

October 7, 2024

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

Attn: Denny Timm, AMCT
Clerk

Subject: Highway 11 Corridor Study
20130 Highway 11
CON 2 PT LOT 17 RP65R24160; PART 1
[REDACTED] (Len Payne)

The property noted above is registered to the ownership of [REDACTED] and is part of the Township's Highway 11 Corridor Study. Please accept these comments as my input into the proposed findings of the Corridor Study, Draft Official Plan Amendment and Zoning By-Law Amendment.

We have reviewed the draft Official Plan Amendment and generally support the policy under Sub-section 9 which permits Commercial Uses, Industrial Uses and Office Uses. We also support the delineation of the boundary of the proposed Amendment and confirm that the entirety of the Rideau Leasing lands are included. We do request clarification that the draft Official Plan Policy will permit new industrial, commercial and office uses on vacant lands that have not previously been developed for such uses in addition to uses which were established before the Greenbelt Plan.

We have also reviewed the provisions of the draft proposed Zoning By-Law and support the range of Commercial Uses proposed to be permitted in the GNH-250(H), GNH-258(H) zones. It is acknowledged that any commercial or industrial development is subject to Site Plan Control and regulatory approvals from the Lake Simcoe Region Conservation Authority. As part of the Site Plan process, the Township may request a number of supporting documents, studies and reports as necessary. We therefore request that the Holding Symbol be removed from the proposed zoning. We believe that the additional process to remove the Holding provision is overkill and unnecessary given that Site Plan and Lake Simcoe Region Conservation Authority approvals are already required.

I support the Township's initiative to recognize and permit a range of employment uses along the Highway 11 corridor. We submit that it is in the Township's best interest to remove unnecessary barriers to development in order to help achieve strategic goals for economic development and job creation.

Thank you for your consideration of this review. We look forward to the opportunity to discuss this further.

Len Payne
[REDACTED]

Copy: Kristen Harrison, Township of King