



Highway 11 Corridor Study

Statutory Public Meeting

Monday, October 7th, 2024 at 6:00 p.m.



Agenda

1. Meeting Objectives
2. Project Team
3. Study Purpose and Background
4. Work Plan and Consultation Activities
5. Land Use Planning Options
6. Draft Land Use Planning Framework
7. Next Steps

Meeting Objectives

1. Statutory requirement under the *Planning Act*.
2. Provide a review and update of the Highway 11 Corridor Study.
3. An opportunity for Council and members of the public to formally comment on the draft Official Plan Amendment and Zoning By-law Amendment.
4. The Project Team will take these comments into consideration when preparing the final Official Plan Amendment and Zoning By-law Amendment for adoption.

Important to note that no decisions are being made this evening. This meeting is a formal opportunity to receive feedback and input to the Highway 11 Corridor study and draft land use planning framework.

Project Team

King Township:

Kristen Harrison
MCIP, RPP - Manager of Policy Planning

Aloma Dreher,
MCIP, RPP – Project Manager - Policy

Isabella Baldesarra,
Planner - Policy

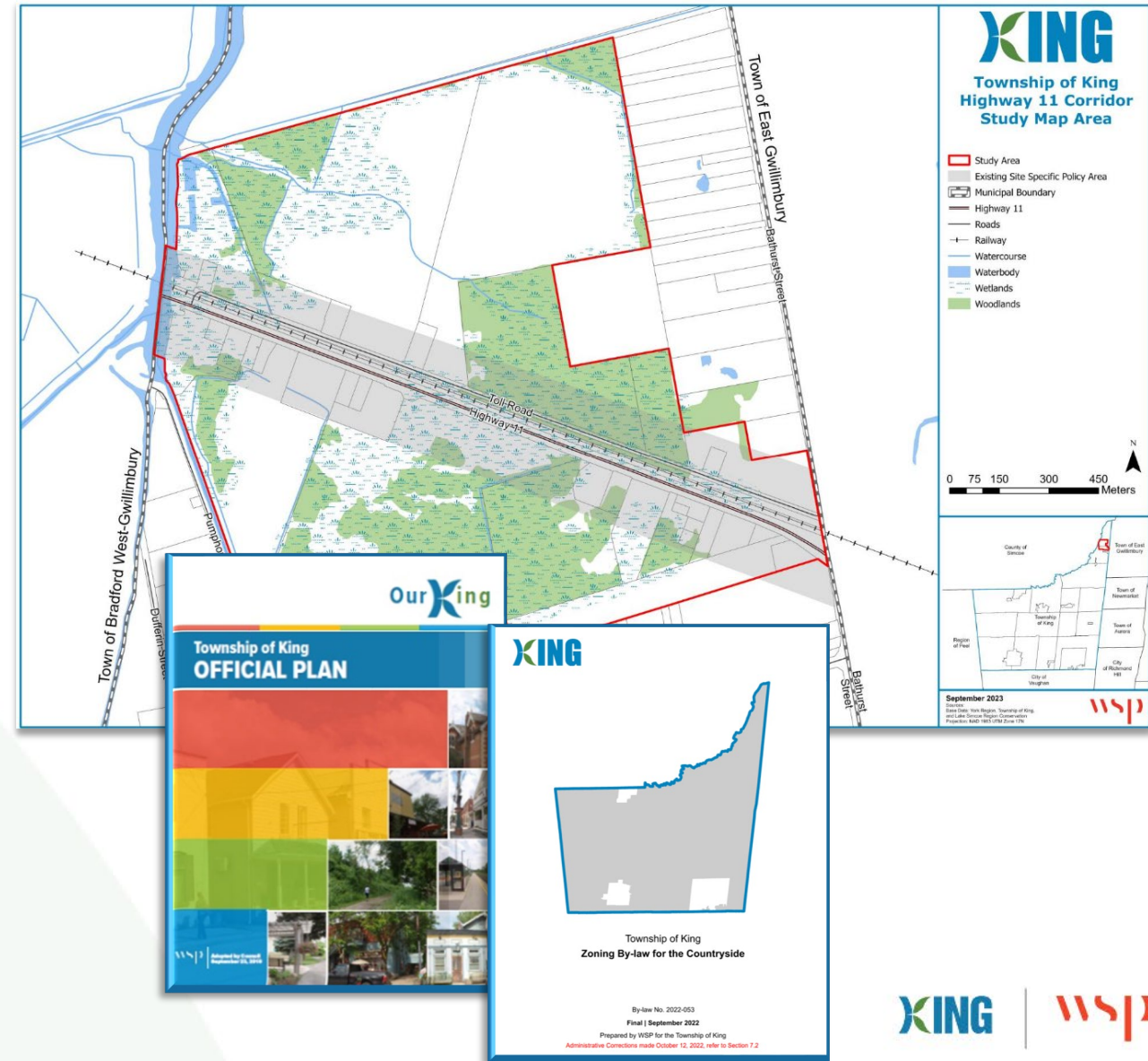
WSP:

Robert Rappolt,
MCIP, RPP - Project Manager

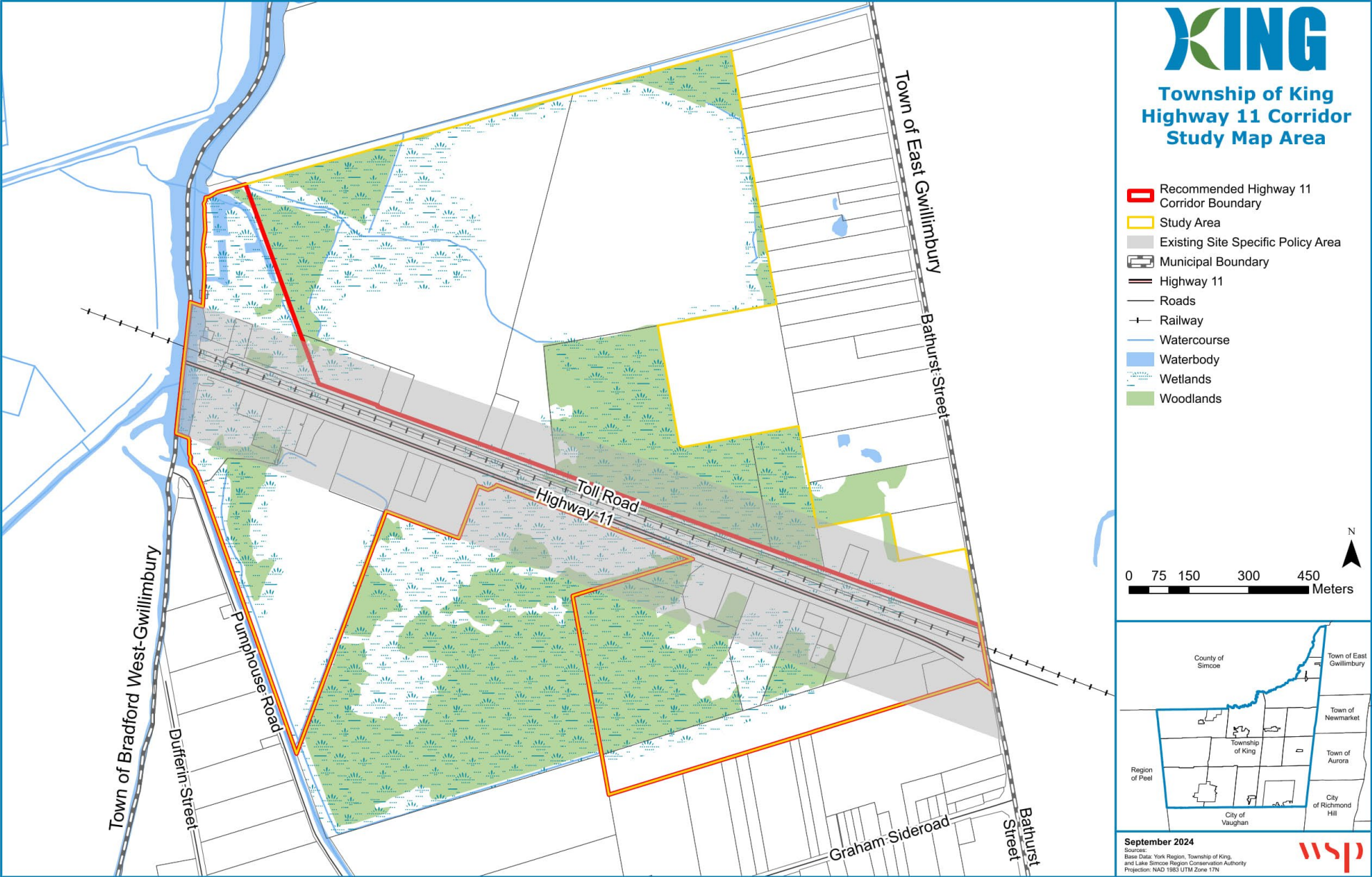
Bobby Gauthier,
MCIP, RPP - Strategic Advisor

Study Purpose and Background

- Historically consists of ‘highway commercial’ service-oriented land uses
- Provincial policy and limited servicing opportunities have historically restricted development within the Corridor
- Within Countryside Site-Specific Policy Area 2 (C-SSPA-2) of Our King



Study Area Boundary



Work Plan

Phase 1: Draft Policy Discussion Paper and Study Area Delineation

- Background Research
- Technical Advisory Committee Meeting
- Draft Discussion Paper (internal) & Study Area Delineation

Phase 2: Consultation

- Public Open House
- Public Workshops (2)
- Stakeholder Meetings
- Council Presentation
- Consultation Summary

Phase 3: Implementing Official Plan and Zoning By-law Amendments

- Final Discussion Paper & Study Area Delineation
- Technical Advisory Committee Meeting
- Draft Official Plan and Zoning By-law Amendments
- Open House and Statutory Public Meeting
- Final Official Plan Amendment and Zoning By-law Amendment
- Council Adoption

Consultation and Engagement

Who?

- Council
- TAC
- Technical Agencies
- Landowners/Businesses
- Members of the Public
- Indigenous Communities

How?

- SpeaKING
- Public Open Houses
- Public Workshop
- Stakeholder Meetings
- TAC Meetings
- Presentations to Council
- Public Notices



Consultation and Engagement Milestones

Completed Consultation Milestones:

1. October 24, 2023: TAC Meeting #1
2. November 14, 2023: Pre-recorded Presentation
3. November 16, 2023: Public Open House #1
4. January 30, 2024: Public Workshop
5. February 12, 2024: Council Presentation
6. March 8, 2024: York Region
7. March 13, 2024: LSRCA
8. October 3, 2024: TAC Meeting #2
9. October 7, 2024 (today): Public Open House #2 and Statutory Public Meeting

Highway 11 Corridor Study Consultation Summary

Overview of the Highway 11 Corridor Study

The Township of King is in the process of completing a study focusing on the Highway 11 Corridor ("Highway 11 Corridor Study"), a unique area located in the northeast part of the Township. The Corridor has historically functioned as a 'highway commercial area' consisting of land uses that can be characterized as commercial and tourism oriented. The Corridor is recognized as contributing to a vibrant rural economy and is located at juncture of key connections to neighbouring municipalities therefore having strategic locational significance as a gateway to the Township.

The Township is undertaking the Highway 11 Corridor Study to inform an updated land use planning framework that will contribute to the regeneration of the Corridor by recognizing Township and landowner interest, while conforming to provincial and Regional land use plans and policy. A core focus of the Study is consultation with the community, landowners, key stakeholders, agencies, and Council.

Highway 11 Corridor Study Work Plan

Timeline: Fall 2023 to Fall 2024. Current status: We Are Here.

- Phase 1:** Draft Policy Discussion Paper and Study Area Delineation
- Phase 2:** Consultation Program
- Phase 3:** Implementing Official Plan Amendment and Zoning By-law Amendment

Consultation Summary

Consultation Activities

- Project Webpage (SpeakING)
- Pre-recorded Presentation
- Technical Advisory Committee Meeting #1 (October 2023)
- Public Open House #1 (November 2023)
- Public Workshop (January 2024)
- Presentation to Council (February 2024)
- Stakeholder Meetings (March 2024)
- Technical Advisory Committee Meeting #2 (October 2024)
- Public Open House #2 (October 2024)
- Statutory Public Meeting (October 2024)

Consultation Participation

- 900+ Webpage Visits
- 200+ Downloads of the Draft Discussion Paper
- 20+ Views of the Pre-recorded Presentation
- 60+ In-person Participants

Who Has Been Involved?

- Council
- Township Staff
- York Region
- Lake Simcoe Region Conservation Authority
- Bradford West-Gwillimbury
- Metrolinx
- Landowners
- Residents
- Business Owners

What We've Heard

- Broad support for undertaking the Highway 11 Corridor Study
- Permit land uses that contribute to new economic development opportunities
- Protection and enhancement of the natural environment
- Improve safety and efficiency for the movement of people and goods
- Regeneration of the Highway 11 Corridor into a vibrant and engaging place
- Enabling existing businesses to grow, prosper, and thrive
- Recognize the Highway 11 Corridor as an opportunity to support the broader agricultural system
- Achieve a high quality built form that will contribute to regeneration and economic development

Consultation by the Numbers

2 Public Open Houses

2 Workshops
With members of the community, including Councillors

2 Technical Advisory Committee Meetings

Indigenous and stakeholder meetings



1000+ webpage visits

241 downloads

42 video views

60+ participants

1 Council Update

1 Pre-recorded Presentation

What We've Heard

1. Broad support for undertaking the Study.
2. Desire to regenerate the Corridor and realize new economic opportunity.
3. Enable existing businesses to evolve and thrive.
4. Concern with restrictive or unclear nature of land use policy and regulations.
5. Interest in long-term servicing solutions.
6. Improved transportation and mobility network, with a focus on safety and efficiency.
7. A role for the Corridor within the broader agricultural system.
8. Achieve higher-quality built form outcomes that contribute to a unique sense of place.

Key Observations

1. Strategic Location
2. Complex Land Use Planning Policy
3. Existing Land Uses
4. Built Form
5. Development Standards
6. Natural Heritage
7. Parks and Open Space
8. Signage and Wayfinding
9. Infrastructure and Servicing



Land Use Options

Five land use options were assessed:

- 1. Settlement Area Boundary expansion**
 - Requires separate process that would not support near-term regeneration
- 2. Establish a new designated 'employment area'**
 - Not supported by the land use framework
- 3. New non-agricultural uses**
 - Permit uses that are in 'more' conformity with the Greenbelt Plan than existing uses
- 4. Recognition of existing land uses**
 - Greenbelt Plan establishes permissions for existing land uses
- 5. Support for the agricultural system**
 - Encouraged and permitted under the existing land use planning framework

Options 3, 4 and 5 are recommended because they are best positioned to support nearer-term regeneration of the Corridor and are supported by the current land use planning framework.

Draft C-SSPA-2 Boundary

The proposed C-SSPA-2 boundary is based on the following criteria:

1. Development constraints

- Natural heritage features, hazards, etc., that significantly constrain development or redevelopment opportunities.

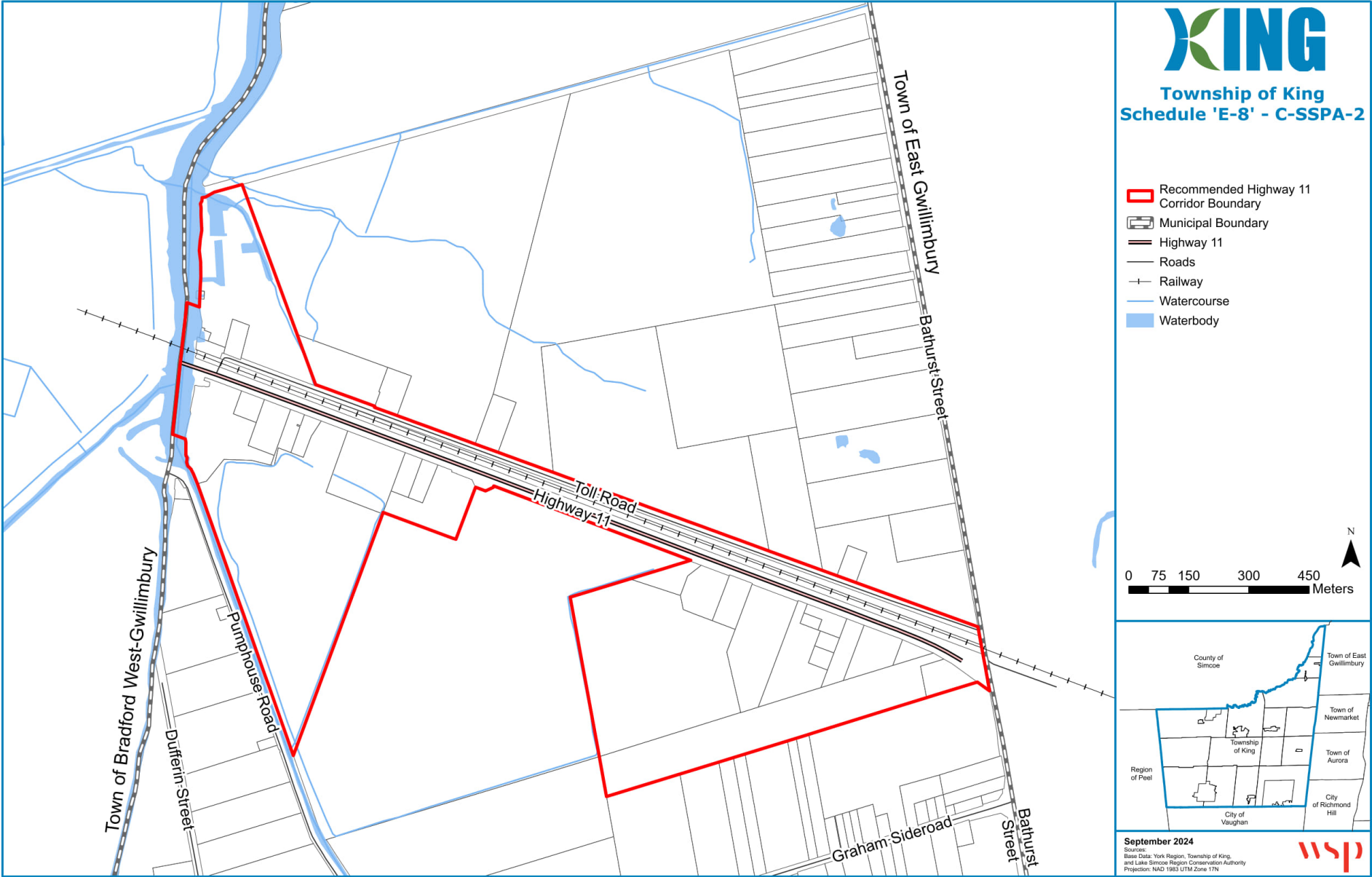
2. Location of properties in relation to Highway 11

- Proximity, connectivity, and access.

3. Existing land use(s)

- Opportunity for existing land use to redevelop and/or evolve as contemplated by the applicable policy (i.e., Greenbelt Plan).

Draft C-SSPA-2 Boundary



Land Use Planning Recommendations

1. Recognize the Corridor as a cohesive planning area that will benefit from an equitable approach to land use permissions and regulations.
2. Apply a consistent planning framework to all properties within the Corridor.
3. Explicitly require conformity with Natural Heritage System policies.
4. Permit land uses existing as of December 16, 2004, and permit for their expansion or redevelopment (provided it brings the use into more conformity with the Greenbelt Plan).
5. Permit commercial, light industrial, and office uses that are closer in conformity with the Greenbelt Plan than existing uses (subject to a Holding Symbol in Greenbelt Natural Heritage System).
6. Recognize the regulatory role of York Region, the Province, and Lake Simcoe Region Conservation Authority.
7. Provide direction for desirable built form outcomes, as well as improved transportation and mobility infrastructure.

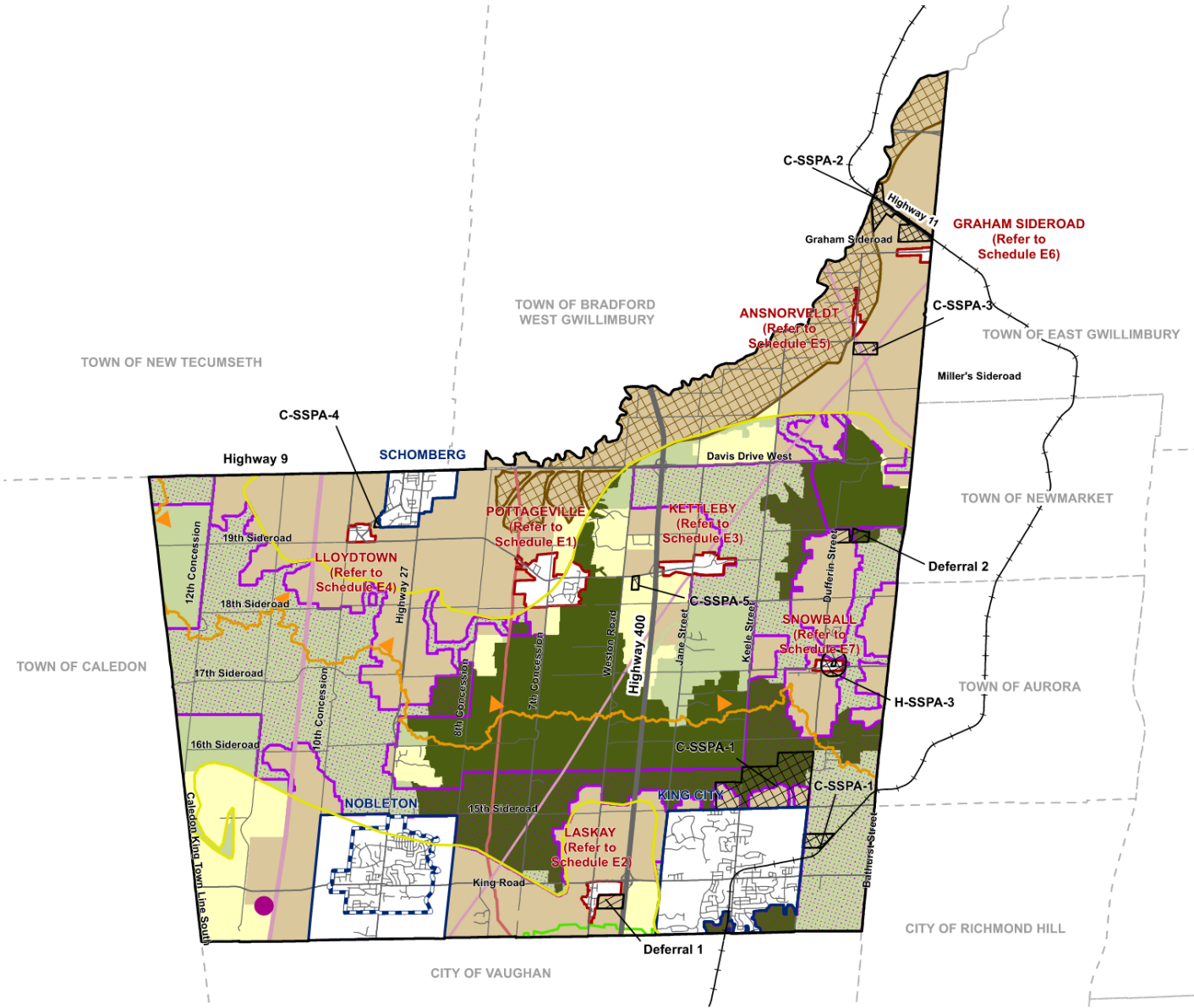
Key Highlights of the Draft Official Plan Amendment

Draft Official Plan Amendment to the existing C-SSPA-2 and is intended to be implemented in conjunction with Our King Official Plan (2019) and YROP (2022).

1. The draft Official Plan Amendment contemplates the following:
 1. Land use vision and objectives;
 2. Specific regard for the Natural Heritage System;
 3. Recognizes existing land uses;
 4. Permits the redevelopment of existing land uses and new land uses (subject to meeting the intent of the Greenbelt Plan vision and goals);
 5. Recognizes role of York Region and LSRCA;
 6. Establishes urban and site design, built form, and public realm expectations;
 7. Infrastructure, including servicing, transportation, and mobility; and
 8. Revised Schedule E and new Schedule “E8”.

Draft Amendment to Schedule E

SCHEDULE 'E' COUNTRYSIDE LAND USE DESIGNATIONS



TOWNSHIP OF KING OFFICIAL PLAN

- Township of King Boundary
- Village Boundary
- Nobleton Urban Area
- Hamlet Boundary (refer to Schedules E1 – E7 for land use designations)
- Greenbelt Plan Area Boundary
- Oak Ridges Moraine Conservation Plan Area Boundary
- Area Subject to the Lake Simcoe Protection Plan
- GO Rail Line
- Hydro Corridor
- TransCanada Pipeline
- Site Specific Policy Area (SSPA)
- Subject to Deferral
- Holland Marsh Specialty Crop Area
- Prime Agricultural Area in the ORM
- Natural Core Areas and Natural Linkage Areas
- Nobleton Water Resource Recovery Facility

Subject to Appeal
OLT Case No. PL200556
Appellant: Flato
Developments Inc.
and Wyview Group

Land Use Designations

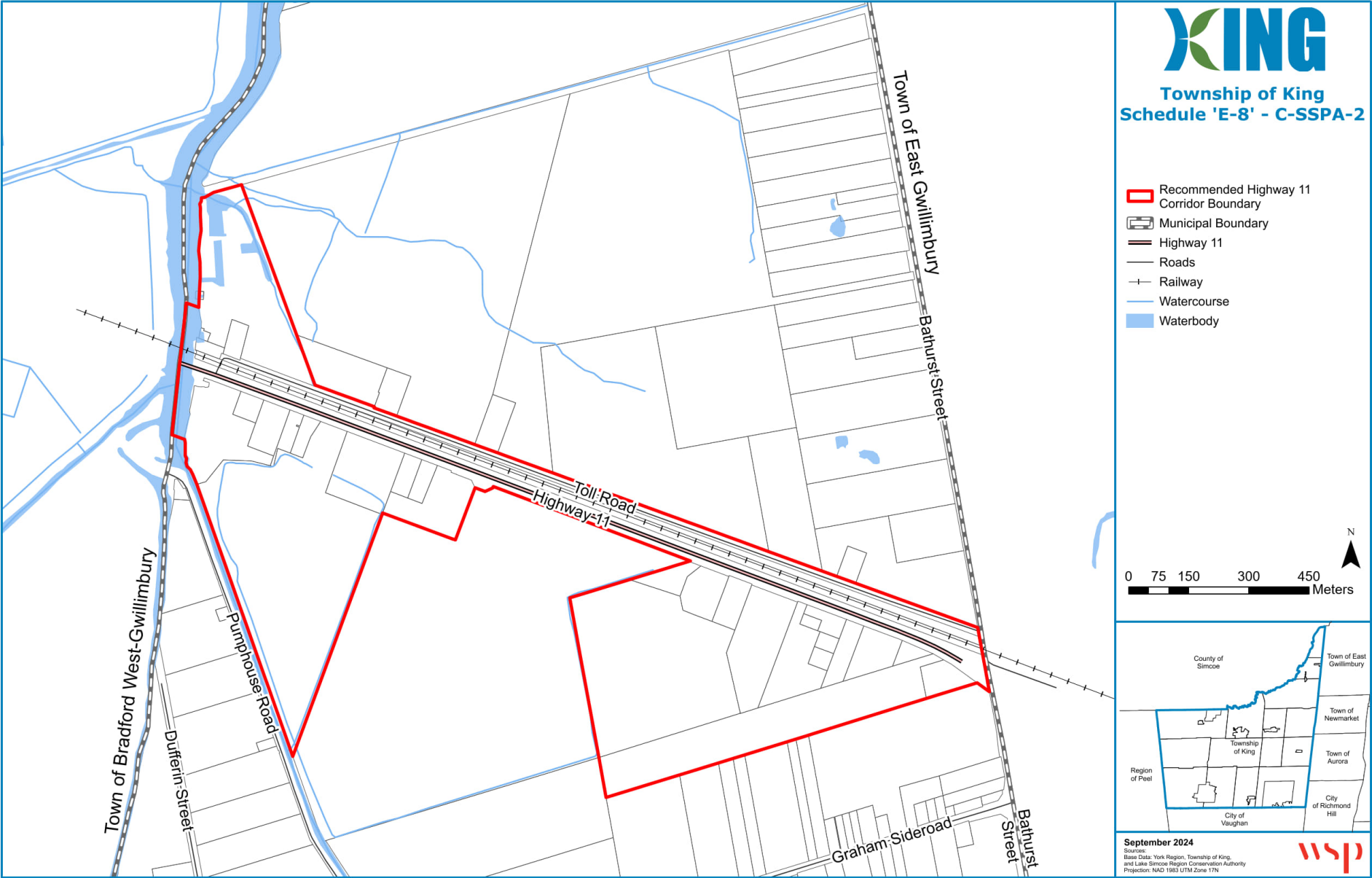
- Agricultural Area
- Rural Area
- Oak Ridges Moraine Natural Core Area
- Oak Ridges Moraine Natural Linkage Area



Produced by:
WSP
Sources:
Base Data: MNR, York Region & Township of King
Projection: UTM NAD83 Zone 17
This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. The Township of King shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.
Draft March, 2022



Draft New Schedule E-8

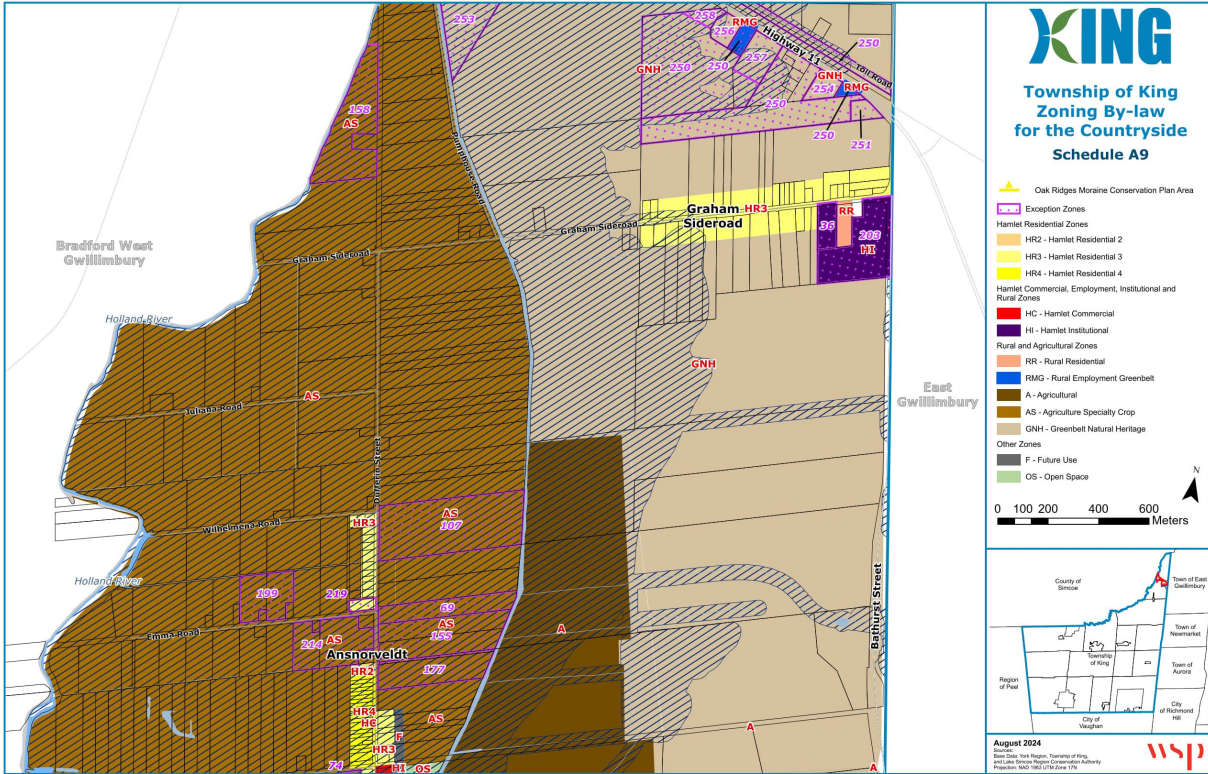
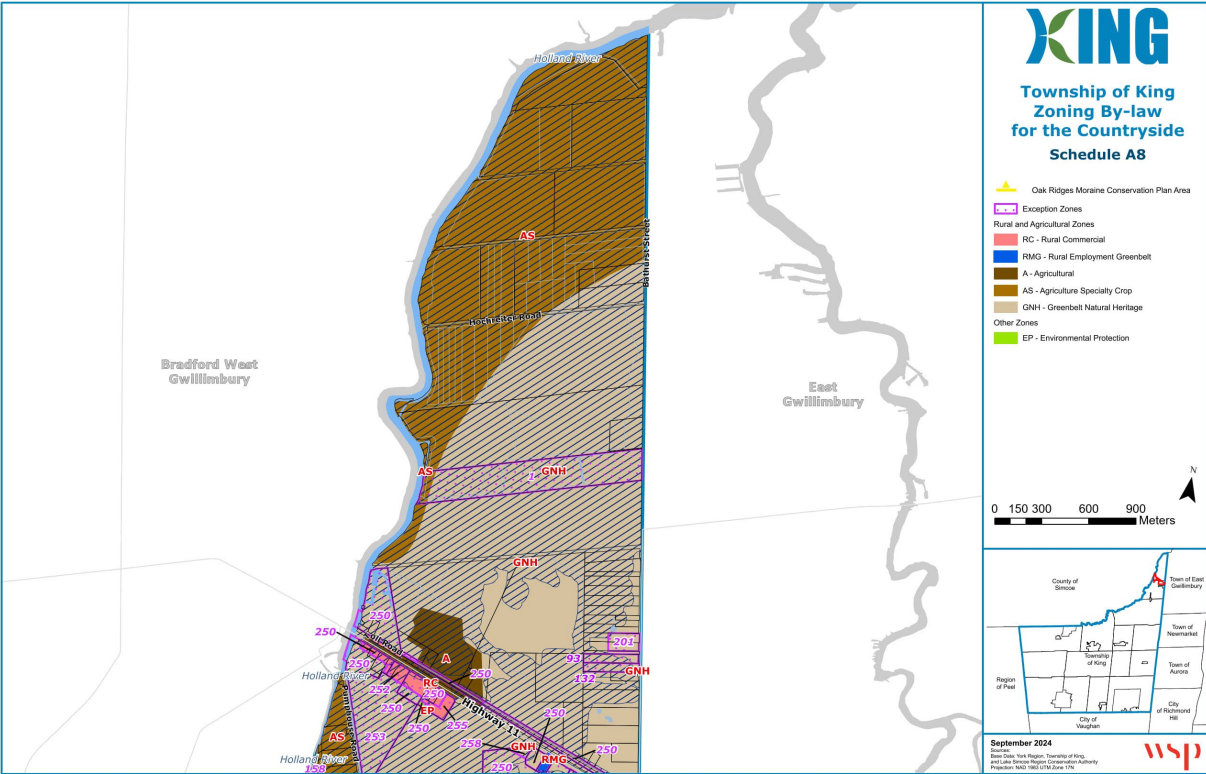


Key Highlights of the Draft Zoning By-law Amendment

Draft Zoning By-law Amendment to Countryside Zoning By-law 2022-053.

1. The draft Zoning By-law Amendment includes the following:
 1. Proposed amendments to the parent Zoning By-law:
 - Definitions for new proposed permitted uses
 - General provisions for all agriculture-related uses to regulate scale, MDS, open storage, and ancillary retail.
 2. New area-specific exception to apply to the boundary of C-SSPA-2:
 - Permits uses legally existing as of December 16, 2004
 - Permits a range of agriculture-related uses, including within the Greenbelt Natural Heritage System (subject to a Holding Symbol (H) and associated conditions
 - Establishes lot and building requirements that reflect existing conditions, while implementing certain built form policies of C-SSPA-2 (e.g., setbacks, parking areas, landscaping, etc.)
 3. A review of existing site-specific exceptions has been undertaken for consistency and amended for inclusion in the new Zoning By-law.

Draft Amendment to Schedule A8 and A9



Next Steps

We Are Here



Comments will be received at and following this meeting until **October 18, 2024**

Based on comments and input received

The Final Official Plan and Zoning By-law Amendments will be presented to Council in January 2025

How to Get Involved

SpeaKing Webpage:

<https://speaking.king.ca/highway-11-corridor-study>

The OPA and ZBLA were released for public comment on **September 13, 2024**. Please submit any questions or comments you may have to policyplanning@king.ca based on the following deadlines:

All comments on the draft OPA and ZBLA should be submitted to the Township by **October 18, 2024**.

Who is Listening



Kristen Harrison
MCIP, RPP - Manager of Policy Planning



Aloma Dreher,
MCIP, RPP – Project Manager - Policy



Isabella Baldesarra,
Planner – Policy

Questions and Comments