to a spruce tree plantation. Also, non-significant vegetation adjacent to a headwater area is located along the south property boundary.

The Draft Plan has incorporated the required 30-metre Vegetation Protection Zones adjacent to the watercourse features. The Toronto and Region Conservation Authority (TRCA) has reviewed the Draft Plan and supporting information and has identified no concerns with the development. The TRCA has provided conditions of Draft Approval.

Site-specific buffers less than 30 metres can be considered under Provincial policy when they occur within Village areas of the Greenbelt Plan which are considered non-significant. Features that do not meet the minimum criteria of the Provinces technical papers can be determined to be non-significant and therefore less ecologically valuable.

The features identified for 10 metre buffers include a non-significant woodland (Pine Plantation) located off-site along the east property boundary, contiguous vegetation from an offsite headwater feature on the south easterly boundary and a non-significant valleyland consisting of a cultural meadow at the northeast corner. A tributary of the Humber River is located off-site to the northeast of the property and contains adjacent woodlands. Both offsite features are adjacent to a valley corridor located in the northeast corner of the property. All features have been evaluated in detail within an Environmental Impact Study and peer reviewed by the Township's Ecologist. It was concluded that the proposed buffers from the valley feature, contiguous vegetation from an offsite headwater feature and the pine plantation are sufficient. In addition, the reduced buffers would require the Applicant to provide an on-site compensation area as a condition of Draft Plan approval. Notwithstanding the acceptance environmentally of reduced buffers, the applicable policy sections of the Township's Official Plan are required to be amended by the Application.

6.2 Servicing Capacity, Pre-Conditions and Holding Provisions

In accordance with the policies of the Official Plan, new development is required to be serviced by full municipal services. Currently, allocation for water and sanitary servicing capacity in the Nobleton sanitary treatment plant is at full capacity and not available for the proposed development contemplated by the subject Application. Planning Staff has had discussions with the Applicant with respect to the constraints to the sanitary servicing capacity in Nobleton and the processing of the subject Application concurrently with the work undertaken by the Region of York to address the servicing capacity matter.

Planning Staff's review of the subject Application has had regard for the status of the on-going progress associated with the expansion planning for the Nobleton sanitary servicing treatment facility, as well as the timing of the planning process and the construction of the related works, in order to determine that the subject Application can be appropriately advanced at this time, including, not limited to, the following controls being implemented:

- “Holding” provisions in the Zoning By-law which restrict the issuance of Building Permits and the construction of residential units until such time as servicing capacity is available and has been formally allocated, in whole or in part, to the development
- Conditions of Draft Plan Approval which require similar controls as the Holding provisions to be included in the Subdivision Agreement; and
- Pre-conditions to Draft Plan Approval which require the execution of a “No Pre-Sales Agreement” and “Indemnity Agreement” between the Applicant and the Township which confirms that there shall be no sales of homes/lots to end-users until such time that the servicing solution has been sufficiently advanced (refer to Appendix 1) or until such time as the Owner has entered into an allocation agreement with the Township.

All of the above mechanisms have been included in the proposed conditions forming part of the recommendations of this Report.

6.3 Stormwater Management and Parkland

The proposed Draft Plan has identified four stormwater systems to manage both stormwater from the site and flows received from adjacent development areas to the north and west. Stormwater collection from the extension of Crestview would be conveyed using catchbasins and storm sewers with storage, cleaning and release to the watercourse. A dry pond is also proposed in this location to address overland flow during major storm events. A wet storm pond is proposed to collect flows from the mixed use, secondary school and park blocks while a second wet storm pond at the east boundary of the draft plan is to receive flows from the majority of residential lots. A fourth stormwater approach includes a superpipe under the right-of-way adjacent to Woodhill Avenue and would release to the north through the existing storm system.

The proposal continues to be reviewed by the Township’s consulting engineer and further confirmation of storm pond sizes and configurations are required prior to notice of Draft Plan approval. This matter has been incorporated within the Preconditions attached under Appendix ‘1’ of this report.

The proposed Draft Plan provides one Park block measuring approximately 1.8 hectares located centrally within the Draft Plan and adjacent to the secondary school block. Planning Staff has carried out an analysis to ensure that the proposed development appropriately addresses the requirements of the Township’s Parkland By-law and Official Plan with respect to parkland dedication. This analysis is summarized in Table 3 below identifies that there is a shortfall in the amount of land being provided as required under the Planning Act. The deficit is required to be paid using Cash-in-Lieu (CIL) of Parkland and Conditions of approval in this regard have been included in the Draft Approval.

Table 3

Net Developable Lot Area - Residential	39.13 ha
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Parkland By-law Requirement	@5% = 1.96 ha
Net Developable Lot Area – Mixed Use	11.45 ha
Parkland By-law Requirement	@2% = 0.26 ha
Total Parkland Requirement	2.22 ha
Parkland Provided on Draft Plan	1.86 ha
Parkland Shortfall/Cash in lieu Requirement	0.36 ha

6.4 Transportation and Roads

The Draft Plan proposes to connect with Woodhill Avenue to the north and Highway 27 to the West, opposite Oliver Emmerson Avenue. An additional road connection is being provided for a potential future connection on the south side of the Draft Plan as the subject street (Street 7) would become an urban collector if development occurs to the south in the future (see Schedule 4). Another future road connection to the south is planned at the southeast corner of the site to accommodate mid-block collector road connections in the future. These multiple access points are important from an overall neighbourhood connectivity perspective, as well as alternative routes for emergency services purposes.

The street layout on the draft plan consists of several crescents and many smaller blocks which have been influenced by the challenges to coordinate underground servicing while minimizing grading and the avoidance of interfering with the local watertable.

The primary entry into the development (Street 1) is via an urban collector road from Highway 27 with a right-of-way width of 26 metres to support sidewalks and an additional transportation facility such as a bicycle lane or multi-use path. The primary intersection of Street 1 within the draft plan occurs at Street 7 (connection to Woodhill Avenue) and Street 1 with flankage on the Park block and terminating with a future road connection to the south where the connecting right-of-ways would transition to 20 metres and 23 metres respectively. The intersection is proposed to be equipped with a Neighbourhood Turning Circle to serve as an entry to the residential precinct of the plan while having the benefit of reducing traffic speed and discouraging large vehicles and through traffic. The turning circle is also intended to service potential traffic from the secondary school to permit a reverse direction in a safe manner and discourage traffic infiltration on local streets.

The intersection of the primary collector road on the Draft Plan (Street 1) and Highway 27 has been the focus of study and discussions with the Applicant and the Region of York. Although the traffic warrants are not in place for signalization, the Applicant's Traffic Impact Study has recommended signalization, and the Applicant would be responsible for the costs to implement the signalization. The Township has identified that signalization would be required at the onset of the construction program. The intersection of Woodhill Avenue and

King Road would receive improvements in the form of a dedicated westbound left turn lane from King Road and a northbound left-turn lane from Woodhill Avenue to King Road.

A multi-use path extending from Parkview Drive to the subject site along Highway 27 with termination at the south limit of the property is also proposed. A sidewalk extension would also be required from the development north on Woodhill to the Gilbert Fuller Drive intersection where the network terminates. A walkway connection to Guilbert Fuller that would also serve to support the underground sanitary connection to the Janet Avenue pumping station is also included. In addition, an in-boulevard active transportation facility such as a multi-use path or bicycle lane would be required adjacent to the sidewalk from Highway 27 to the park block. Sidewalks would also be required along one side of all local streets.

6.5 Secondary School Block

Block 417 on the draft plan has been identified in the Application as a Mixed-Use block with permissions for a secondary school. The York Catholic District School Board (YCDSB) identified the need for a secondary school site to address growing student demand in the area. The 6-hectare block is located between Highway 27 and the low-rise residential lots and is located adjacent to the proposed neighbourhood park block. The school block is situated across from a stormwater block and has no direct interface with any residential lots in the draft plan. The block has been assessed by the YCDSB and determined to be capable of supporting a secondary school facility.

6.6 Agency Review

The subject Application has been circulated for review to various internal Township departments and external agencies. All agencies and departments have provided conditions of approval which have been incorporated into the attached Appendices 1-2.

7. Financial Implications

The property at 12805 Highway 27 currently assessed at \$2,536,000 RTEP Current Value Assessment (CVA). As of June 4, 2025, the account is current.

Any future development would be subject to Development Charges which includes the Township, Region, School Boards, and Go Transit. Development Charges would still need to reflect the change in use and require an incremental charge. If the development proceeds as planned, residential development charges would apply. The Development Charge rates would be frozen at date the application is deemed completed and subject to a prescribed rate of interest until building permit issuance.

All associated fees have been submitted in addition, any external costs incurred by the Township through the processing and review of this application would be recovered by the applicant in accordance with the Township's standard practice and the acknowledgement through the application form.

8. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was formally adopted by Council on June 12th, 2023, and emphasizes the Township's Vision, Mission and Values and is also aligned with the long-term vision defined in the Official Plan. The 2023-2026 CSP aims to ensure staff initiatives focus on sustainability and work towards supporting the Township's long-term vision to 2031.

This Report is aligned with the 2023-2026 CSP **Priority Areas: Complete Communities** and its associated **Objective: to enrich community well-being and make King the ideal place to live, work and play.**

Staff's review of this Application has taken these objectives into consideration as part of the overall planning and design of the development and through consideration of input received throughout the review process.

9. Conclusion

Prebrick Systems (Bolton) Inc. has submitted Applications for Draft Plan Approval, Regional Official Plan Amendment, Township of King Official Plan Amendment and Zoning By-law Amendment. Staff is satisfied that the review of the subject Application has advanced sufficiently, and it is appropriate to provide Draft Plan Approval in Principle subject to the Pre-conditions appended to this report. Township Staff, together with other public agencies, have provided detailed pre-conditions and conditions of Draft Plan Approval. Staff recommends the approval of the Draft Plan of Subdivision Application, Region of York Official Plan Amendment as it applies to King, Township Official Plan Amendment and Zoning By-law Amendment Applications in accordance with the recommendations of this Report.

10. Attachments

Schedules

1. Location Map - 12805 Highway 27
2. Aerial Photo – 12805 Highway 27
3. Our King Land Use Schedule
4. Prebrick Draft Plan of Subdivision

Appendices

1. Pre-Conditions of Draft Plan Approval – Prebrick, 19T-22K01
2. Conditions of Draft Plan Approval – Prebrick, 19T-22K01
3. Draft York Region Official Plan Amendment #1 as it applies to the Township of King
4. Draft Official Plan Amendment #6
5. Draft Zoning By-law Z-2025-0xx
6. Summary of Public Comments
7. Proposed Zoning By-law Development Standards

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