

AMENDMENT
NUMBER 1 TO THE
OFFICIAL PLAN FOR
THE REGION OF
YORK
AS IT APPLIES TO THE TOWNSHIP OF
KING **CONTENTS OF THIS DOCUMENT**

The attached text and schedules constituting Amendment No. 1 to the York Region Official Plan as it applies to Our King Official Plan were adopted by the Council of the Corporation of the Township of King by By-law No. 2025-051 in accordance with Sections 17 and 22 of the Planning Act, R.S.O. on the 17th date of June, 2025.

THE CORPORATION OF THE TOWNSHIP
OF
KING

Mayor

Clerk

Part II

THE PREAMBLE

A summary of the background and basis of this document

PART II

THE AMENDMENT

The changes to the affected in the original Official Plan

PART I: THE PREAMBLE

1. Amendment Structure

PART I – THE PREAMBLE is included for information purposes and is not an operative part of this Official Plan Amendment.

PART II – THE OFFICIAL PLAN AMENDMENT, including Schedule ‘A’ and Schedule ‘B’ attached hereto, provides specific amendments to the York Region Official Plan, as it applies to the Township of King.

2. Purpose

The purpose of the subject Regional Official Plan Amendment (“ROPA”) application is to modify land use policies of the York Region Official Plan, as it applies to the Township of King, on lands municipally described as 12805 Highway 27, as shown on Schedule ‘A’ and Schedule ‘B’ attached hereto. The purpose of this amendment is to change the current ‘Employment Area’ designation to ‘Community Area’, as shown on Schedule ‘A’ and to change the current ‘Employment Area Zone’ to ‘Towns and Villages’, as shown on Schedule ‘B’, to facilitate a residential infill development consisting of 416 residential lots, mixed-use, park, stormwater management, buffer, natural heritage systems, open space, road widening and walkway blocks.

3. Location

The lands affected by this Amendment are located on the east side of Highway 27, in the Community of Nobleton in the Township of King. The subject lands have a total area of approximately 57.2 hectares (141.3 acres) and have an approximately 400 meters of frontage onto Highway 27. The subject lands are currently vacant. The subject lands are municipally known as 12805 Highway 27 and legally described as Part of Lot 4, Concession 8. The surrounding area is generally comprised of single-detached residential neighbourhoods, agriculture and farmland.

4. **Basis**

The proposed Amendment is appropriate for the following reasons:

1. The proposed redevelopment of the subject land is consistent with the Provincial Planning Statement (2024). The redevelopment provides for additional residential uses, which will be provided in conjunction within the Mixed-Use area. Prebrick Systems Corp. (the “Owner”) intends to provide residential and mixed-uses ensuring consistency with the surrounding built form and open space networks. The subject land is presently underutilized.
2. The proposed development would provide for efficient development at a location where municipal servicing connections have been previously installed. The Functional Servicing Report prepared in support of this development concept concluded that the proposed development can utilize existing municipal services.
3. Various natural heritage features are identified on, and adjacent to, the Subject Lands, and the proposed development intends to expand on the natural heritage features by implementing parks and open space systems.
4. The proposed amendment is consistent with and does not contradict with the Provincial Planning Statement, and the Greenbelt Plan.

PART II – THE AMENDMENT

1. **Introduction**

All of this part of the document entitled Part II – The Amendment, consisting of the following text and associated schedules, constitutes Amendment 1 to the York Region Official Plan.

2. **Details of the Amendment**

Item 1:

That ‘Map 1A’ is amended by changing the ‘Employment Area’ designation to ‘Community Area’, as shown on Schedule ‘A’ attached hereto.

Item 2:

That ‘Appendix 1’ is amended by changing the ‘Employment Area Zone’ designation to ‘Town and Villages’ designation, as shown on Schedule ‘B’, attached hereto.

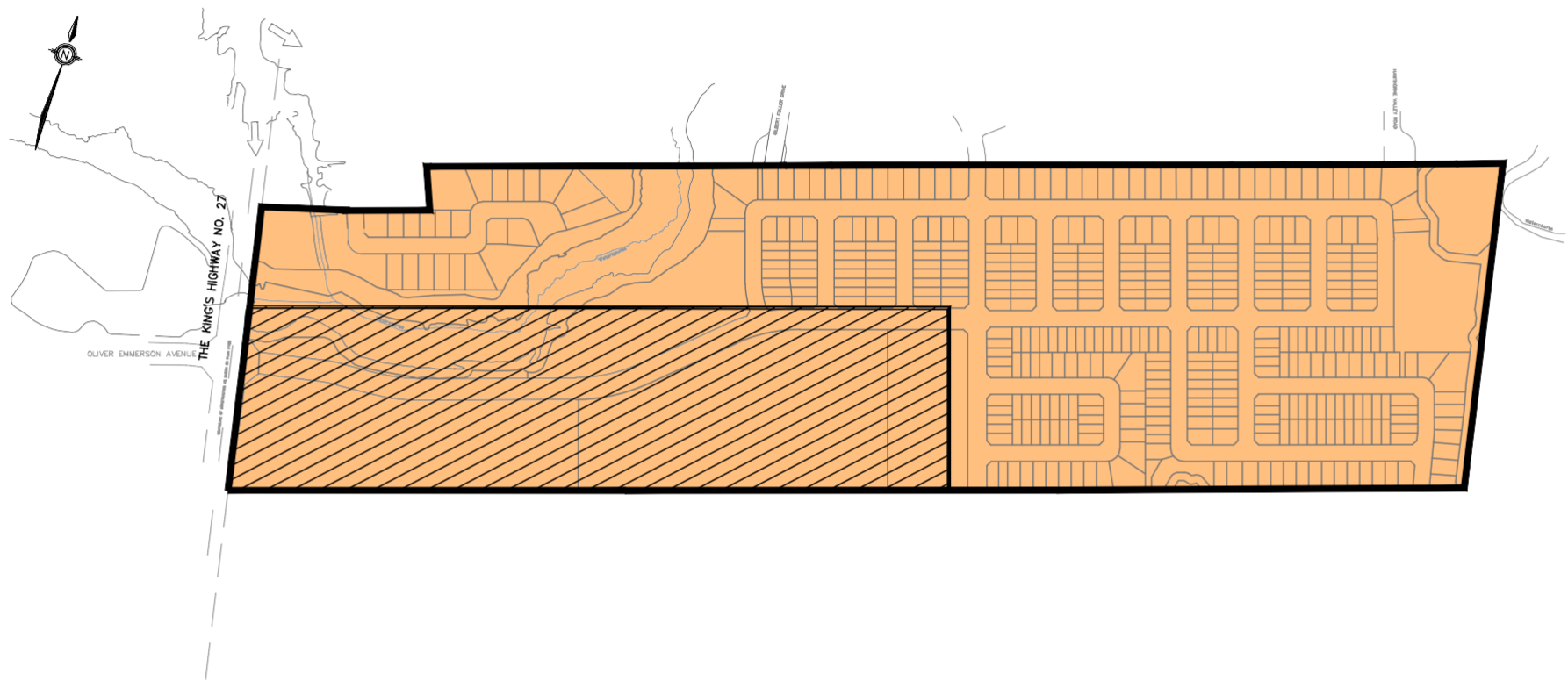
1. **Implementation and Interpretation**



Amendment No. 1 to the Official Plan will be implemented and interpreted in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, and the respective policies of the Official Plan for York Region, as

amended, as it applies to the Township of King.

The provisions of the Official Plan as amended from time to time regarding the interpretation of the Official Plan apply in relation to this Official Plan Amendment No. 1. In the event of a conflict with the Official Plan or any amendment thereto, the provisions of this Official Plan Amendment No. 1 shall prevail unless otherwise specified.

PLAN SHOWING
 PART OF LOT 4, CONCESSION 8
 TOWNSHIP OF KING
 REGIONAL MUNICIPALITY OF YORK



-  Lands to be Amended from the "Employment Area" Designation to "Community Area" Designation
-  Community Area

THIS IS SCHEDULE "A" TO REGION OF YORK OFFICIAL PLAN -
 MAP 1A

PASSED ON THIS ____ DAY OF _____, 20__.

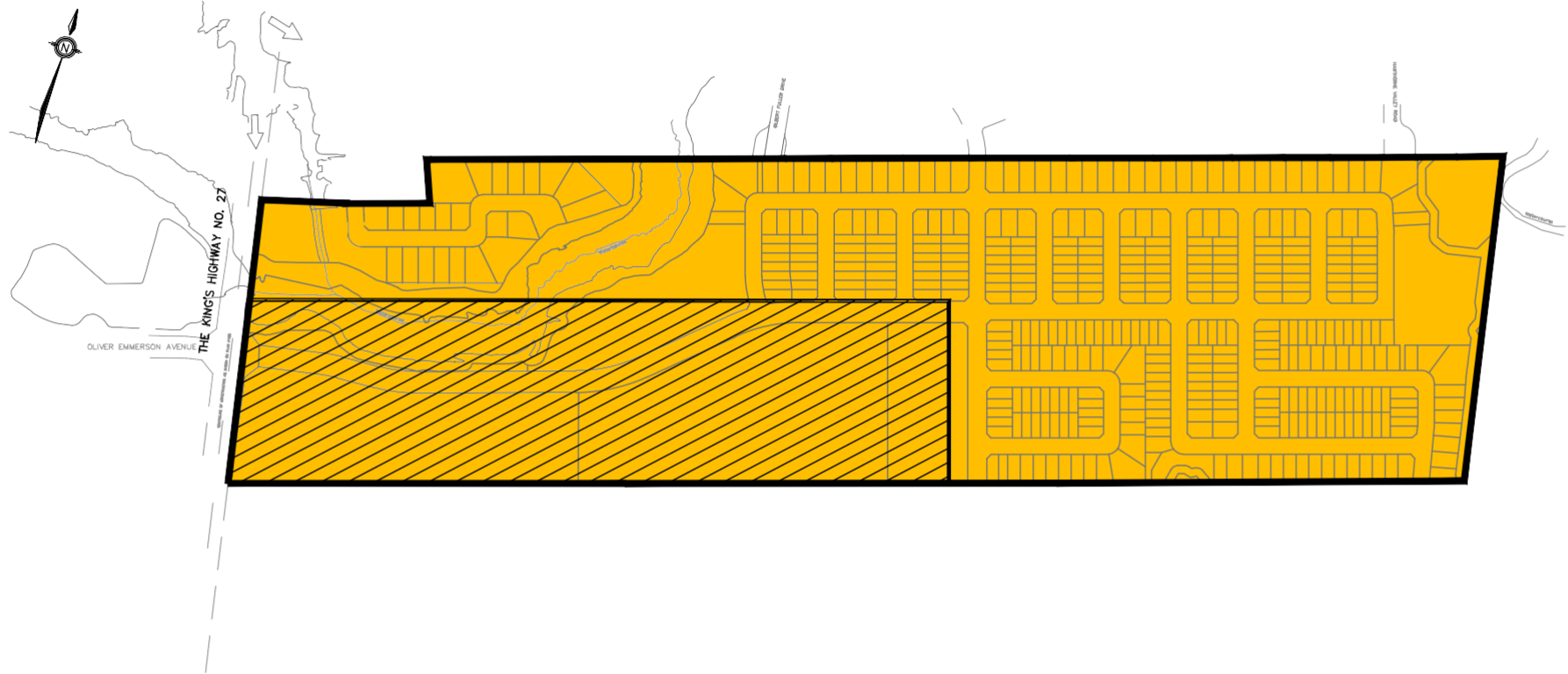
MAYOR



CLERK



SUBJECT LANDS

PLAN SHOWING
 PART OF LOT 4, CONCESSION 8
 TOWNSHIP OF KING
 REGIONAL MUNICIPALITY OF YORK



-  Lands to be Amended from the "Employment Area Zone" Designation to "Towns and Villages" Designation
-  Towns and Villages

THIS IS SCHEDULE "B" TO REGION OF YORK OFFICIAL PLAN -
 APPENDIX 1
 PASSED ON THIS ____ DAY OF _____, 20__.

 MAYOR

 CLERK

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 SUBJECT LANDS