



## The Corporation of the Township of King Report to Council

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**From:** Growth Management Services – Planning Division

**Report Number:** GMS-PL-2025-043

**Date:** Monday, October 27, 2025

**Title:** **Official Plan Review – Proposed Policy Directions, Policy Planning File No. PP-2023-04**

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### Recommendation

1. That Council receive Report GMS-PL-2025-043 for information.
2. That Council endorse the proposed policy directions, as set out in **Appendix 'A'** to this Report.
3. That Council endorse the draft changes to Our King outlined in this Report to enable the further refinement of the Neighbourhood Concept Plans attached as **Appendix 'E'** to this Report.
4. That Council endorse the proposed Intensification Hierarchy as outlined in this Report.
5. That Council endorse the Nobleton Village Reserve Concept Plan attached as **Appendix 'G'** to this Report.
6. That Council endorse the inclusion of 25 Laskay Mills Drive within the Hamlet boundary of Laskay, to accommodate hamlet residential and employment uses.
7. That Council endorse the recognition of the Whitebelt (**Appendix 'H'**) as a site-specific policy area for further study as a new settlement area for Employment Area land uses.
8. That Council direct Staff to report back on the proposed Settlement Area Boundary Expansions for Schomberg and King City and the findings of the Natural Heritage Background Report in Q4 2025, prior to preparing draft Amendments to the Our King Official Plan.
9. That Council direct Staff to report back in Q1 2026 with the draft Official Plan Amendments, after consideration of the feedback received from Council, Indigenous communities, external agencies, Township Departments and the public.

### 1. Report Highlights

- The Township held a Special Meeting of Council on September 26, 2023, to initiate the review of the Our King Official Plan.

- The Official Plan Review is comprised of five (5) phases. The policy directions presented in this Report form the final deliverable for Phase 3.
- To inform this phase and the policy directions set out in **Appendix 'A'** to this Report, 13 Discussion Papers were prepared.
- The Project Team held three (3) community engagement sessions to present the Discussion Papers and the policy directions in September 2025.

## 2. Purpose

The purpose of this Report is to:

- Provide Council with an update on the status of the Official Plan Review and the overall timeline for the Project.
- Present the thirteen (13) Discussion Papers and policy directions that form this phase of the Official Plan Review.
- Receive input and comments from Council and members of the public on the policy directions detailed in **Appendix 'A'** and several key policy areas as they will form the basis of the draft Official Plan Amendments.
- Recommend the endorsement of several key policy items, including the policy directions, Intensification Hierarchy, and proposed amendments to enable the further refinement of the Neighbourhood Concept Plans.
- Summarize the engagement and consultation activities that have occurred through this phase of the Official Plan Review and set out next steps in the Review process.

## 3. Background

### Recent Milestones and Strategic Updates

Policy Planning Staff reported to Council on the Official Plan Review on February 24, 2025, through [Report No. GMS-PL-2025-004](#). This Report provided an overview on why the Official Plan Review is required and the general policy considerations that will guide the Review.

Since the February 2025 Report to Council, several key actions on the project have taken place, including:

- Council endorsement of the Growth Management and Employment Land Strategies and its associated population, housing and employment forecasts and targets, as detailed in [Report No. GMS-PL-2025-003](#).
- Council endorsement of the Addendum to the Growth Management Strategy and its revised overall population and housing forecasts, intensification rate, and Community Area land needs for Nobleton, as detailed in [Report No. GMS-PL-2025-033](#).

- Initiation of a comprehensive Natural Heritage Study for the Township that will:
  - identify any required updates to the natural heritage system policies;
  - provide draft policy recommendations and recommendations for King’s natural heritage goals, objectives and policies;
  - undertake a mapping audit to identify any gaps in natural heritage feature datasets;
  - include field verification of feature boundary limits for the two sites where settlement area boundary expansions (SABEs) are being explored and,
  - provide recommendations regarding the SABEs based on the assessment of the features and background information.
- The integration of the Doctors Lane and Old King Road Neighbourhood Plan Studies into the Official Plan Review, to streamline the development of the Official Plan policies needed to enable a Community Planning Permit System (CPPS).
- Reorganization of the project facilitated by Township Planning Staff and with assistance from specialty consulting services for Natural Heritage, Engagement and Facilitation, Geographic Information System (GIS) and mapping and visualizations for the Neighbourhood Plans.

The project schedule has been slightly updated, but remains consistent with what was previously presented to Council. Minor modifications have been made to extend the overall timeline from December 2025 to May 2026, in order to provide additional opportunities for public input on the draft Official Plan Amendments in early 2026, and to meet the Province’s commenting period requirements. The Review remains organized as five (5) phases, as outlined below:



The revised completion of the draft Official Plan maintains the objective of presenting the draft Official Plan in May/June 2026, well ahead of the municipal election on October 26, 2026.

### Public Engagement and Consultation

Phase 3 included three Public Open Houses that were held in September 2025. An Open House was held in each of the three Villages (Schomberg, King City, and Nobleton) and were attended by a total of over 250 people. The boards and engagement materials from the Open Houses were posted on the [SpeakKING Project Page](#). The Open Houses provided an opportunity for the public and interested parties to learn and ask questions about the topics covered in the 13 Discussion Papers and the policy directions for the Review. One-page summaries of each Discussion Paper were also prepared, to provide a concise overview of the content covered within the Paper, a summary of the policy directions, and key questions to help guide the conversation around the materials covered in the Paper.

Comments and input were collected from attendees at the Open Houses by Township Staff and facilitation consultants from Kennedy Consulting. A “What We Heard” summary of the consultation is attached to this Report as **Appendix ‘B’**, and a detailed Engagement Report is attached to this Report as **Appendix ‘C’**. Members of the public and interested parties were also encouraged to submit their comments online to the Project Team. These comments have been summarized, with responses from Staff included, in the Comment Response Matrix, attached as **Appendix ‘D’**. Consultation with Township Departments, external agencies and Indigenous communities remains ongoing, and will inform the draft Amendments that will be presented to Council in Q1 2026.

### Upcoming Public Engagement Opportunities

As the Official Plan Review progresses into Phases 4 and 5, the Township is committed to continuing meaningful community engagement to inform the development of draft Official Plan Amendments. Building on the input received through earlier phases, the next round of engagement will include:

- A Council Education Session in January/February 2026;
- Public Open Houses (February 2026), which will be designed to provide residents and interested parties (including agencies, Indigenous communities and community groups) with an opportunity to review and comment on the draft Official Plan Amendments;
- Statutory Public Open House and Public Meeting (April 2026) which will be formal consultation events to address legislative requirements under the *Planning Act* and offer additional opportunities for public input on the proposed Official Plan Amendments; and,
- A final draft of the Official Plan Amendments (May/June 2026) for Council consideration/adoption.

These engagement activities will ensure transparency, inclusivity, and alignment with community values as the Township finalizes its updated planning framework to guide growth and development to 2051.

#### **4. Analysis**

This Official Plan Review offers the opportunity to create an updated land use planning framework that will balance anticipated growth with the preservation of King's unique characteristics. The Review will build on the solid foundation of Our King while updating and enhancing the policy framework and vision for growth through to 2051. As part of this Phase of the Official Plan Review, 13 Discussion Papers were prepared that cover the key sections and topics of the Official Plan. Each Discussion Paper includes a summary of current policy considerations, key themes, and proposed policy directions.

Since the Open Houses in September, comments received from the public, external agencies and Indigenous communities have informed the more detailed policy directions presented in **Appendix 'A'**. The policy directions are structured by Section of the Official Plan to provide clarity as to the recommended updates to each Section and Subsection of the Our King. An overview of the key proposed policy directions is included below.

##### Discussion Papers

The Discussion Papers that make up Phase 3 of the Official Plan Review are:

1. [The Vision for King](#)
2. [Complete Communities](#)
3. [Intensification](#)
4. [Housing](#)
5. [Planning the Village Reserve](#)
6. [Economic Development and Employment](#)
7. [Natural Heritage](#)
8. [Energy and Climate Change](#)
9. [King's Countryside](#)
10. [King's Hamlets](#)
11. [Transportation](#)
12. [Servicing Our Communities](#)
13. [Implementing Our King](#)

These Discussion Papers are in their final form and have informed the draft policy directions that are presented in **Appendix 'A'**. The following subsections provide a focused overview of six key policy areas requiring strategic direction:

- Doctors Lane and Old King Road Neighbourhood Plan Study.
- Proposed 'Intensification Hierarchy'.
- Planning for the Nobleton Village Reserve.
- Settlement Area Boundary Expansions.
- King's Whitebelt.
- The Hamlet boundary of Laskay.

These areas are integral to the broader planning framework and impact a number of the proposed policy directions to the Official Plan.

### Doctors Lane and Old King Road Neighbourhood Plans

Discussion Paper 3: [Intensification](#) includes the integration of the Doctors Lane and Old King Road Neighbourhood Plan Study into the Official Plan. As part of King's broader intensification strategy, planning for growth in these two key areas was incorporated into the Official Plan Review. These areas have been identified for detailed planning due to their strategic location near the Village Cores, access to infrastructure, and potential to support a mix of housing types and mixed-use development.

The draft Neighbourhood Concept Plans envision these areas as places where context-sensitive intensification can occur, enhancing walkability, supporting local businesses, and integrating new development in a way that complements the surrounding built form and community character. Updated Concept Plans have been prepared for each Study Area, and are attached to this Report as **Appendix 'E'**. These Concept Plans can serve as a valuable foundation for the subsequent development of a Community Planning Permit (CPP) By-law, following the completion of the Official Plan Review.

The Concept Plans provide an illustration and vision of desired land uses, building types and public realm enhancements which can be translated into more detailed and performance standards through a CPP By-law, once Official Plan policies enabling the development of the By-law are approved. It is important to note that these Plans are conceptual in nature, intended to illustrate one potential approach to how the lands could develop, rather than serving as a formal proposal for the area. The Concept Plans will serve as a valuable foundation for the subsequent development of the CPPS.

### **Doctors Lane Neighbourhood Plan**

The Doctors Lane Study Area in King City centres around the King City Arena and includes a mix of existing buildings, cultural heritage resources and underutilized lands that may be

redeveloped over the short or long-term. The Study Area spans across parts of the northwest, northeast and southeast quadrants of the King Road and Keele Street intersection. It includes a variety of land use designations including Village Natural Heritage System, Village Core, Parks and Open Space, Medium Density Residential, Established Neighbourhood and Transit Station Area.

Most of the lands designated as Village Core within the Doctors Lane Study Area are identified as intensification areas. As both the Neighbourhood Plans Study and Official Plan Review advance, the Doctors Lane Study will play a key role in supporting King City's intensification targets, given that portions of the Neighbourhood Plan are proposed within King City's Strategic Growth Area (SGA). This area is a critical component of King City's intensification strategy, supporting the development of complete communities that offer access to community and transit facilities and promote sustainable, community-driven growth in the village core.

The updated Neighbourhood Concept Plan for Doctors Lane (**Appendix 'E'**) identifies how this area of King City could redevelop with a mix of uses over the next 25 years. While most of the development shown on the Concept Plan aligns with current Official Plan policy, the following changes would be required to Our King to enable the creation of a CPPS that aligns with the current Concept Plan:

- A site-specific policy area or new Schedule to Our King to delineate the extent of the Neighbourhood Plan Area;
- New urban design policies for the public realm, including public art, gateway features, pedestrian zones and activated streetscapes;
- New urban design policies for the private realm, including enhanced setbacks, building articulation and gradual transition in height and scale;
- New parking policies to encourage and require both surface level parking and underground parking within identified locations in the Study Area;
- New policies that support public-private partnerships, particularly around site access, parkland, privately owned public spaces, and the provision of parking;
- New policies for the Official Plan and King's Transportation Master Plan to encourage pedestrian crossings, a signalized intersection at Fisher Street and King Road, a right-in, right-out intersection at Doctors Lane and King Road, and enhanced cycling infrastructure throughout the Study Area;
- Enhanced cultural heritage policies to encourage the preservation of key resources identified within the Study Area;
- Refinements to the delineation of the Village Natural Heritage System designation for Wellesley Park, subject to further natural heritage study; and

- Re-designating the lands at the southwest corner of Kingslynn Drive and Patton Street from Established Neighbourhood to permit the development of townhouses.

### **Old King Road Neighbourhood Plan**

The Old King Road Neighbourhood Plan focuses on lands that are in proximity to key sites such as the Dr. William Lacey Community Centre and Nobleton Lions Community Park, and comprises a mix of existing structures, cultural heritage resources and underutilized parcels. The Old King Road Study Area covers portions of the northeast and southeast quadrants at the intersection of King Road and Highway 27, featuring several land use designations including Village Natural Heritage System, Village Core, Parks and Open Space, and Established Neighbourhood.

Most properties designated as Village Core within the Study Area are currently identified as intensification areas and form part of the proposed Strategic Growth Area for Nobleton. The Neighbourhood Plan supports a range of development densities, contributing to municipal intensification targets for both Nobleton and the wider Township through to 2051. This strategy aims to address projected housing needs and encourage sustainable, compact growth while maintaining local services and amenities.

The updated Neighbourhood Concept Plan for Old King Road (**Appendix 'E'**) identifies how this area of Nobleton could redevelop over the 2051 horizon with a mix of uses. While most of the development shown on the Concept Plan aligns with current Official Plan policy, the following changes would be required to Our King to enable the creation of a CPPS that aligns with the current Concept Plan:

- A site-specific policy area or new Schedule to Our King to delineate the extent of the Neighbourhood Plan Area;
- New urban design policies for the public realm, including public art, gateway features, pedestrian zones and activated streetscapes;
- New urban design policies for the private realm, including enhanced setbacks, building articulation, gradual transition in height and scale and policies to support a distinctive flat-iron building at the intersection of Old King Road and King Road as a signature landmark;
- New parking policies to encourage and require both surface level parking and underground parking within identified locations in the Study Area;
- New policies that support public-private partnerships, particularly around site access, parkland, privately owned public spaces, and the provision of parking;
- New policies for the Official Plan and King's Transportation Master Plan to encourage pedestrian crossings, a signalized intersection at the arena entrance and Highway 27, and enhanced cycling infrastructure throughout the Study Area;

- New policies for the Official Plan, Transportation Master Plan and Trails Master Plan to support the reimagining of Old King Road as a one-way road with on-street parking and an enhanced pedestrian boulevard, and to support an enhanced pedestrian walkway parallel to King Road connecting eastward from the former Nobleton Women’s Institute to a new development off King Road, south of Lynwood Crescent;
- Enhanced cultural heritage policies to encourage the preservation of key resources identified within the Study Area;
- Re-designating the lands on Royal Avenue and Lynwood Crescent that are within the Study Area from Established Neighbourhood to facilitate the development of semi-detached dwellings and townhouses; and,
- Re-designating the lands on Parkview Drive that are within the Study Area from Established Neighbourhood to facilitate the development low-rise apartments, semi-detached dwellings, multi-plexes and/or townhouses.

## Next Steps

To advance the implementation of the Doctors Lane and Old King Road Neighbourhood Plan Study, Official Plan policies that will enable the future CPP By-law should be developed. These policies will establish the regulatory framework necessary to guide intensification and redevelopment in a manner that is context-sensitive, streamlined, and aligned with the Township’s planning objectives.

In parallel, ongoing technical studies should be finalized based on the updated Concept Plans to aid in refining the Plans and support policy development. These include detailed assessments of parking supply and demand, servicing capacity, natural heritage features and cultural heritage resources in both Study Areas to ensure that new development respects and enhances the character of each neighbourhood. These steps will ensure that future development is well-integrated, sustainable, and responsive to community needs. Draft Official Plan policies to enable the CPP By-law are proposed to be included in the draft Amendments that will be presented to Council in early 2026.

## Intensification Hierarchy

King is projected to grow from a population of 29,800 in 2025 to 51,000 in 2051. Intensification will play an important role in reaching this target. In March 2024, the Township retained Watson & Associates Limited to conduct a Growth Management Strategy (GMS) to help inform the Official Plan Review. In February 2025, [Council endorsed the findings](#) of the Strategy with slight modifications for the greenfield densities in Nobleton. Based on this Council direction and additional Statistics Canada data, an Addendum Report was [presented to Township Council](#) in June 2025 which reinforced and refined the February 2025 directions.

The GMS established an intensification rate of 51% of all new housing for the entire Township to be located within existing built-up areas through to 2051. Meeting this objective will require the addition of nearly 4,000 new households within the built-up areas of the

Villages. King City is expected to accommodate 45% of the total population of King by 2051, with 56% of new units to be achieved through intensification (2,875 units). Nobleton is expected to accommodate the second largest share of King's population at 28%, with 37% anticipated to be achieved through intensification (840 units). Further, Schomberg is expected to accommodate 7% of the total population of King by 2051, with 81% anticipated to be achieved through intensification (260 units).

To effectively manage intensification, it is necessary to establish clear policies and frameworks that guide where, how and to what extent development may occur. A structured intensification hierarchy helps define priorities and distinguish between areas suited for higher, moderate, and gentle forms of growth. It directs new housing and mixed-use projects to locations with existing or planned transit, amenities, and services, maximizing land efficiency and public investment while supporting compatibility with surrounding areas. This hierarchy is proposed to ensure that growth is directed to appropriate locations without increasing the density, floor space index, and height permissions of the current land use designations in Our King.

The draft hierarchy categorizes areas into four levels of intensification potential: **Primary, Secondary, Tertiary, and Limited**, based on location, existing land use and capacity for change:

- **Primary Areas:** Delineated Strategic Growth Areas (SGAs) within the Village centres of King City and Nobleton, portions of Neighbourhood Plan Areas, and Major Transit Station Area. These are best suited for higher-density residential development and mixed uses.
- **Secondary Areas:** Portions of Village Cores outside SGAs, Mixed Use Areas, and newly designated Medium Density Areas, offering opportunities for moderate intensification.
- **Tertiary Areas:** New Transition Areas and Medium-Low Density Areas, where gradual and context-sensitive intensification may occur.
- **Limited Areas:** Residential neighbourhoods where change will be minimal, focusing on stability and reinforcing existing character.

This tiered approach ensures that the anticipated locations for different forms of growth and built forms are clearly delineated, as shown in **Appendix 'F'**, balancing the need for housing and economic development with the Township's rural and village identity. The hierarchy is shown in more detail in the Figure below.

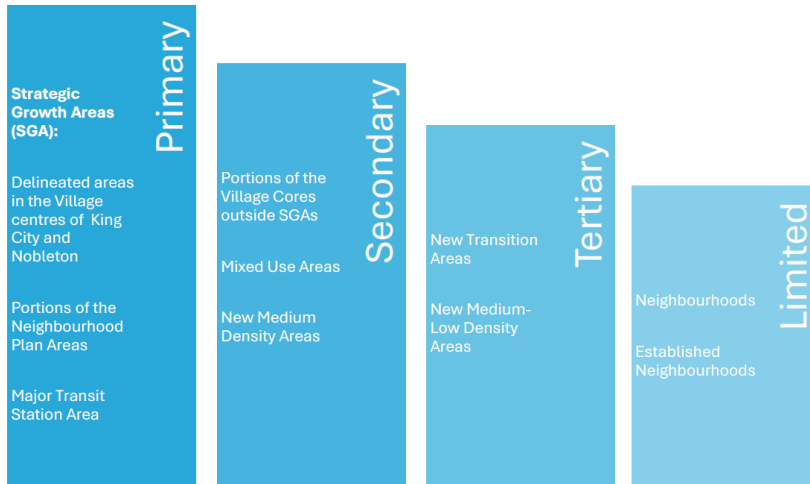


Figure 1: Proposed Intensification Hierarchy

Council endorsement is requested for the proposed intensification hierarchy as outlined above and, in the proposed policy directions, to establish a clear framework for directing growth within the Township’s settlement areas in alignment with long-term planning objectives. This will also enable updated mapping to be prepared and incorporated into new Schedules of Our King, to be presented concurrently with the draft amendments in early 2026.

### Planning the Nobleton Village Reserve

The Nobleton Village Reserve (NVR) is a designation within the Our King Official Plan that encompasses lands that are within Nobleton’s settlement area boundary, but outside of the urban boundary. These lands were not forecast to accommodate growth over the planning horizon of 2031 included in the Our King Official Plan approved in 2020, and as such were anticipated to continue to accommodate agricultural and rural uses. This designation has helped maintain the community’s rural identity while allowing low-impact activities that support the agricultural economy.

Recent updates to population and housing forecasts, along with servicing studies, indicate that Nobleton will require additional Community Area and Employment Area lands to accommodate projected growth to 2051. Council has endorsed an intensification rate of 37%, equating to approximately 830 new residential units and forecasts 770 new Employment Area jobs. However, Nobleton currently has no designated Employment Area lands and faces a shortfall of 30 hectares for Community Area and 39 gross hectares for Employment Area land. These projections reflect a shift in density targets for Community Areas from 50 to 35 people and jobs per hectare, as directed by Council.

Planning for the NVR now includes a strategic re-designation of lands to support Nobleton’s anticipated growth while respecting its character. The southwest quadrant of the Reserve has been identified as a preferred location for future Community and Employment Area development. Proposed land uses include:

- a mix of housing types and densities;
- integration of community services and amenities;
- new commercial and recreational areas;
- employment area lands;
- lands for supportive employment uses, and
- deferred residential areas, which are intended to accommodate residential uses beyond 2051.

A Concept Plan for the Village Reserve (**Appendix ‘G’**) has been prepared to guide high-level opportunities in this quadrant, and community engagement continues to shape the vision for how Nobleton should evolve over the next 25 years. Council endorsement of the NVR Concept Plan is respectfully requested to draft the Official Plan amendments. This general endorsement will provide the necessary policy direction to advance secondary planning for this area in support of Nobleton’s long-term growth objectives, while still providing opportunities for future refinement of the Plan. Should Council endorse this direction, secondary planning for the southwest quadrant would be initiated in 2028, subject to future capital budget approval.

### Settlement Area Boundary Expansions

Two Settlement Area Boundary Expansions (SABEs) are being contemplated to address identified non-residential land shortfalls and support long-term commercial and employment growth to the year 2051. These expansions, one contemplated for King City and one for Schomberg, are being evaluated in accordance with Provincial policy frameworks, infrastructure considerations, and environmental constraints. Each option is intended to ensure that the Township can meet its growth management and employment land targets while maintaining the character of each Village.

#### **King City**

The proposed expansion for King City responds to a 9-hectare shortfall in commercial lands. The area located at the south-east corner of Highway 400 and King Road has been identified as a strategic location for these future population-related employment uses. The expansion must comply with the Greenbelt Plan, which limits growth to a maximum of 10 hectares and prohibits encroachment into Natural Heritage Systems and Specialty Crop Areas. It must also be serviced by existing infrastructure and support the development of complete communities. Council has endorsed further analysis of this option through the Official Plan Review.

#### **Schomberg**

Schomberg is facing a 10-hectare shortfall in Employment Area lands, prompting consideration of a settlement area expansion to accommodate future job growth. The proposed expansion is subject to the same Greenbelt Plan limitations as King City and must

conform to servicing and environmental policies. The majority of the lands contemplated to accommodate the SABE in Schomberg are within the natural heritage system of the Greenbelt, which requires further study to confirm if the lands are able to be considered as a SABE.

## **Environmental Review and Next Steps**

To support the evaluation of both proposed SABEs, the Township has retained North-South Environmental Inc. to undertake site visits to assess the environmental and natural heritage features located within and adjacent to the areas being considered. The findings from these site visits and assessments will inform a comprehensive Natural Heritage Background Study. This Study will provide critical input into the planning process and will be the subject of a future report to Council for consideration, targeted for December 8, 2025.

### King's Whitebelt

King's Whitebelt is comprised of rural lands outside of the Greenbelt and Oak Ridges Moraine that are located south of the Hamlet of Laskay along the Township's municipal boundary with the City of Vaughan. These lands offer a strategic location for a new settlement area that can accommodate long-term employment growth beyond 2051 in the form of large-format industrial, logistics, manufacturing or related employment uses that require significant land area and would benefit from proximity to Highway 400 and the proposed Highway 413. The location of the Whitebelt, as shown on **Appendix 'H'**, supports King's financial sustainability and broader economic development goals. This includes opportunities to diversify the tax base, improve the residential/non-residential assessment and attract of investment-ready employment uses.

The Provincial Planning Statement, 2024 (PPS 2024) provides municipalities with the flexibility to plan for Employment Areas beyond a 30-year horizon. While land use planning for Community Areas, such as commercial and residential uses, remains capped at a maximum of 30 years, planning for employment, infrastructure, and strategic growth areas may extend beyond this timeframe, allowing the Township to proactively identify, designate, and protect employment lands for long-term strategic growth.

To advance planning for the Whitebelt, Staff recommend that the Whitebelt be included in a site-specific policy area. The site-specific policies are recommended to provide direction for the Township to undertake a secondary planning process for the area, including series of technical studies to assess environmental constraints, infrastructure feasibility, and market readiness. These studies should include environmental impact assessments, servicing capacity analyses, and transportation impact studies. The outcome of these studies would then guide future land use, to ensure economic viability while protection natural heritage features and ensuring compatibility with surrounding uses.

Should Council direct Staff to develop a site-specific policy area for the entirety of the Whitebelt, next steps will include aligning the policies with the PPS 2024, and the overall Official Plan objectives. Draft policies for the site-specific policy area would form part of the draft Official Plan Amendments that are targeted for release in early 2026.

### Confirming Laskay's Hamlet Boundary

As part of the approval of the Our King Official Plan by York Region in 2020, the delineation of the Hamlet boundary for lands municipally known as 25 Laskay Mills Drive was deferred. Through the current Official Plan Review, it is now King's responsibility to confirm whether these lands fall within the boundary of the Hamlet of Laskay. Given their location and development potential, it is recommended that these lands be included within the Hamlet boundary and captured by one or more new Site-Specific Policy Areas.

The eastern portion of the site, adjacent to Highway 400, presents an opportunity for employment uses that do not rely on municipal servicing. Potential uses include logistics and warehousing, agricultural support services, and construction related uses. These uses must demonstrate compatibility with Sections 3.6 and 4.11 of the Official Plan.

The western portion may be suitable for hamlet residential development. New lots should reflect the existing lot pattern in Laskay in terms of frontage, area, and depth, as well as address requirements for private wells and septic systems. Residential buildings should be compatible with the surrounding neighbourhood, which is primarily composed of single detached dwellings. To ensure appropriate transitions between residential and employment areas, buffers such as natural heritage features, new roads, and expanded transportation networks will be required. Staff respectfully request that Council endorse the inclusion of 25 Laskay Mills Drive within the Hamlet boundary of Nobleton, to accommodate both hamlet residential and hamlet employment uses, to be refined through the drafting of the amendments to the Our King Official Plan and presented in early 2026.

### Proposed Policy Directions

Since the Open Houses in September the Project Team has prepared a Proposed Policy Directions Matrix (**Appendix 'A'**) that consolidates and synthesizes all the directions identified in the Discussion Papers and organizes them as proposed updates to each section and subsection of Our King. The proposed updates and directions identified in the Table also account for all public input and comments received up to October 3, 2025, as the Project Team has reviewed, considered and responded to all public input and comments.

Further, as part of the transition of York Region to an upper-tier municipality without planning responsibilities, it is now the responsibility of the Township to administer the policies of the York Region Official Plan, 2022 (YROP) as they apply locally. To ensure consistency and alignment with regional planning objectives, all relevant YROP policies will be integrated into Our King through the draft Official Plan amendments. Once these policies are fully incorporated, it is proposed that the YROP be repealed as it applies to King Township, thereby streamlining the policy framework and reinforcing local autonomy in planning matters. The policies of the YROP that are proposed to be integrated into Our King will be identified in the draft Official Plan Amendments in early 2026.

While the Proposed Policy Directions Table provides a comprehensive overview of all the directions proposed to inform the updates to Our King, a summary of some of the key directions has been included below, by Section of the Official Plan. Staff are seeking Council

endorsement of the proposed policy directions in order to enable the preparation of the draft Official Plan Amendments, recognizing that refinements may be made based on further review and analysis as the Project progresses.

## **Section 1: Introduction**

This section sets out the intent of the Our King Official Plan, including its context and the basis of the Plan under Provincial Policy. The key proposed policy directions for this section include:

- Updating the basis of Our King to respond to changes in Provincial policy and legislation, including the amendments to the Planning Act, the introduction of the Provincial Planning Statement, 2024, and the changes to the upper-tier responsibilities of York Region;
- Revisiting the Vision Statement for King to ensure that it continues to respond to emerging opportunities and challenges, shifting priorities and the aspirations of a growing and diverse population; and,
- Updating the goals and objectives of the Plan to include refreshed guiding principles that reflect shared community values, strategic priorities that address current and future needs, and a commitment to inclusive, sustainable, and resilient growth.

## **Section 2: Our Community of Communities**

This section provides the vision for King's communities, King's planning horizon, and detailed policies for managing growth throughout the Township. The current Plan contemplates a planning horizon of 2031, which will need to be updated to 2051 to align with the Council endorsed population, housing and employment forecasts for King. In addition to updating the planning horizon, other key proposed policy directions for this section include:

- Updating the policies to align with the Provincial Planning Statement, 2024;
- Incorporating the household, population and employment forecasts and targets from the Growth Management and Employment Land Strategies prepared by Watson & Associates Ltd., in accordance with previous Council direction;
- Continuing to explore the identified Settlement Area Boundary Expansions (SABEs) for King City and Schomberg based on Provincial policy and the findings of the ongoing Natural Heritage Study;
- Updating the policies for the Nobleton Village Reserve to enable the redesignation of lands in the southwest quadrant of the Reserve to accommodate new Community and Employment Areas;
- Updating the policies for the Nobleton Village Reserve to permit a comprehensive Secondary Planning exercise for the entirety of the Village Reserve to provide clear direction for the future of these lands; and,

- Incorporating the “Intensification Hierarchy” as outlined in [Discussion Paper 3: 'Intensification'](#), to guide future growth in King’s built-up areas, and to inform amendments to the land use designations in Section 5 of Our King.

### **Section 3: Our Sustainable Neighbourhoods**

This section contains general development policies which are designed to support the Township’s overall vision, goals and objectives. These policies are intended to support the growth and development of King as a healthy, sustainable and complete community. The policies of this section work with, and build upon, other sections of the Plan, and are intended to provide guidance and requirements for land use, development, and other works in all of the land use designations and areas of the Township. Key proposed policy directions for this section include:

- Changes to align with other Township Master Plans, including the Trails Master Plan, Parks Maser Plan, Facilities Master Plan and Age-Friendly Master Plan;
- Updates to respond to changes in Provincial legislation, particularly around green building standards, excess soil reuse, major facilities, and parkland;
- New policies, targets and definitions related to affordable and attainable housing, including both ownership and rental housing, based on the policy directions outlined in [Discussion Paper 4: 'Housing'](#);
- Introducing updated policies related to cultural heritage in response to changes to the Ontario Heritage Act, and to enhance the policies around heritage conservation districts;
- Specifically incorporating policies for areas of archaeological potential from the York Region Official Plan, 2022, and refresh the policies for engagement with Indigenous communities based on changes in legislation, preferred terminology and best practices; and
- Revisit policies for specific uses in Subsection 3.8, particularly for agriculture-related uses, on-farm diversified uses, farm help dwellings and secondary residential units to support the rural economy and encourage the provision of diversified forms of housing.

### **Section 4: Our Pristine Environment**

Section 4 of Our King sets out King’s commitment to protecting and enhancing its natural heritage systems, including woodlands, wetlands, watercourses, and wildlife habitats. This section outlines a comprehensive approach to land use planning that integrates ecological integrity, natural heritage preservation, climate resilience, and public health.

The Township is exploring updates to natural heritage policies to ensure alignment with recent changes in Provincial policy and legislation, including the PPS 2024, Bill 5, the *Protect*

*Ontario by Unleashing our Economy Act, 2025*, and the new *Species Conservation Act, 2025*, which is proposed to replace the existing *Endangered Species Act, 2007* with a new framework. The updates also look to incorporate relevant policies from the York Region Official Plan, and King's own strategic objectives and Master Plans.

These updates will consider enhancements to forest connectivity, tree canopy protection, and wildlife habitat conservation, as well as the integration of new policies and guidelines. A comprehensive Natural Heritage Background Report is currently being prepared by North-South Environmental Inc., which will include a field verification of features associated with proposed Settlement Area Boundary Expansions, mapping audits of the current Official Plan Schedules, and recommendations for updates to Official Plan policies. This work will inform future policy development and is anticipated to be presented in a report to Council targeted for December 8, 2025, following the completion and public release of the background study.

## **Section 5: Our Thriving Villages**

This section focuses on policies and planning frameworks that guide development within the Township's Villages; King City, Nobleton and Schomberg. The section outlines the vision and policy direction for the Villages, emphasizing their role as vibrant, complete communities. More specifically, this section includes:

- Land use designations that provide detailed guidance for different land uses and built forms within the Villages;
- Urban design and built form standards for maintaining village character while accommodating growth;
- Infrastructure and servicing requirements for municipal services to support intensification;
- Community amenities, including provisions for parks, open spaces, public facilities and the public realm; and
- Natural heritage system protection, by detailing policies to ensure development respects natural heritage features, ecologically sensitive areas and the Township's sustainability goals.

Key proposed policy directions for this section include:

- Changes to incorporate the "Intensification Hierarchy" into the different land use designations, by delineating strategic growth areas, community planning permit system areas, and primary, secondary, tertiary and limited growth areas.
- Developing new land use designations to address new transition areas between the Village Cores and existing and established neighbourhoods.
- Introducing density targets (units per hectare) to the land use designations and revising the maximum floor space indexes to provide a mix of performance standards

that work together to guide the form of development (i.e., townhouses, multi-plexes, low-rise apartment buildings, etc.).

- Updating the Employment designation to align with the PPS 2024 and changes to the Planning Act.
- Implementing a new land use designation for Supportive Employment uses that provides a buffer and transition zone between higher-intensity employment and sensitive land uses, while also encouraging a mix of lower-impact employment uses such as offices, research and development, creative industries, small-scale manufacturing and service commercial uses.
- Updating urban design and sustainability policies to incorporate the guidelines, goals and objectives of the Township's Village Urban Design Guidelines, King Community Climate Action Plan, and ThinkKING Green: Sustainable Development Program.

## **Section 6: Our Vibrant Countryside**

Section 6 establishes the policy framework for King's Countryside, which includes agricultural lands, rural areas, the Holland Marsh Specialty Crop Area, Oak Ridges Moraine, Greenbelt lands and the Township's Hamlets. The section recognizes King as a rural and agricultural municipality, and seeks to preserve its Countryside character while enabling modest, compatible growth and supporting a resilient rural economy. This section emphasizes:

- Protecting prime agricultural lands and key natural heritage and hydrological features;
- Supporting agriculture-related and on-farm diversified uses;
- Managing of mineral aggregate and petroleum resources; and
- Preserving of the unique identity and livability of Hamlets.

Key proposed policy directions for this section include:

- Providing increased support for agricultural lands and the agri-food network;
- Promoting the role of rural employment and exploring new opportunities for agriculture-related jobs, small businesses, on-farm diversified uses and Hamlet employment areas;
- Permitting small-scale compatible rural commercial and industrial uses that respect the rural character and do not impact agricultural lands and agricultural operations;
- Celebrating the historic and cultural heritage significance of the Hamlets through new policies that recognize the character of each individual Hamlet;
- Encouraging context-sensitive small-scale growth and development in the Hamlets that supports local needs while maintaining rural character; and

- Advancing economic activities in the Hamlets through promoting new small-scale commercial and employment uses that align with Hamlet character.

## **Section 7: Our Flourishing Economy**

This section sets out King’s vision for a diverse, resilient and sustainable economy. It recognizes King’s unique position as a predominantly rural municipality with strong agricultural roots, while also supporting employment growth in Villages, Hamlets, and rural areas. The section aims to protect and enhance employment lands in the Villages, while also supporting agricultural diversification and innovation. Population-related and service-based employment uses are also recognized in this section, with policies to encourage small businesses, creative industries and tourism. Key proposed policy directions for this section include:

- Aligning with the minimum employment growth targets set out in Section 2 of Our King, with a Township forecast of at least 17,700 jobs by 2051;
- Introducing policies to support a diversified tax base through new employment area uses and expanded commercial opportunities;
- Updates to ensure employment land protection and the protection of strategic corridors and locations for long-term employment land uses (i.e., Highway 11, lands along the Highway 400 Corridor, and the Whitebelt);
- Policies to enable and support settlement area boundary expansions (SABEs) for employment purposes, including population-related employment, where permitted under Provincial policy; and
- Strengthening economic resilience through support for the agri-food network and creative economy, and encouraging entrepreneurship and innovation.

## **Section 8: Our Infrastructure and Networks**

Section 8 outlines King’s vision and policies for infrastructure systems that support sustainable, resilient, and inclusive communities. It emphasizes sustainability and climate resilience, lifecycle planning, and integrated planning between land use and infrastructure. This section provides policies for the Township’s infrastructure networks, including water and wastewater servicing, waste management, and stormwater management. It also outlines transportation planning policies that are designed to align with and integrate the recommendations and objectives of both the Township’s Transportation Master Plan and York Region’s Transportation Master Plan. Key proposed policy directions for this section include:

- Integrating the updated transportation framework and policies from the 2022 York Region Transportation Master Plan, York Region’s commitments beyond their 2022 Transportation Master Plan, and the Township’s ongoing Transportation Master Plan update;

- Incorporating the policies, objectives and goals of other Township Master Plans and policy documents, including the Water and Wastewater Master Plan and King Community Climate Action Plan;
- Embedding net-zero emissions targets into policy to support climate adaptation and infrastructure that supports climate resilience;
- Promoting equitable access to services and supporting emerging technologies;
- Strengthening the coordination between infrastructure and land use decisions; and
- Aligning housing, growth, and employment areas with infrastructure planning, including improvements to freight routes, promoting transit access, and enhancing walking, cycling and pedestrian infrastructure in both rural and Village areas.

### **Section 9: Implementation of Our Plan**

Section 9 serves as the operational backbone of the Official Plan. It outlines the tools, procedures and responsibilities that guide development and ensure alignment with Provincial, Regional, and Township objectives. Grounded in the legislative authority of the *Planning Act*, this section provides the framework for how the Township administers, interprets and enforces its land use planning policies. Key proposed policy directions for this section include:

- Updates to site plan control policies to reflect changes to the *Planning Act*;
- Updating policies for pre-consultation requirements and complete applications to align with recent changes to the *Planning Act*;
- Introducing new policies for tracking implementation progress, including annual reporting and performance indicators to provide transparency and consistency in the development review process; and
- Introducing policies to enable the development of a Community Planning Permit System By-law for the Neighbourhood Plan Study Areas.

### **Section 10: Interpretation of Our Plan**

Section 10 provides the interpretive framework for understanding and applying the policies of Our King. It ensures that the Plan is read as a comprehensive and integrated document, guiding land use decisions in a manner that reflects the Township's long-term vision, values and goals. Key proposed policy directions for this section include:

- Clarifying interpretive principles and providing clearer guidance on how to interpret policies;

- Providing explicit direction for resolving conflicts between policies, schedules, or definitions, prioritizing the intent and objectives of the Plan.
- Updates to align with new legislation to ensure interpretive policies and definitions reflect changes in the Planning Act and Provincial Planning Statement; and
- Revisions to the Schedules of Our King to show changes to land use designations, refinements to the natural heritage systems and updates to reflect other Master Plan, and new Schedules that delineate the Intensification Hierarchy, Strategic Growth Areas, Neighbourhood Plan Areas and the Nobleton Village Reserve.

## **5. Financial Considerations**

Funding for the Official Plan Update is provided by capital project 18-2251 for \$275K. No further financial implications associated with this report.

## **6. Alignment to Strategic Plan**

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of upmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the “Our King” Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King’s Vision, Mission and Values.

This report is in alignment with the CSP’s Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Implement regulatory changes to manage growth that best serves King's unique landscape.

Key Result: Complete the Official Plan review and update (to 2051) by 2025.

## **7. Conclusion**

This Report presents the proposed policy directions developed through Phase 3 of the Official Plan Review, informed by 13 finalized Discussion Papers, extensive community engagement, and Council-endorsed growth management and employment land strategies. It outlines key planning initiatives including the integration of Neighbourhood Plan Study, the proposed Intensification Hierarchy, the Nobleton Village Reserve Concept Plan, the evaluation of proposed Settlement Area Boundary Expansions, opportunities for King’s Whitebelt, and the deferral of the Hamlet boundary for Laskay. These directions collectively support the Township’s vision for sustainable, inclusive, and well-managed growth to 2051, and will be further informed by the ongoing Natural Heritage Background Study.

Staff respectfully recommend that Council endorse the proposed policy directions, draft changes to Our King to enable the further refinement of the Neighbourhood Concept Plans, proposed Intensification Hierarchy, Concept Plan for the Nobleton Village Reserve, inclusion

of 25 Laskay Mills Drive within the Laskay Hamlet boundary, and the inclusion of the Whitebelt as a site-specific policy area, as outlined in this Report and its Appendices. Council's endorsement will enable the preparation of draft Official Plan Amendments in Q1 2026 and guide the next phase of the Review, including further reporting on the Settlement Area Boundary Expansions and the Natural Heritage Background Study in Q4 2025. The next phases of the Review will also include additional community engagement, with public open houses targeted for February 2026, a statutory public open house and public meeting in April 2026, and Council adoption anticipated in May/June 2026.

## **8. Attachments**

**Appendix 'A'** – Proposed Policy Directions Matrix

**Appendix 'B'** – What We Heard Engagement Summary, prepared by Kennedy Consulting

**Appendix 'C'** – Engagement Report, prepared by Kennedy Consulting

**Appendix 'D'** – Public Comment Response Matrix

**Appendix 'E'** – Concept Plans for the Doctors Lane and Old King Road Neighbourhood Plan Study Areas

**Appendix 'F'** – Intensification Hierarchy Mapping

**Appendix 'G'** – Concept Plan for the Southwest Quadrant of the Nobleton Village Reserve

**Appendix 'H'** – King's Whitebelt Lands

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