



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

Township of King
2585 King Road,
King City
Ontario L7B 1A1

June 16, 2025

Attention: Township of King Council

Re: Item 9.2: Official Plan Review – Addendum to the Phase 2 Growth
Management and Employment Land Strategies
Policy Planning File Nos. PP-2023-04 & PP-2023-05
[REDACTED], Township of King

On behalf of the owners of [REDACTED] (herein known as the '**Subject Lands**'), Innovative Planning Solutions ('**IPS**') is pleased to submit this letter to respond to **Item 9.2: Official Plan & Employment Land Strategies**.

The landowner reviewed the Phase 2 Report, dated February 2025 and submitted written correspondence to the February 24, 2025 Council Meeting regarding Items 8.1 and 8.2 on that agenda. That written submission is enclosed with this letter submitted to Staff and Council on Item 9.2 on the June 17 Council Meeting. IPS's February 2025 letter requested that Staff and Council:

- Review Figure 7-2 in the February 2025 Phase 2 Report prepared by Watson & associates to reflect the correct parcel fabric. **Figure 7-2 does not account for the eastern portion of the Subject Lands that abut Highway 400 in the proposed Employment designation for the Subject Lands.** It is our opinion that despite the environmental features on the eastern portion of the Subject Lands that the proposed Employment designation should be to the eastern limits of the Subject Lands.
 - Enclosed with this letter is a Conceptual Plan for the Subject Lands prepared by IPS, reflecting the planned realignment of the stream on the eastern side of the Subject Lands, a 14-metre MTO buffer and the proposed Employment designation to the limits of the 6-metre buffer to the re-aligned stream.
-
- [REDACTED]

requesting that the lands be brought into the Hamlet of Laskay boundary. The Region of York deferred the Subject Lands under the Township's Official Plan. The deferral applicable to the Subject Lands is Deferral #1 (enclosed to this letter are documents from York Region associated with Deferral #1).

The landowners submitted a Pre-Application Consultation (PAC) Meeting request to Township Staff to discuss future development options for the Subject Lands. IPS and the landowners met with Town Staff on January 9, 2025, and Staff issued a PAC Checklist and Comments to the landowner. Staff encouraged the landowner to participate in the Town's OPR process to facilitate the desired expansion of the Hamlet of Laskay Settlement Boundary / Area to the Subject Lands.

Proposed / Contemplated Development / Land Use Designations on the Subject Lands

As identified above, the landowners attended a PAC Meeting with Township of King Staff on January 9, 2025, to discuss the contemplated development / land uses on the Subject Lands. During the January 2025 PAC Meeting, Staff recommended that the landowner participate in the Town's OPR process to provide a request to Council to consider the expansion of the Hamlet of Laskay Settlement Area / Boundary to include the Subject Lands, to realize the Subject Lands planned / intended land use planning context. Enclosed with this letter is a Conceptual Block Plan prepared by IPS identifying the contemplated land uses and planned / intended land use planning context for the Subject Lands.

The Conceptual Block Plan prepared by IPS provides the following:

- The extension of Laskay Mills Drive (20.0-metre ROW) to a future 26.0-metre N/S roadway (Street 'A') connecting the Subject Lands to King Road to the north.
 - The proposed road network is meant to be conceptual. We acknowledge the need to limit development pressures onto the Hamlet of Laskay. We contemplate that the Laskay Mills Drive Extension will be limited to either one way access to Street 'A' or that it can be bulbed and that access to Street 'A' to the extension and vice versa could be prohibited.
- The contemplation of a 9.38-hectare Residential Designation Block on the west side of Street 'A' and an Employment Block that contemplates the provision of employment land uses per the definition of employment and area of employment in PPS 2020, i.e., commercial, office, retail, etc., that supports the rural economy.
 - The Employment lands are contemplated to be divided into four ~2.5-hectare (~6-acre) lots.



The landowner acknowledges that the site is subject to an intricate land use planning framework and includes environmental features within the Greenbelt that require intensive study to delineate and re-align. They have engaged an ecologist and will continue to engage the Township and commenting agencies, and provide input on natural heritage findings throughout the work program.

Conclusion and Recommendations

As identified in this letter, the landowner acknowledges the Township of King's intent / desire to include the Subject Lands into the Hamlet of Laskay Settlement Boundary and that the Subject Lands are intended to provide rural employment opportunities.

Through this letter and submission to the Township of King Council and Planning Staff, the landowner hereby requests that Town Staff and Council consider the IPS Conceptual Block Plan, which contemplates expansion of the Hamlet of Laskay Settlement Boundary and that a mix of land uses be provided through the appropriate land uses designations on the Subject Lands.

We are continually monitoring and participating in the Town's OPR process and look forward to reviewing and providing comment on the next phases of the OPR. We trust that this letter and enclosed materials are sufficient, and that Staff and Council will provide opportunities for additional dialogue and discussion through the OPR process.

We request that Staff be in contact with us to continue discussing the inclusion of the Subject Lands within the Rural Settlement Area and the implementation of residential and employment land use designations for the Subject Lands within the next King OP. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions



Kevin Bechard
Senior Associate



Mathew Halo, MCIP, RPP
Associate

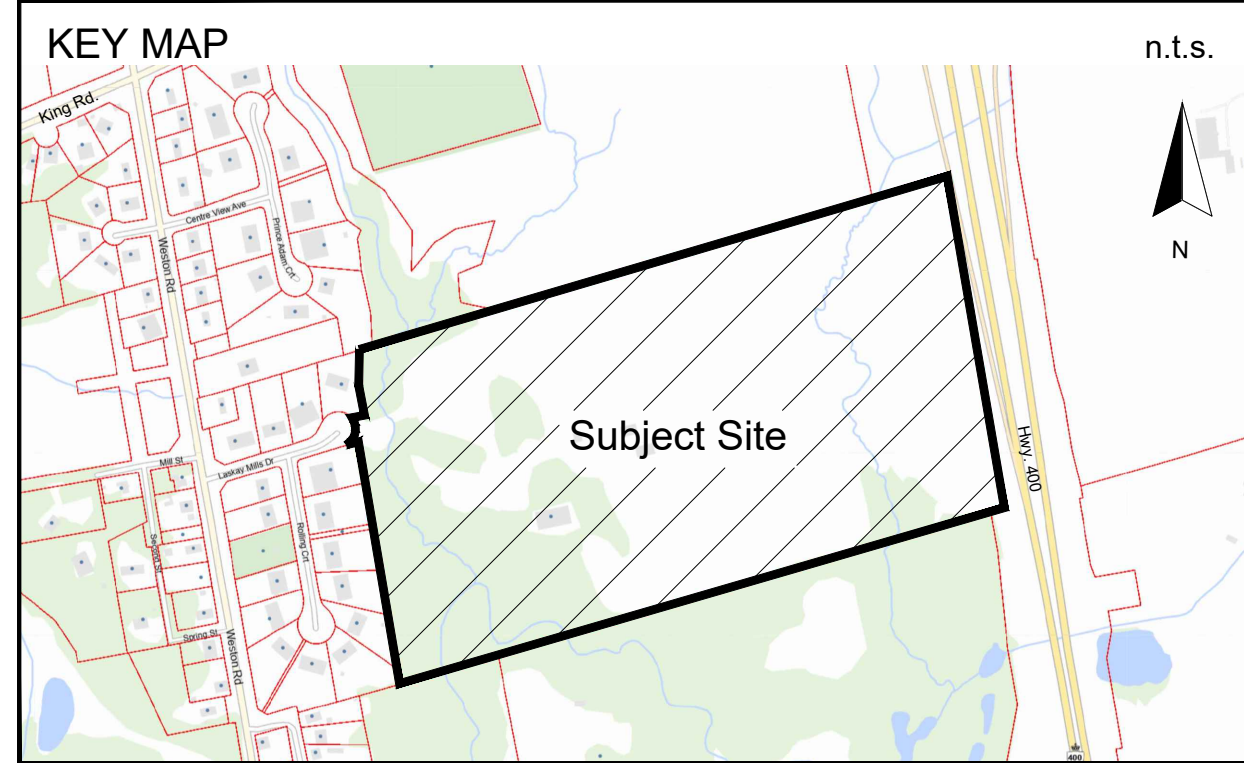
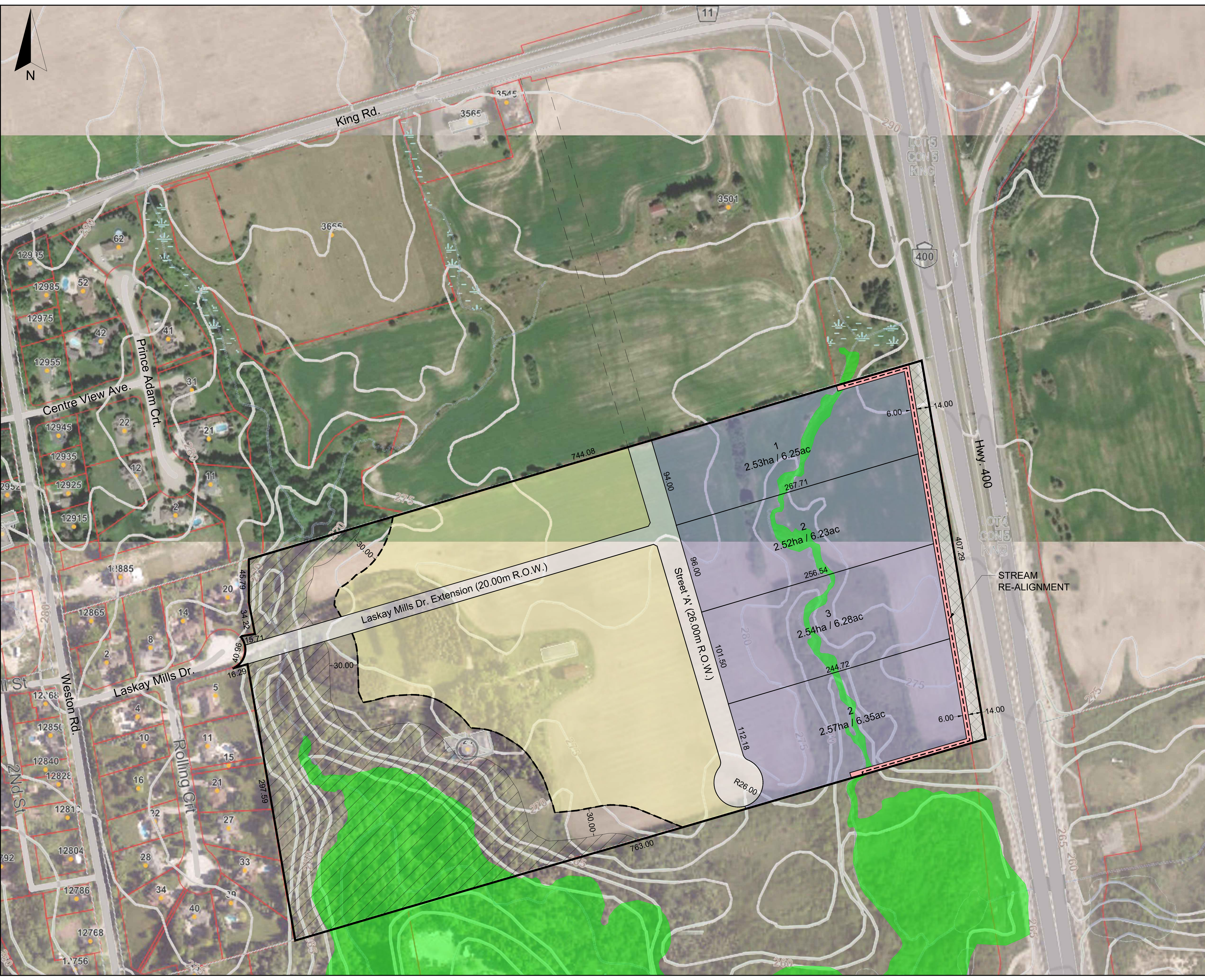
cc. Client

Encl. Conceptual Block Plan, prepared by IPS, dated June 13, 2025

Letter to King Council on Items 8.1 & 8.2 on the February 24, 2025 Council Meeting
prepared by IPS, dated February 24, 2025

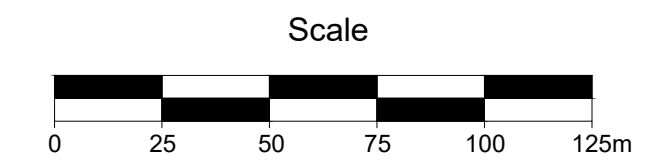


APPENDICES



CONCEPTUAL BLOCK PLAN

25 LASKAY MILLS DR.,
TOWNSHIP OF KING



LEGEND

- SUBJECT LANDS (± 30.39 ha)
- RESIDENTIAL (± 9.38 ha)
- EMPLOYMENT (± 10.16 ha)
- ENVIRONMENTAL PROTECTION (± 6.37 ha)
- TRCA REGULATORY AREA
- 14.00m M.T.S. SETBACK
- REALIGNMENT OF STREAM



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February 24, 2025

Township of King
2585 King Road,
King City
Ontario L7B 1A1

Attention: Township of King Council

Re: Item 8.1 – Phase 2 of the Growth Management and [REDACTED]
Land Strategies – Policy Planning File PP-2023-05
Item 8.2 – 2051 Our King Official Plan Review: Shaping Our Future –
Growth Review and Directions Report; Policy Planning File No. PP-
2023-04
25 Laskay Mills Drive, Township of King

On behalf of the owners of 25 Laskay Drive (herein known as the '**Subject Lands**'), Innovative Planning Solutions ('**IPS**') is pleased to submit this letter to respond to **Items 8.1 & 8.2 on the Township of King's February 24, 2025 Council Meeting**.

Description of the Subject Lands and Surrounding Context

The Subject Lands are located in the Township of King in the rural community of Laskay, Ontario. They are 30.47-hectares (304,700 square metres) in land area and are located west of Highway 400 and east of an existing residential subdivision east of Weston Road.

The Subject Lands are rectangular in shape and maintains approximately 405-metres of frontage along Highway 400. They exhibit a depth of 743.5-metres and maintain vehicular access of the Laskay Mills Drive cul-de-sac.

Land uses surrounding the Subject Lands include, Highway 400 to the east, a residential subdivision directly to the east and rural and agricultural uses to the north and south. The Subject Lands are directly adjacent to the Laskay Hamlet boundary. The Hamlet boundary abuts the Subject Lands to the west and to the north. The residential subdivision north of the Subject Lands is part of the Plan 65M-2499 subdivision.

Planning History

The landowners submitted written correspondence to the Regional Municipality of York and the Township of King as part of their Official Plan Review ('OPR') processes, requesting that the lands be brought into the Hamlet of Laskay boundary. The Region of York deferred the Subject Lands under the Township's Official Plan. The deferral applicable to the Subject Lands is Deferral #1 (enclosed to this letter are documents from York Region associated with Deferral #1).

The landowners submitted a Pre-Application Consultation (PAC) Meeting request to Township Staff to discuss future development options for the Subject Lands. IPS and the landowners met with Town Staff on January 9, 2025, and Staff issued a PAC Checklist and Comments to the landowner. Staff encouraged the landowner to participate in the Town's OPR process to facilitate the desired expansion of the Hamlet of Laskay Settlement Boundary / Area to the Subject Lands.

Land Use Policy and Regulatory Framework

The following Section of this Letter provides an overview of the land use planning policy and regulatory framework applicable to the Subject Lands.

Provincial Planning Statement, 2024 ('PPS 2024')

PPS 2024 provides the overall policy direction on matters of provincial interest and provides the policy foundation for planning and regulating the use of land in Ontario.

As identified above, the Subject Lands are located in an established area with a mix of land uses, including a residential subdivision abutting the west and northwest portions of the Subject Lands. The policies in Section 2.3 of PPS 2024 identify that settlement areas will be the focus of growth and development and that land use patterns within settlement areas should be based on densities and a mix of land uses that:

- a) *Efficient use land and resource;*
- b) *Optimize existing and planned infrastructure and public service facilities;*
- c) *Support active transportation; and,*
- d) *Are transit-supportive, as appropriate (Policy 2.3.1.2).*

Policy 2.3.1.3 identifies that *planning authorities shall 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.*

It is our opinion that the development of the Subject Lands would support the province and the municipality's goals for achieving complete communities and planning for a range and mix of housing options. In order to achieve for future growth projections in the Province of Ontario, York Region and the Township of King, a Settlement Area Boundary Expansion ('**SABE**') would be required as part of the Town's OPR process.

Policies under 2.3.2 of PPS 2024 provides the opportunity for the expansion of the Hamlet of Laskay Settlement Area ('**HLSA**'). The following policies are relevant to the proposed SABE for the Subject Lands:

2.3.2.1 In identifying a new settlement area or allowing settlement area boundary expansion, planning authorities shall consider the following:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- c) whether the applicable lands comprise specialty crop areas;*
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
- g) the new or expanded settlement area provides for the phased progression of urban development.*

The above-noted criteria will be assessed as part of formal planning applications in the future. On a preliminary basis, it is our opinion that the above-noted policy framework can be met and that a settlement area boundary expansion would be appropriate for the Subject Lands.

In addition to the above-noted policies from PPS 2024, it is acknowledged that policies from Sections 3 and 4 are pertinent to the proposal and future land uses on the Subject Lands.

Greenbelt Plan (2017)

The Subject Lands are within the Greenbelt Plan. Within this Plan, they are designated as *Protected Countryside*.

Section 1.2.2 of the Greenbelt Plan outlines goals for the *Protected Countryside* area. These include goals for agricultural viability and protection, environmental protection, culture, recreation and tourism, settlement areas, infrastructure and natural resources and climate change.

Policies in Section 3.4 of the Greenbelt Plan relate to *Settlement Areas* within the Plan Area and will be assessed during the formal planning application process. The Greenbelt Plan permits development within Settlement Areas in the Greenbelt Plan Area and the future settlement area boundary expansion will provide an opportunity for the achievement of Greenbelt Plan goals and objectives.

York Region Official Plan, 2022 ('YROP')

YROP 2022 was adopted by York Region Council in June 2022 and the Minister of Municipal Affairs and Housing in November 2022.

Bill 185, Cutting Red Tape to Build More Homes Act, 2023, removes York Region's planning authority as of July 1st, 2024, meaning the only pertinent and applicable policies will be those within the Township of King Official Plan.

As identified in this letter, the Region of York deferred the Subject Lands under the Township's Official Plan. The deferral applicable to the Subject Lands is Deferral #1 (enclosed to this letter are documents from York Region associated with Deferral #1).

The Subject Lands are not in the Hamlet under the current Township Official Plan; however, as part of the Town's current OPR process, it is our opinion that there is an opportunity to, and it would be appropriate to include the Subject Lands as part of the HSLA through the Town's OPR process.

King Township Official Plan ('Township Plan')

It is understood that York Region has three site-specific deferrals, including one on the subject lands (25 Laskay Mills Drive). As a result, the Township of King Official Plan (2019) does not supersede the Township of King Official Plan (1970), and the 1970 Official Plan applies to the Subject Lands.

The Township of King Laskay Secondary Hamlet Plan remains in effect; however, the Subject Lands are not located within the HSLA. The Laskay Secondary Hamlet Plan

designates the subject site as 'Hamlet Residential,' 'Hazard Lands,' and 'Rural' (Figure 1). Typically, an Official Plan Amendment Application would be required to facilitate the expansion of the HSLA to include the Subject Lands; however, it is our opinion that the Town's OPR process would afford the lands the ability to be included in the HSLA.

We request that Staff consider the inclusion of the Subject Lands into the HSLA and re-designation of the Subject Lands to support future urban development through site-specific zoning and subdivision applications, through the Town's OPR process.

Township of King Zoning By-law 2022-053 ('ZBL 2022-053')

The Subject Lands are split-zoned as *Greenbelt Natural Heritage – GNH*, *Agricultural – A*, and *Open Space – OS*, per Schedule A7 of By-law 2022-053 (Figure 2). They are subject to a site-specific exception (Exception 53) under ZBL 2022-053. A Zoning By-law Amendment Application is required to facilitate the proposed development on the Subject Lands.

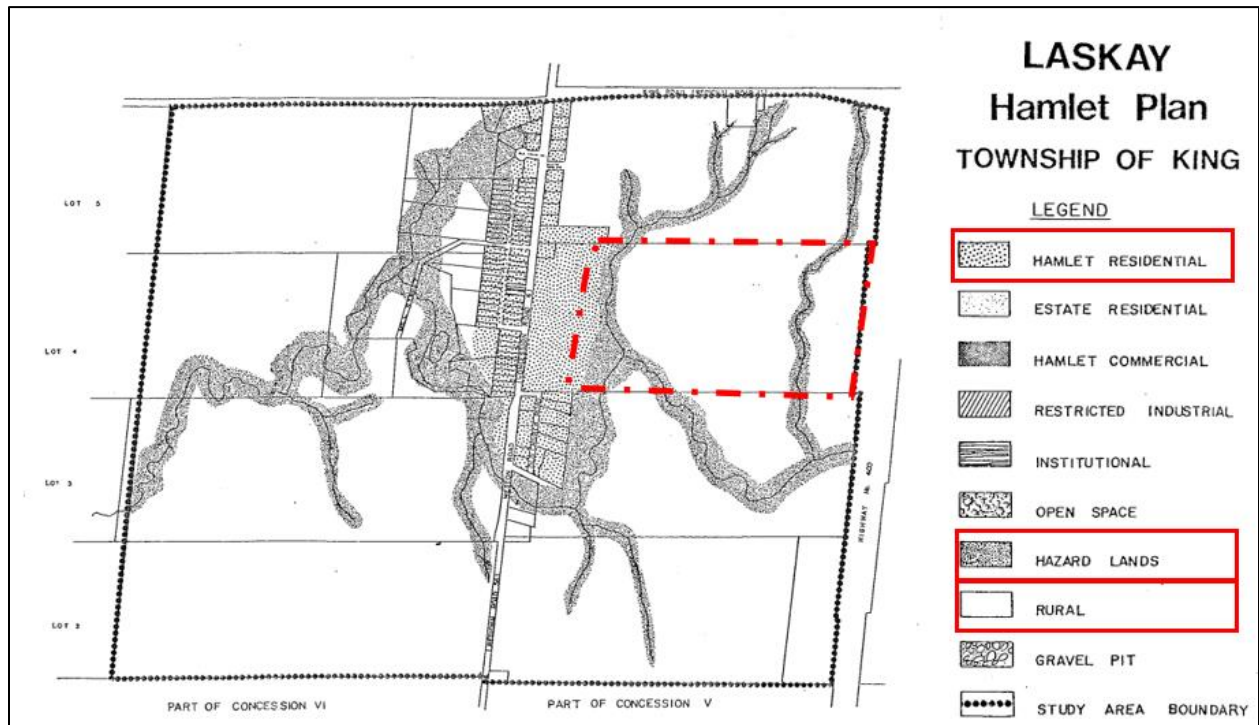


Figure 1 - Laskay Secondary Hamlet Plan Land Use Designation

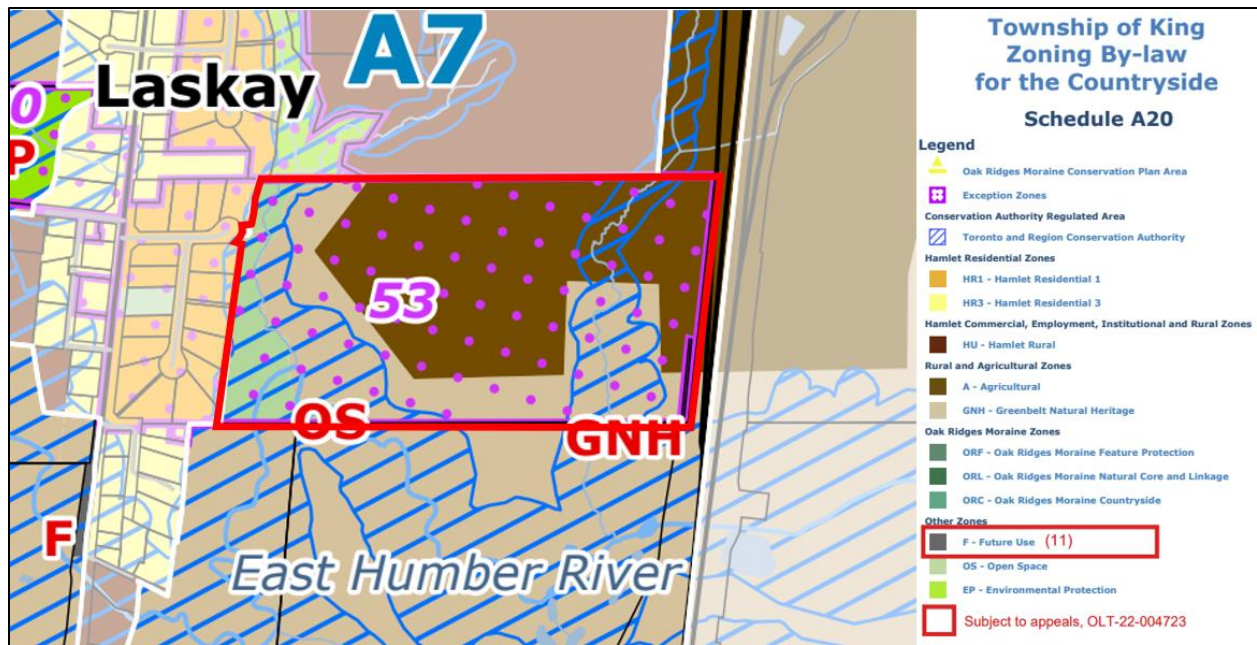


Figure 2 – Township of King Zoning By-law for the Country Side

Proposed / Contemplated Development / Land Use Designations on the Subject Lands

As identified above, the landowners attended a PAC Meeting with Township of King Staff on January 9, 2025, to discuss the contemplated development / land uses on the Subject Lands. During the January 2025 PAC Meeting, Staff recommended that the landowner participate in the Town's OPR process to provide a request to Council to consider the expansion of the Hamlet of Laskay Settlement Area / Boundary to include the Subject Lands, to realize the Subject Lands planned / intended land use planning context. Enclosed with this letter is a Conceptual Block Plan prepared by IPS identifying the contemplated land uses and planned / intended land use planning context for the Subject Lands.

The Conceptual Block Plan prepared by IPS provides the following:

- The extension of Laskay Mills Drive (20.0-metre ROW) to a future 26.0-metre N/S roadway (Street 'A') connecting the Subject Lands to King Road to the north.
- The contemplation of a 9.38-hectare Residential Designation Block on the west side of Street 'A' and A Mixed Use Designation Block that contemplates the provision of commercial, employment and other forms and mix of land uses, including but not limited to, residential and live-work.

The Subject Lands about an established large-lot / estate residential subdivision fronting Laskay Mills Drive to the west. Based on this, it is our opinion that an extension of residential

land uses to the Subject Lands is logical and would support the creation of a complete community through allocation of additional housing to address local, regional and provincial housing needs / targets. **The Residential Block contemplated within the Conceptual Block Plan is approximately 9.38-hectares in size, and as indicated above, provides for an opportunity to transition the Town's contemplated / envisioned non-residential uses along Highway 400 to the existing residential subdivision to the west.**

The portions of the Subject Lands that abut Highway 400 are contemplated / planned / intended to include non-residential uses, with the opportunity to include, through comprehensive planning exercises, residential uses, through a mixed-use format. **The Mixed Use Block is approximately 11.09-hectares in size, and provides the Town with the ability to balance its current employment land use priorities with the creation of a complete community that includes a range and mix of land uses that support the needs of current and future residents of the Town of King and surrounding areas within York Region and Simcoe County.**

In addition to the Residential and Mixed Use Blocks, the existing environmental features on the Subject Lands are acknowledged and will be studied and delineated further through technical materials necessary to support the required planning applications and detailed design of the Subject Lands.

General Comments on the Town's Discussion Papers

The landowner and IPS have reviewed the Discussion Papers released by the Township of King as part of the Town's ongoing OPR process. It is our understanding that the Discussion Papers are intended to start the discussion about growth in King and provide preliminary directions for new policies that will shape and inform how people live, work, move and connect throughout the Township.

Discussion Paper 2: Living in King and Discussion Paper 3: Working in King, provide general information and direction on the Laskay Hamlet and the Subject Lands. The following outlines the direction that is provided for the Subject Lands and the Laskay Hamlet, as well as commentary on the key considerations in Discussion Papers 2 and 3:

Comments on Discussion Paper 2

Major Development is prohibited in Hamlets; however, it is through the OPR process whereby the prohibition on major development will be reassessed to determine if it continues to be appropriate (6.1 – Discussion Paper 2).

Comment: It is our opinion that the lifting / removal of prohibition of major development within Hamlets provides the ability for the Town to achieve the creation of complete

communities through broadened economic development and new residential growth to support the existing Hamlet and surrounding rural and agricultural lands. It is our opinion that development of the Subject Lands through the expansion of the Laskay Hamlet provides for a sustainable growth strategy that would support the existing Laskay Hamlet and provide the Township of King additional lands to contribute to the creation of complete and sustainable communities. It is recognized that development of the Subject Lands would be limited to private water and wastewater servicing until such time that public infrastructure is available to service the Subject Lands and the Laskay Hamlet.

It is important to note that as Laskay is within the Greenbelt Plan area, once a Hamlet is delineated it cannot be expanded. As such, it will be important to consider if these lands should be within the Hamlet in the long term, as there will be no mechanism to add them in the future if they are not included in the Hamlet through this process (6.2 – Discussion Paper 2).

Comment: This comment is acknowledged, and it is hereby the request of the landowner that the Subject Lands be included as part of the Laskay Hamlet and that the Laskay Hamlet be expanded to include the Subject Lands as part of the OPR process. It is our understanding that as part of Discussion Paper 3, that the Subject Lands are intended by the Township to be designated / utilized / planned for rural employment uses. The landowner acknowledges this and is not opposed to included rural employment uses on the Subject Lands; however, it is hereby requested that the Town consider a mix of land uses on the Subject Lands, including but not limited to, residential and non-residential uses, to support the existing and planned land uses within the Hamlet and surrounding, and to support the creation of a complete community as identified in PPS 2024. As identified in this letter, the landowner proposes that the western portion o the Subject Lands be planned for residential land uses and that the east portion of the lands, abutting Highway 400, be planned for a mix of uses, including, residential, commercial and employment land uses. It is acknowledged that the Town desires to expand their tax base. It is our opinion that the provision / inclusion of a mix of land uses on the Subject Lands provides the opportunity to support planned non-residential uses through a mixed-use approach to land use planning and development, especially given the strategic location of the Subject Lands in consideration of Highway 400.

Comments on Discussion Paper 3

The Hamlet of Laskay currently contains lands designated as “Hamlet Rural Area” located in the southwest corner of King Road and Highway 400, as shown on Figure 8. These lands have exposure to Highway 400 and are located adjacent to the interchange. There are also lands, located to the south, labelled “Deferral 1”. Deferral 1 refers to the York Region ‘deferring’ their decision on the Our King Official Plan with respect to these lands. Since York Region no longer has planning responsibility, the lands will now need to be

considered through this Official Plan Review. The Review will need to determine whether the deferred lands should be included in the Hamlet Boundary and the appropriate use of the lands.

The preliminary Phase 2 ELS identifies an opportunity to accommodate dry employment operations within the Hamlet of Laskay. As shown in Figure 8, there would be an ability to accommodate approximately 34 ha of developable land for dry industrial development. The lands could support approximately 190 jobs based on a density of ten (10) jobs per hectare. This represents a low-density yield that is typical of uses that require large land areas.

The preliminary Phase 2 ELS notes that this new area for hamlet employment development would provide potential synergies with the proposed King City commercial expansion (discussed in Section 3.6 of this Report) on the opposite side of Highway 400 as well as close proximity to the proposed Whitebelt Employment Area on the southern border of the Township boundary (3.4.1 – Discussion Paper 3).

Comment: As identified in this letter, we acknowledge that the Subject Lands are applicable to Deferral 1 and that the Region of York no longer has planning responsibilities / powers. It is hereby requested that the Subject Lands be included in the Laskay Hamlet Settlement Boundary Area through the Township of King's Official Plan Review process. We acknowledge the Town's request / desire for the Subject Lands to be intended / planned for employment uses that support the existing Hamlet and surrounding rural and agricultural area. While the landowner is not opposed to including / implementing non-residential land uses on the Subject Lands, it is our opinion that the inclusion of a mix of uses provides for an optimal planning outcome that provides for the creation of a complete community, as required in PPS 2024. The landowner requests that the Township of King consider the Conceptual Block Plan prepared by IPS during the Town's OPR process for the Subject Lands, and that both residential and non-residential land uses be planned for the Subject Lands. It is our opinion that employment land uses would be appropriate for the Subject Lands, AND that expansion of the existing residential subdivision to the west onto the Subject Lands would provide for a logical expansion and the ability to appropriately transition land use between the planned employment land uses on the east side of the Subject Lands abutting the Highway 400 corridor.

Conclusion and Next Steps

As identified in this letter, the landowner acknowledges the Township of King's intent / desire to include the Subject Lands into the Hamlet of Laskay Settlement Boundary and that the Subject Lands are intended to provide rural employment opportunities. Through this letter and submission to the Township of King Council and Planning Staff, the landowner hereby requests that Town Staff and Council consider the IPS Conceptual

Block Plan, which contemplates expansion of the Hamlet of Laskay Settlement Boundary and that a mix of land uses be provided through the appropriate land uses designations on the Subject Lands.

We are continually monitoring and participating in the Town's OPR process and look forward to reviewing and providing comment on the next phases of the OPR. We trust that this letter and enclosed materials are sufficient, and that Staff and Council will provide opportunities for additional dialogue and discussion through the OPR process.

. Should you have any further questions or comments, please to not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions



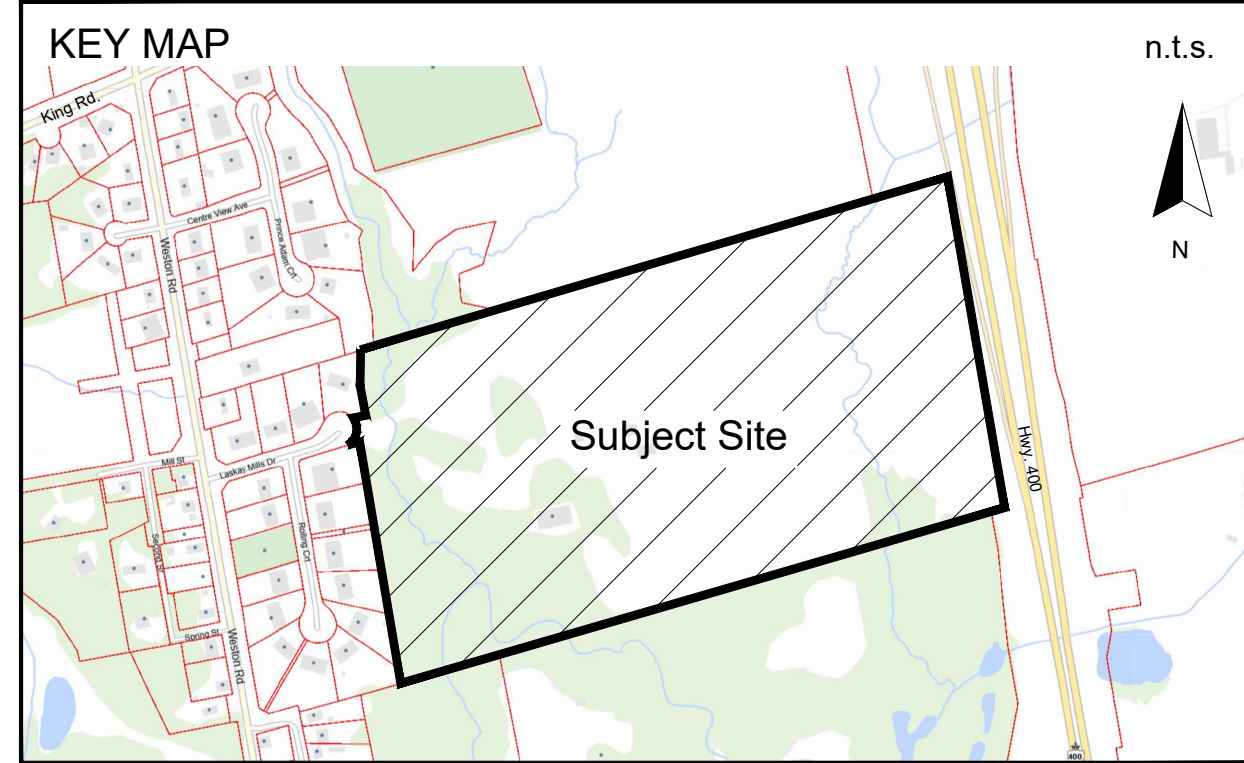
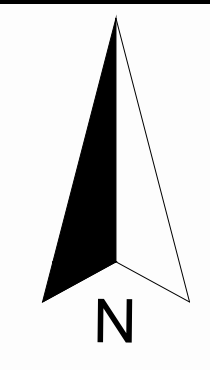
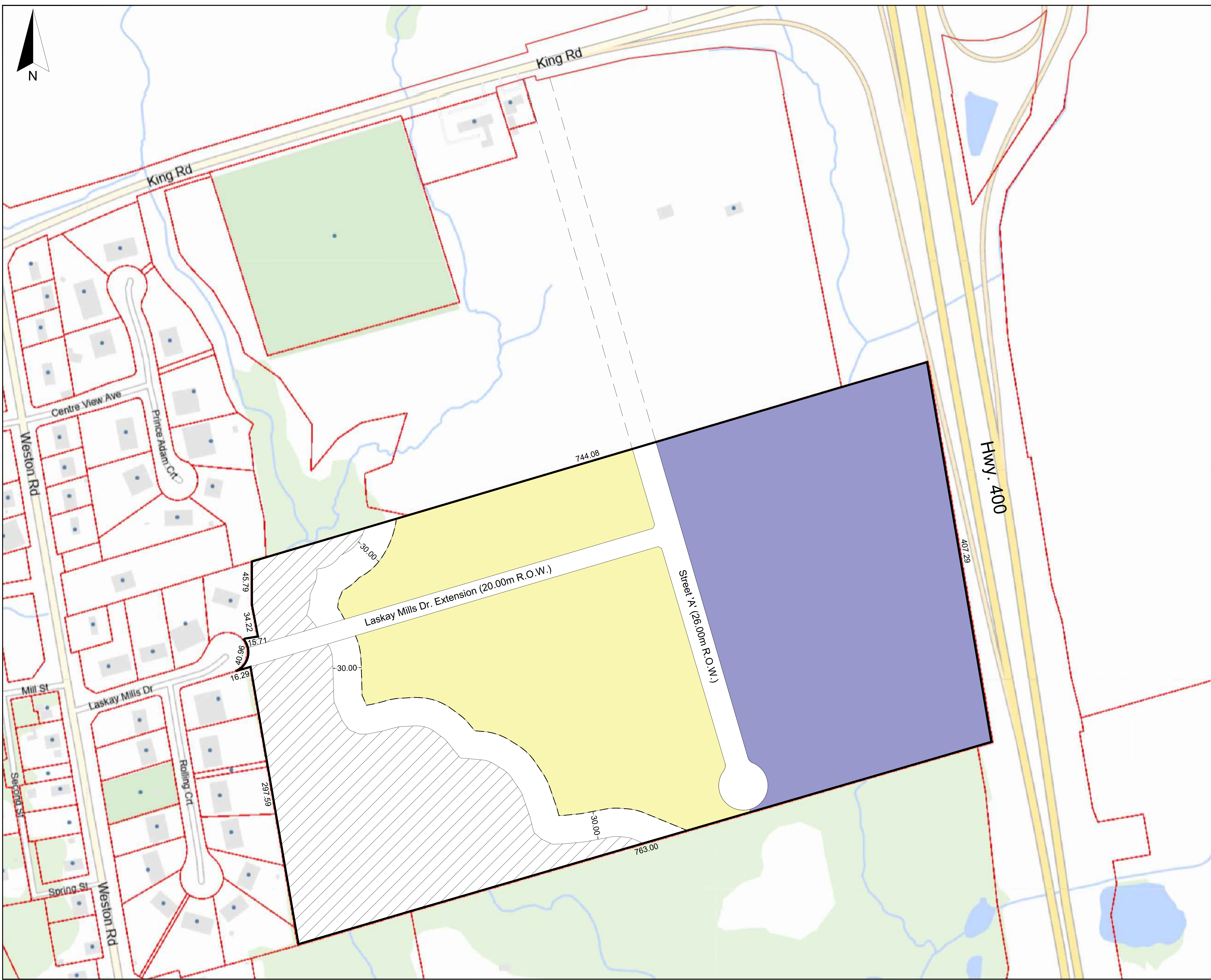
Kevin Bechard
Senior Associate



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Associate

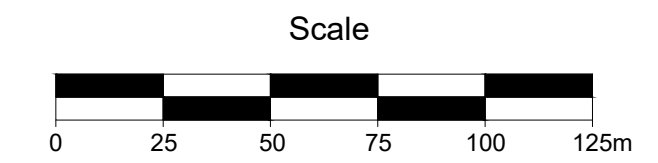
cc. Client

Encl. Conceptual Block Plan, prepared by IPS, dated February 20, 2025



CONCEPTUAL BLOCK PLAN

25 LASKAY MILLS DR.,
TOWNSHIP OF KING



LEGEND

- SUBJECT LANDS (±306,865.55m² / ±30.39ha)
- RESIDENTIAL (±93,832.19m² / ± 9.38ha)
- MIXED USE (±110,880.66m² / 11.09ha)
- ENVIRONMENTAL PROTECTION (±63,687.71m² / ±6.37ha)

IPS INNOVATIVE PLANNING SOLUTIONS CELEBRATING 20 YEARS
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Date:	Feb. 20, 2025	Drawn By:	A.S.
File:	24-1375	Checked:	M.H.