



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

From: Growth Management Services Department – Planning Division
Report Number: GMS-PL-2025-037
Date: Monday, September 8, 2025
Title: **Zoning By-law Amendment Application – 19 Old King Road**
File Number: Z-2025-12
Owner: Township of King

Recommendations

1. That Report GMS-PL-2025-037 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 Township initiated Zoning By-law Amendment application, Planning File Z-2025-12 concerns a property located on the south side of Old King Road. The subject site is comprised of an irregular-shaped lot, approximately 0.14 hectares (1371.5 m²) in area. The property is municipally known as 19 Old King Road, Village of Nobleton. The property contains an existing designated heritage structure, the Nobleton Community Hall. The property is accessed from Old King Road. The subject lands are designated ‘Village Core’ under the Township Official Plan (“Our King”) (2019) and currently zoned as “Institutional” (‘I’) as per Zoning By-law 2016-71.

2. Proposal

In June 2025, Council received Report COM-2025-001 outlining a proposal for the adaptive reuse of the Nobleton Community Hall, a municipally owned heritage property, through a long-term lease with a private entity. The proposal involves significant private investment to rehabilitate the inside of the building for potential future use as described in the report, including a restaurant and pub. Council directed staff to initiate a Township-led Zoning By-law Amendment that would enable the proposed use of the facility, recognizing that the current Institutional (‘I’) zoning does not permit such uses. The proposed Zoning By-law Amendment is described below.

While the Zoning By-Law Amendment being considered is initiated by the Township to facilitate the proposed restaurant and pub, it is important to note that all costs associated with the rehabilitation would be the responsibility of the private entity.

The subject application proposes to amend the King Township Nobleton Urban Area Zoning By-Law 2016-71 to rezone the subject lands from Institutional ('I') to Core Area ('CA'), to permit all uses under the Core Area ('CA') Zone. No demolition or addition to the existing building is being proposed. The amendment seeks to rezone the property to the Core Area (CA) zone to align with the Village Core designation in the Official Plan.

As the subject site is a designated heritage property, the proposed amendment also seeks to provide greater flexibility and support for the adaptive reuse of the heritage building, allowing for a broader range of compatible uses that can preserve and celebrate the site's history while contributing to the vitality of Nobleton's Village Core.

3. Public Notice

Notice of the application has been circulated via email and regular mail 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 Provincial Planning Statement (PPS 2024) came into effect on October 20, 2024 and establishes a streamlined, province-wide land use planning framework that supports housing supply, economic development, infrastructure alignment, and environmental protection. In accordance with Section 3 of the *Planning Act*, all decisions affecting planning matters must be consistent with the PPS 2024. The applicable policies of the PPS 2024 *"...support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities."*

Ontario Heritage Act

The subject property is designated under Part IV of the *Ontario Heritage Act*. As such, any proposal associated with this application that contemplates impact, alteration, or removal of any identified heritage attributes will be subject to review under the Act. The designation by-law for the property (By-law 2007-60), which details the protected heritage attributes, can be seen in Attachment 4 to this report. A heritage permit will be required prior to undertaking any such work, in accordance with the Township's heritage review process.

Region of York Official Plan

As of July 1, 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).

As per the ROP, the subject lands are designated as "Community Area" within the "Urban System." These areas within the Urban System are to be the primary location for growth and

development. The Community Area designation supports a range of residential uses, amenities, and services. Local municipal official plans are required to implement this mix of land uses in a manner that aligns with regional growth forecasts, intensification and density targets, and the overarching ROP.

Township of King Official Plan

The subject property lands are designated as “Village Core” by the Township of King Official Plan (Our King) (2019). This land use designation applies to central areas of King Township’s Villages, which serve as vibrant focal points for commercial, residential, institutional, and cultural activity.

The Village Core land use designation intends to foster a compact, pedestrian-oriented, mixed-use environment that reflects and enhances the unique historic character of the Village. It is the objective of the Village Core designation to support a wide range of uses that contribute to a lively “main street” atmosphere, including but not limited to mixed-use buildings, commercial uses (restaurant, retail, services), residential uses, office and institutional uses, and more.

Township of King Zoning By-law 2016-71

The subject lands are currently zoned ‘Institutional’ (‘I’) by the Township of King Zoning By-law 2016-71, as amended. Permitted uses within the Institutional Zone encompass a wide range of community-oriented, recreational, and institutional functions. While these uses contribute to the public realm, the Institutional zone does not fully reflect the breadth of uses envisioned under the Village Core designation, nor does it support the mixed-use, pedestrian-friendly character that the Official Plan seeks to achieve in these central areas.

To facilitate the proposed rezoning of the subject lands, identified as Parts 5, 6, and 8 of the attached reference plan (Plan 65R-41200), a Zoning By-law Amendment application has been initiated to permit all uses under the Core Area Zone, which include a diverse mix of residential, commercial, institutional, and recreational activities that support a vibrant, multi-functional urban environment.

While the proposed uses under the Core Area Zone may be accommodated within the existing building, it is important to note that the subject property is designated under Part IV of the *Ontario Heritage Act*. Accordingly, any exterior alterations, additions, or renovations that may impact the identified heritage attributes will require a heritage permit, subject to review and approval by Council through the Township’s established heritage permit process.

The proposed amendment maintains all existing lot and building standards applicable to the Core Area under Zoning By-law 2016-71, as amended. No modifications are proposed to the prescribed requirements for lot dimensions, building height, setbacks, or other performance regulations. Prior to the establishment of any of the permitted uses in the CA zone, it will need to be demonstrated that the proposed use complies with the Zoning By-law, including parking provisions, required setbacks, height provisions, etc.

5. Planning and Land Use Matters Under Review

The subject Zoning By-law Amendment Application is currently undergoing a comprehensive technical review and has been circulated to internal departments and external agencies for review and comment. Key planning and land use considerations under review include:

- Appropriateness of the proposed Core Area Zoning
- Conformity with applicable planning policies (Official Plan, etc.), *Ontario Heritage Act* requirements, and 'CA' Zone provisions
- Servicing, infrastructure, and traffic/access considerations

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

Attachment 1 – Location Map

Attachment 2 – Reference Plan

Attachment 3 – Draft Zoning By-law Amendment

Attachment 4 – By-law 2007-60

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