

September 8, 2025

Public Planning Meeting

Zoning By-law Amendment Application

File No. Z-2025-12

Parts 5, 6 & 8 of Plan 65R-41200

Owner: Township of King

Applicant: Chris Fasciano

Location Map

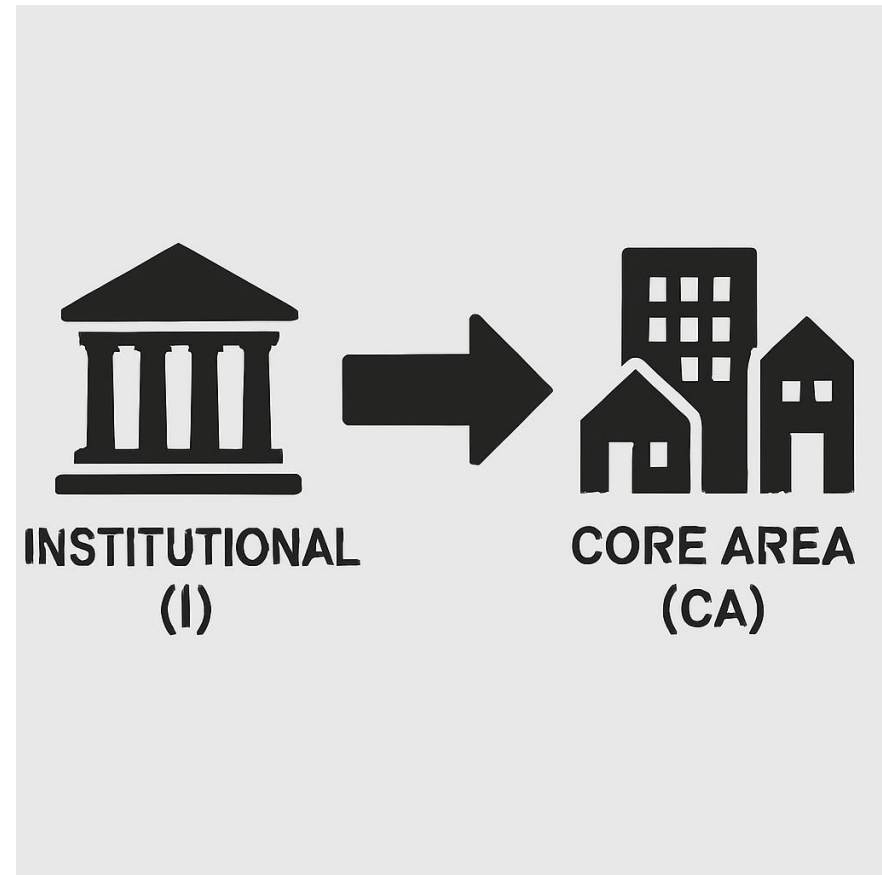


Proposal

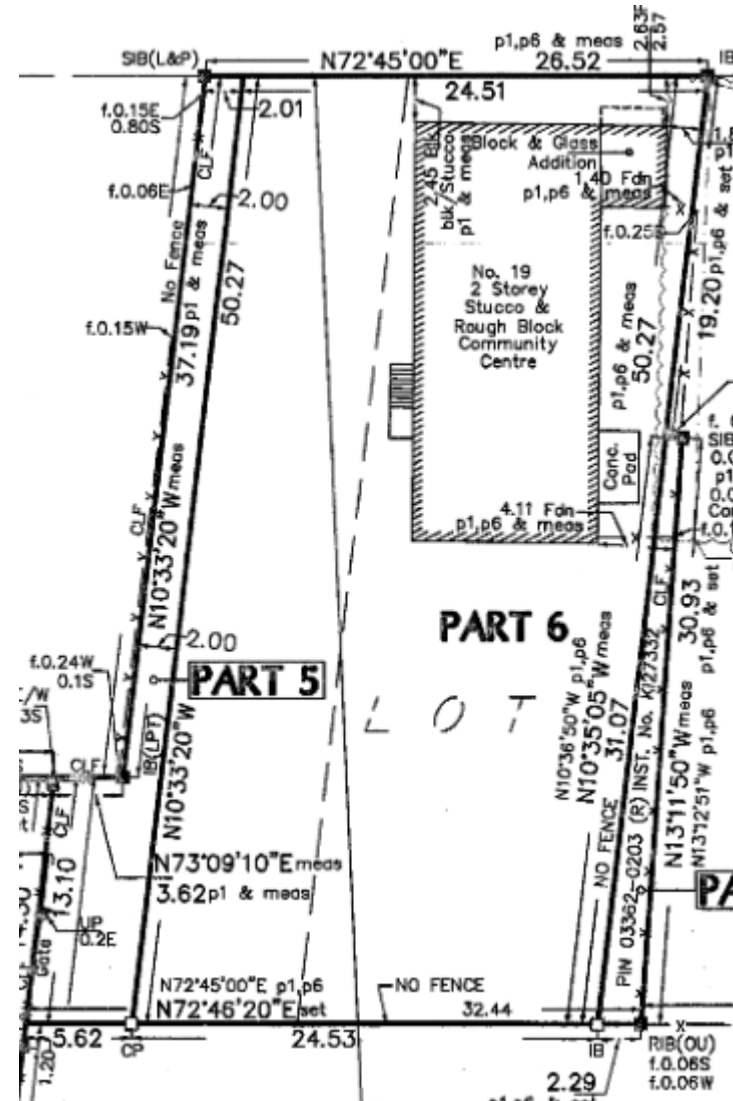
Zoning By-Law Amendment Proposal

Rezoning from Institutional (I) to Core Area (CA) to:

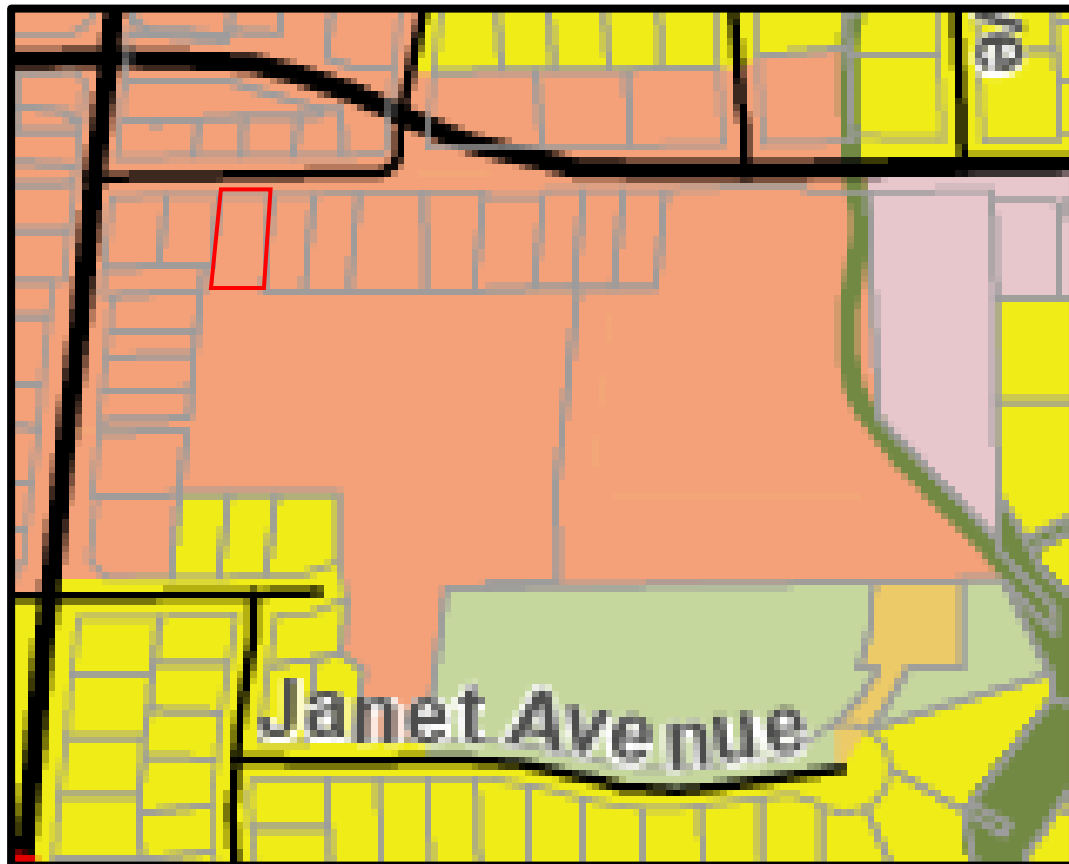
- Permit all Core Area uses
- Align with surrounding land uses
- Support Township's urban planning goals









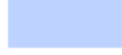


Site



'Our King' Official Plan (2019) Schedule



Village of Nobleton Land Use Designation

-  Village Core
-  Established Neighbourhood
-  Neighbourhood
-  Medium Density Residential
-  Mixed Use
-  Commercial
-  Employment
-  Institutional
-  Open Space and Parks

‘Our King’ Official Plan (2019) Policies

Land Use Designation: ‘Community Area’ within the ‘Urban System’

Purpose: Primary location for growth and development

Supports:

- Diverse residential uses
- Amenities and services

Provincial Plans – PPS 2024

Policy Alignment – 2.3.3

“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.”

Key Considerations:

- Supports redevelopment of underutilized industrial lands
- Contributes to complete communities through diversified land use
- Aligns with PPS goals for intensification and infrastructure investment

Planning and Land Use Matters Under Review

The subject application has been circulated to internal departments and external agencies and is currently undergoing a comprehensive technical review

Key Considerations:

- Appropriateness of Proposed Zoning
- Conformity with Applicable Planning Policies (PPS, Official Plan, Ontario Heritage Act)
- Servicing, Infrastructure, and Transportation

Recommendations

Planning staff requires further opportunity to continue to review the application, work with the applicant to review and address issues raised in the staff report, agency comments, and by the public and Council that the Planning Staff report be received and that the application be referred back to staff, together with any public and Council comments.

KING 175 EST. 1850

Thank You!

@kingtownship X f i

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