



The Corporation of the Township of King Report to Council

From: Growth Management Services Department – Planning Division

Report Number: GMS-PL-2024-024

Date: Monday, September 23, 2024

Title: **Official Plan and Zoning By-law Amendments re: 3200 & 3250 Lloydtown Aurora Road (Lloydtown Properties & Kettleby Properties)**

Recommendation

1. That Council receive Report GMS-PL-2024-024; and
2. That Official Plan Amendment File No. OP-2024-01 and Zoning By-law Amendment Application, File No. Z-2024-04, submitted by Lloydtown Properties and Kettleby Properties to implement a site-specific Hamlet Employment - Countryside Policy Area – 6 (C-SSPA-6) and implement a Zoning By-law Amendment for the subject properties identified as Part Lot 28, Concession 5 (3200 and 3250 Lloydtown Aurora Road) to facilitate the expansion of an existing employment use in the Hamlet Area of Kettleby, be approved.
3. That Council direct staff to bring forward at a future meeting of Council for adoption, the required Official Plan Amendment to the Official Plan – ‘Our King’ to provide site-specific Hamlet Employment - Countryside Policy Area – 6 (C-SSPA-6) policies as detailed in Appendix A of this report.
4. That Council direct staff to bring forward at a future meeting of Council for adoption, an implementing Zoning By-law Amendment to the Countryside Zoning By-law 2022-053 to establish site specific Hamlet Employment zones as detailed in Appendix B of this report.

1. Report Highlights

- The Owners have submitted Applications for Official Plan Amendment and Zoning By-law Amendment for the properties located at 3200 and 3250 Lloydtown Aurora Road in the Hamlet of Kettleby.
- The subject properties are located on the north side of Kettleby Road, east of Highway 400, in the Hamlet of Kettleby (see Schedule 1) and are situated between York Pines United Church to the east and Kettleby Public School to the west. Both properties support employment uses with large buildings, office uses, ancillary buildings and outdoor storage.
- The Official Plan Amendment Application proposes to allow for buildings associated with employment uses on the subject lands to exceed 500 square meters and provide

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for new outdoor storage, and proposes to expand the range of permitted employment uses.

- The Zoning By-law Amendment Application proposes to remove provisions for ground floor area limitations for employment uses, define the existing employment use, provide for additional outdoor storage and provide site specific provisions to increase building height, establish rates for parking and bicycle parking and address side yard setback requirements.
- The Planning division recommends that the Official Plan Amendment and Zoning By-law Amendment Applications be approved, and that the related planning implementation instruments be brought forward to Council for adoption at a future meeting of Council.
- Additional Planning Application approvals will be required to implement the specific development plans, including Site Plan Approval.

2. Purpose

The purpose of this Report is to provide a detailed review and recommend approval of the subject Official Plan Amendment and Zoning By-law Amendment Applications.

3. Background

The subject Applications concern two existing employment use parcels located on the north side of Kettleby Road, east of Highway 400, in the Hamlet of Kettleby and situated between York Pines United Church to the east and Kettleby Public School to the west. The property at 3200 Lloydtown Aurora Road measures 2.69 hectares and supports an office/workshop building, outbuildings, open storage and parking areas. The property at 3250 Lloydtown Aurora Road measures 1.78 hectares and supports an office/workshop building, outbuildings and open storage with parking areas.

The Applications propose to amend the Township Official Plan 'Our King' (2019) and the Countryside Zoning By-law No. 2022-053 to facilitate an expansion to an existing business (Priestly Demolition - 3200 Lloydtown Aurora Road) and to establish similar policies and provisions for future expansions on the adjacent property (3250 Lloydtown Aurora Road) where Priestly Demolition has expanded its operation.

The development proposed for 3200 Lloydtown Aurora Road includes the demolition of 1,862 square metres of existing building area and the construction of a new repair shop, repair garage and recycling centre measuring a total of 7,045 square metres (see Schedules 3, 5 and 6). The new construction will be attached to the existing main building and provide for an expanded service area and enclose machinery which is currently stored outdoors. Development plans for 3250 Lloydtown Aurora Road have not been identified at this time (see Schedule 4).

The subject Official Plan Amendment Application proposes to amend existing policies which limit buildings associated with employment uses to no more than 500 square metres in size. The Application also proposes to expand the range of permitted uses to include a Contractor Establishment, Transportation Depot or Terminal and Manufacturing, Assembly and Processing on each of the subject properties.

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The Zoning By-law Amendment proposes to remove provisions restricting the maximum ground floor area, define the existing employment use, provide for additional outdoor storage and provide site specific provisions to increase building height, establish parking and bicycle parking standards and address side yard setback requirements. Additional Planning Application approvals will be required to implement the specific development at 3200 Lloydtown Aurora Road, including Site Plan Approval.

A Statutory Public Meeting of Council was held on June 3rd, 2024, to present the Applications and to obtain comments from Council and the Public. Notice of this matter being considered by Council has been sent to the interested parties who requested further information.

4. Analysis

4.1. Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest. The PPS speaks to managing and directing land use to provide for employment uses as a means to sustain communities and promote a diversified economic base and employment opportunities. The Employment policies of the PPS include the following:

- Planning authorities shall promote economic development and competitiveness using an approach that includes:
 - Providing for an appropriate mix and range of employment uses;
 - Providing for a diversified base including maintaining a range and choice of suitable sites for employment uses;
 - To take into account the needs of existing and future businesses.

Providing for Employment Areas is key to the overall strategy which includes the following policies:

- Protect and preserve employment areas for current and future uses;
- Employment areas for industrial manufacturing uses shall provide for separation and mitigate from sensitive land uses to maintain long-term operational and economic viability;
- Protect employment areas in proximity to major goods and movement facilities and corridors that require those locations.

The subject Applications concern two properties that have historically supported employment uses for many years and are located in close proximity to a major provincial highway and interchange. The intent of the Applications is to provide for an expansion of the existing business, and provide greater flexibility for future expansion plans while having regard to sensitive land uses. The proposal is in conformity with the Provincial Policy Statement (2020).

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The Province has recently released a new streamlined provincial planning document that will replace the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended in 2020. The new Provincial Planning Policy Statement 2024 (PPS 2024) provides municipalities with the tools and flexibility required to focus on building more homes. The PPS 2024 comes into effect October 20, 2024 and therefore, the current PPS remains applicable for the purpose of this decision.

4.2. Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan provides a policy framework for implementing measures designed to manage growth in the Greater Golden Horseshoe with the vision for building complete communities. The Growth Plan encourages economic development and competitiveness by promoting:

- More efficient use of existing employment areas;
- Integrating land use planning and economic development goals and strategies to retain and attract investment and employment;
- Designating and preserving lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges as areas of manufacturing, warehousing and logistics and appropriate associated uses and ancillary facilities.

The subject Applications are in support of enhancing efficiencies for an existing employment use which benefits from close proximity to a major Provincial highway and interchange. The Applications will enable significant investment to improve business efficiencies while also improving upon land use compatibility with surrounding residential and institutional land uses in the area.

As identified above, the Province has recently released the Provincial Policy Statement 2024 that will replace the current Place to Grow: Growth Plan for the Greater Golden Horseshoe. The PPS 2024 comes into effect October 20, 2024 and therefore, the current Growth Plan remains applicable for the purpose of this decision.

4.3. Oak Ridges Moraine Conservation Plan (2017)

The subject properties are located within the Hamlet boundary of Kettleby which is considered a Rural Settlement Area under the Countryside designation of the Provincial Oak Ridges Moraine Conservation Plan (ORMCP). The ORMCP recognizes existing uses, buildings and structures and provides for their expansion provided that there is no change in use and the expansion will not adversely affect the ecological integrity of the plan area. Furthermore, the ORMCP provides for conversions of existing uses, buildings and structures if the conversion is in greater conformity with the plan and does not negatively impact the ecological integrity of the plan area.

The proposed expansion of the employment use is permitted under the ORMCP, subject to meeting technical criteria. The Applicant has submitted supporting information including an environmental report that demonstrate the feasibility of the development. Further detailed

plans and reports will be assessed at the Site Plan Application stage. The Applications conform to the ORMCP.

4.4. Regional Official Plan (2022)

The subject properties are designated as 'Hamlet' under the Region of York Official Plan (ROP). The Hamlet policies of the ROP are intended to retain the rural character and cultural heritage of Hamlets while permitting limited growth through infilling. The Hamlet policies seek development to be of an appropriate size and scale to ensure compatibility with the surrounding community in the context of use of land, buildings, and structure size, area, density, and height in accordance with local official plan policies. The Regional Official Plan also recognizes legally existing and permitted land uses which are permitted to continue to the extent that they are provided for in local official plans and zoning by-laws.

The intent of the subject Applications is to provide for further development of an established employment use in the Hamlet. Compatibility with the surrounding community will be achieved through building massing and setbacks. The visual impact along Lloydtown-Aurora Road will be largely maintained with the largest and tallest addition being planned at the rear of the lot. Site impacts such as traffic management, stormwater management and site servicing are being further reviewed during the Site Plan Development Application stage. The subject Applications are in conformity with the Region of York Official Plan.

4.5. Township Official Plan "Our King"

The subject properties are designated 'Hamlet Employment' under the "Our King" Official Plan and identified as being located within the Hamlet of Kettleby. The Hamlet Employment designation in Kettleby applies only to the properties identified in this Application. The Employment Designation provides for their continued use for employment purposes while acknowledging that Hamlet areas are predominately residential. The following plan objectives are identified:

- Recognize existing employment uses that are compatible with residential uses;
- Encourage redevelopment of existing employment uses to be more compatible with residential uses;
- Minimize impacts of existing employment uses that are not compatible with surrounding residential uses.

Permitted uses include existing employment uses, agriculture related uses, small-scale employment uses subject to a Zoning By-law Amendment and Site Plan control including research and development, education and training and data processing, and uses buildings and structures that are accessory to the permitted uses, including existing accessory outdoor storage areas.

The policies of the Hamlet Employment area also include the prohibition of major development, which constitutes the construction of a building or buildings with a ground floor area of 500 square metres or more. The intent of the Official Plan policy is to minimize large scale development impacts on the character of small rural Hamlet areas.

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The existing uses are permitted under the Official Plan; however, the expansion requires a site-specific Plan Amendment since it constitutes Major Development, as defined above, and exceeds the maximum size of 500 square metres of building area. The subject Application also proposes to expand the range of employment uses to include a Contractor's Establishment, Transportation Depots or Terminals and Manufacturing, Assembly and Processing uses to increase employment use flexibility moving into the future and allow for new outdoor storage. The evaluation of the planning merits of the application is discussed further under the Planning Discussion section of this report.

4.6. Countryside Zoning By-law #2022-053, a.a.

The subject properties are zoned Hamlet Employment (HM) under the Township's Countryside Zoning By-law 2022-053, as amended (see Schedule 2). The 'HM' zone provides for a limited range of employment uses and limits them to a total maximum ground floor area for all uses of 500 square metres per lot. In addition, various employment uses listed under the 'HM' zone are only permitted if they were legally existing at the time of the passing of the by-law.

The Application proposes to amend the 'HM' zone and further define the existing use as a Contractor's Establishment, remove the 500 square metre floor area limitation, provide for additional open storage and to establish site-specific zoning provisions for yard requirements, maximum height, parking and bicycle parking.

The purpose of the Zoning By-law Amendment is to facilitate the development of 3200 Lloydtown Aurora Road, including the demolition of 1,862 square metres of existing building area and the construction of a new repair shop, repair garage and recycling centre measuring a total of 7,045 square metres. There is no specific development proposed for 3250 Lloydtown Aurora Road; however, it is anticipated that there will be an expansion of the business on this lot in the future and the Applicant has proposed similar permissions. The provisions proposed for amendment are outlined in detail in Appendix C of this report.

4.7. PLANNING DISCUSSION

The subject Official Plan Amendment Application seeks:

- to amend policies which currently prohibit Major Development on the subject property;
- increase the range of employment uses which are permitted on the subject property; and,
- provide for new Open Storage on the subject properties.

Major development is defined by the Official Plan as:

"The creation of four or more lots; the construction of a building or buildings with a ground floor area of 500 square metres or more; or the establishment of a major recreational use. For the purposes of implementing the source protection policies of this Plan in Section 4.7, major development shall also refer to any development with a proposed impervious surface area of 500 square metres or more."

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The intent of the policy is to limit the size of new development from occurring in the Hamlet Areas in an effort to preserve and protect the character and smaller scale of rural settlements. Large scale developments have the potential to change the look and feel in these smaller communities. Hamlets are also supported by private sanitary servicing and private water supply. Major development prohibitions also protect against potential impact to surrounding private servicing systems. In this instance, the Application seeks to permit new building construction exceeding 500 square metres to provide for a new repair shop, repair garage and recycling centre measuring a total of 7,045 square metres at 3200 Lloydtown Aurora Road. The Application also seeks to permit major development at 3250 Lloydtown Aurora Road to enable future business expansion plans to proceed, although no specific development is being proposed at the current time.

It is important to note that while the Official Plan does not permit Major Development, such uses are not prohibited by Provincial policy. Rather, Provincial policy allows for Major Development subject to a technical review to ensure that compatibility impacts are mitigated. The Township's Official Plan applies a prohibitive approach in order to require such uses to be subject to a high order Planning review and approval process, such as the subject proposed Official Plan Amendment Application, in order to provide an opportunity for this technical review and consideration by the Township.

The planned additions at 3200 Lloydtown Aurora Road will provide the existing employment use with an additional enclosed area for recycling, mechanical shops and repair and storage. The benefits of the addition include enclosing a significant area of the operation to provide weather protection, efficiency in work and the ability to retain staff by improving overall working conditions. From a land use compatibility perspective, visual impacts from outside storage, loading operations, site cleanliness, yard noise and dust/debris will be further mitigated and improved as a result of the proposed development.

The Application is being reviewed in consideration of the local context within the community. The subject properties are in close proximity to the Highway 400 interchange and are not within the historic centre of the Hamlet. The properties are bounded by institutional uses (Kettleby Public School) to the west and (York Pines United Church) to the east that are both visually separated by substantial tree lines and hedgerows. Residential lots on the south side of Lloydtown Aurora Road are well set back from the road and visually screened by mature vegetation. This area has a separate and distinct character in comparison to the remainder of the Hamlet east of Jane Street where land uses are predominately residential with a dense lotting pattern and dwellings oriented close to the Kettleby Road streetscape. The planned development is being considered on lands that have supported employment uses for many years and has co-existed with surrounding institutional and residential uses without significant incompatibilities.

The visual impact of such development has also been evaluated to mitigate impacts to the existing character of the Hamlet Area in this location. The development plans propose a front addition for the recycling centre in an area that is currently an outdoor compound for sorting and loading. These operations will be enclosed, and the building will be designed with one overhead door and similar facade treatments and materials facing the road.

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The largest additions are planned to occur at the rear of the lot, to include a repair garage and shops that will have a building height of 15.2 metres. The additional height will provide sufficient overhead clearance for the construction equipment to enter for servicing, repair and storage. By placing the bulkiest portion of the building at the rear, the visual impact of the development is significantly mitigated when viewed from the public realm along Kettleby Road. In addition, there is mature vegetation in the front yard of the property that will sufficiently screen additional building height and massing. The visual character of the area will not be significantly altered by the development and the related site servicing has been determined to be feasible and will be further detailed at the Site Plan Approval stage.

As noted above, Provincial, Regional and Township Planning policy has identified the need to retain employment uses, especially where they benefit from close proximity to major transportation corridors. The Application seeks to consider recognizing the existing use in addition to expanding the range of employment uses to provide for future flexibility for these employment lands. The existing use has been defined by Planning Staff on a site-specific basis as follows:

- A premises used for the collection, sorting and storage of recycled building materials, but not the storage of hazardous waste or liquid industrial waste and where an Office use and Open Storage use are permitted as Specified Accessory uses.

The Application proposes to add both a Truck Terminal/Depot and Manufacturing, Assembly and Processing which are uses that are defined in the Countryside Zoning By-law as follows:

- A Truck Terminal/Depot is a premises used for for the storing, parking, dispatching or loading of commercial vehicles, including incidental maintenance and repair of the vehicles on the premises within a wholly enclosed building, and without limiting the generality of the foregoing, may include accessory uses such as Open Storage and ancillary Offices;
- A Manufacturing Establishment (Light) is where the assembly or processing of component parts to produce finished products suitable for retail trade and does not include food, beverage, tobacco, rubber, leather, textile, wood, printing, concrete or asphalt batching or recycling plant, metal fabricating and the manufacturing or processing of raw materials or similar industries if these operations involve furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration beyond the limits of the property in excess of the Province's guidelines or if these operations involve stamping presses; All manufacturing or assembly activities shall be conducted entirely within one or more wholly enclosed buildings; A light manufacturing use may also include an accessory retail use of the goods manufactured on the same lot as the principal use.

The Official Plan's Hamlet Employment objectives include recognizing existing uses that are compatible and contribute to the residential character of the Hamlets and encouraging redevelopment of existing employment uses to be more compatible with residential uses. The policies also identify the importance of economic development and investment, retaining employment on lands that have historically supported employment uses and consideration

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for expansion in ways that will not upset the character of Hamlet areas. The additional permissions for a Truck Terminal/Depot and Manufacturing Establishment (Light) are appropriate for the lands as they have historically supported similar uses. By considering additional uses in the Official Plan, future changes can be facilitated through a Zoning By-law Amendment and Site Plan Approval to properly evaluate the nature of the proposed use and operational impacts. Planning staff acknowledges that the subject properties are adjacent to institutional uses and nearby residential properties and as such, the zoning and site plan processes will be best equipped to consider any potential changes to these uses.

The Official Plan Amendment Application also considers a site-specific policy to address the prohibition for new open storage. The proliferation of unsightly outdoor open storage remains a concern throughout the Township and can negatively impact upon the character and general attractiveness of a community. In this instance, the subject properties already provide open storage as part of the existing uses and therefore the use is permitted. Open storage in this location has been mitigated by building location and landscape screening. The proposed building additions at 3200 Lloydtown Aurora Road will further enclose existing open storage areas on the property. The permission sought under the Application provides the business with the flexibility to reallocate areas for outdoor storage purposes without the need to amend the by-law or seek relief. Open storage uses will continue to be evaluated through the site plan approval process with the objective of providing mitigation where appropriate.

4.7.1.Zoning

The subject properties are zoned Hamlet Employment (HM) by the Township's Countryside Area Zoning By-law. The 'HM' zone provides for a limited range of employment uses and limits them to a total maximum ground floor area for all uses of 500 square metres per lot. In addition, various employment uses listed under the 'HM' zone are only permitted if they were legally existing at the time of the passing of the by-law.

For the purposes of further defining the existing uses, the Application proposes to add a Contractor's Establishment to be a permitted use on both subject properties to be defined as follows:

'A Contractor's establishment where the collection, sorting and storage of recycled building materials occur (but not the storage of hazardous waste or liquid industrial waste) and where an Office use and Open Storage use are permitted as Specified Accessory uses'.

The intent of the Special Provisions for Hamlet Uses in restricting the total maximum ground floor area of all uses to no more than 500 square metres per lot is to ensure that the size of buildings and structures maintain the rural and residential character of Hamlet areas.

The subject Zoning By-law Amendment Application has been submitted in part to provide existing employment uses with permissions and provisions to facilitate expansion plans that respond to business needs and to improve site conditions while also providing future flexibility for expansion. The size of the proposed development at 3200 Lloydtown Aurora Road exceeds the 500 square metre maximum under the by-law. The issue of Major

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Development has been discussed in the above section of this report and the amendment to the Zoning By-law is intended to implement the requested change to the Official Plan policy in this regard, on a site-specific basis.

The subject Zoning By-law Amendment Application also addresses the Open Storage restrictions of the By-law for the purposes of reallocating open storage space on the lots. In this instance, the subject properties have supported Open Storage for many years and have incorporated mitigation which has lessened the impact on the streetscape and on the character of the Hamlet, including adding landscape screening in the front yard and positioning outdoor storage behind buildings. However, the provisions of the By-law require amendment in this instance to provide further flexibility to address site layout plans associated with the operational aspects of the business. Ongoing mitigation strategies and features to limit the visual impact of such uses will continue to be maintained and enhanced through the Site Plan Development Approval process.

4.7.2. Interior Yard

The Application proposes to reduce the Minimum Interior Yard requirement only where the lots abut one another, in order to provide maximum efficiency for site operations and layout. The easterly interior side yard for 3250 Lloydtown Aurora Road and the westerly interior side yard for 3200 Lloydtown Aurora Road are shared in common and are proposed to be reduced from 7.5 metres to 3.0 metres. The reduction has been reviewed by Building and Fire staff who have identified no concerns. A minimum yard of 3.0 metres will maintain sufficient area for grading, drainage and building maintenance. The interior side yards requirements for the opposite side yards will remain at 7.5 metres.

4.7.3. Height

Careful consideration of height and building massing has been given to the overall development plans for 3200 Lloydtown Aurora Road to ensure that the character of the Hamlet area will not be significantly impacted. The increase in height is proposed to occur at the rear of the lot behind the front portion of the building at a distance measuring approximately 80 metres from the road. The sightlines to the rear of the lot will continue to be screened by front yard landscaping and the improved front façade of the building. The easterly side lot line is heavily treed and therefore screens the view of the property when travelling west on Lloydtown Auora Road. To provide additional flexibility at 3250 Lloydtown Aurora Road for similar development, the height maximum is also proposed to be increased to 15.3 metres provided that such height is setback from the front lot line a minimum of 80 metres. This lot also benefits from a heavily treed side yard shared with the Public School. The proposed increases in height with the mitigation measures noted above, are compatible with the character of the area.

4.7.4. Parking

The reduction in parking has been proposed to facilitate the parking demand which is primarily required to accommodate employees. The proposed development plans at 3200 Lloydtown Aurora Road and resulting additional gross floor area are not increasing the demand for parking on site, but rather the new floor area is enclosing significant portions of

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the existing operations. The property at 3250 Lloydtown Aurora Road does not currently have a development plan for expansion; however, additional flexibility is being requested for future planning purposes. As such, the parking rate at 3200 Lloydtown Aurora Road has been pro-rated based on building area and parking supply at 3250 Lloydtown Aurora Road, to allow up to 5480 square metres of expansion in consideration of the existing 52 parking spaces and then requiring 1.0 space for each additional 200 square metres over 5480 square metres. This is a similar approach currently applied by the Zoning By-law for large employment uses.

4.7.5. Bicycle Parking

The bicycle parking requirements under the Zoning By-law are based on a ratio that uses gross floor area for employment uses. Similar to vehicular parking, the use of gross floor area is not an appropriate measurement to determine parking demand in this instance. However, the subject properties are located along a proposed active transportation route as identified in the Township Official Plan. Development along this route must consider other forms of transportation such as bicycling. For the purposes of establishing an appropriate standard, the gross floor area of office uses is proposed to be applied to determine bicycle parking at a rate of 1 space per 200 square metres, similar to the rate required for bicycle parking for commercial uses in the Hamlet found in the Zoning By-law.

Should the subject Official Plan Amendment and Zoning By-law Amendment Applications be approved, the Applicant will be required to proceed to a Site Plan Application where the details of for development including site servicing, site drainage, stormwater management, transportation mobility and other matters will be reviewed. The Site Plan review and approval process is a further opportunity to assess and provide mitigation measures, such as has been described above from the development including noise, dust, traffic controls and screening to ensure greater compatibility with surrounding residential and institutional uses.

5. Financial Considerations

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

The properties at 3200 and 3250 Lloydtown Aurora Road are valued at \$5,737,000 commercial current Value Assessment (CVA) and \$2,787,000 CVA respectively. Any redevelopment or improvement made as part of this application will result in an increase to the assessed value. The proposed redevelopment will be subject to Development Charges (DC) as prescribed by Section 26.2 of the Development Charges Act 1997. Cash-in-Lieu of Parkland will be payable at building permit issuance and be equal to 2% of the appraised value as at the date of building permit issuance as outlined in the Township's Parkland Dedication By-law.

6. 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

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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 Area: Complete Communities

Objective: Implement regulatory changes to manage growth that best serves King's unique landscape.

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.

7. Conclusion

The purpose of this Report is to provide a recommendation to Council to approve the proposed Official Plan Amendment and Zoning By-law Amendment Applications to address the current employment policies and to establish site-specific zoning permissions to facilitate an existing employment use and plans for expansion in the Hamlet area of Kettleby. Planning Staff is satisfied that the review has sufficiently advanced, with further detailed design review to occur as an element of Staff's review of a future Site Plan Application. The Applications are consistent with the objectives of the Provincial Policy Statement, the Growth Plan, the Oak Ridges Moraine Conservation Plan, the Region of York's Official Plan, and the Township's Official Plan. As such, Planning Staff respectfully recommends that Council support the proposed Official Plan Amendment and Zoning By-law Amendment Applications.

8. Attachments

- Schedule 1 Location Map
- Schedule 2 Zoning Schedule-A3 of Countryside Zoning By-law
- Schedule 3 Site Plan 3200 Lloydtown Aurora Road
- Schedule 4 Building Elevations 3200 Lloydtown Aurora Road
- Schedule 5 Floor Plans 3200 Lloydtown Aurora Road
- Schedule 6 Topo Survey 3250 Lloydtown Aurora Road\

Appendix A – Summary of Proposed Official Plan Amendment

Appendix B – Summary of Proposed Zoning By-law Amendment

Appendix C – Summary of Zoning By-law Requirements and Comparison

Prepared by:

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Recommended by:

Stephen Naylor

Director of Growth Management Services

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Approved for submission by:

Daniel Kostopoulos

Chief Administrative Officer