

Appendix ‘A’

Proposed Policy Direction Matrix

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Section 1: Introduction				
1.1	Context	This section characterizes King as a “community of communities” comprised of distinct Villages, Hamlets, and a vibrant Countryside, with the Official Plan establishing a unified framework for managing growth, preserving rural character, and aligning with evolving Provincial and Regional planning directives. The section also highlights the need to update the Plan to reflect recent legislative changes, growth pressures, and infrastructure demands	<ul style="list-style-type: none"> This section is guided by King’s vision for 2031, and by several former land use plans which provided an initial basis and foundation for the development of Our King, including: <ul style="list-style-type: none"> The 1970 King Township Official Plan; The Hamlet Plan (OPA 23), 1984; The Schomberg Community Plan (OPA 47), 1996; The King City Community Plan (OPA 54), 2000; and The Nobleton Community Plan (OPA 57), 2004-2006. 	<ul style="list-style-type: none"> Updates will be required to reflect new Provincial Plans and policies that have come into effect since Our King was adopted. Direct references to the Township’s Integrated Community Sustainability Plan (ICSP) will need to be removed; however, the vision and direction of the ICSP may continue to underpin the Official Plan. The policies will need to be updated to reflect the direction, objectives, and goals of King’s Corporate Strategic Plan and Township Master Plans. The Context will need to be revisited to have consideration for the 2051 Vision for King.
1.2.1	Basis of this Plan: Planning Act	This section identifies that the Plan is prepared under the authority of the Planning Act and is required by regulations to that Act.	<ul style="list-style-type: none"> The Planning Act and its regulations provide the basis for this section. 	<ul style="list-style-type: none"> References to the York Region Official Plan will need to be removed as York Region is now an upper-tier municipality without planning responsibilities.
1.2.2	Basis of this Plan: Provincial Policy Statement	This section provides a summary of the 2020 Provincial Policy Statement and its role in providing principles and policy direction on matters of Provincial interest.	<ul style="list-style-type: none"> While Our King was adopted in 2019, it was approved by York Region in 2020. This provided an opportunity for the policies of Our King to be revisited to ensure consistency with the 2020 Provincial Policy Statement. 	<ul style="list-style-type: none"> The Provincial Policy Statement, 2020 (PPS 2020) has since been consolidated into the Provincial Planning Statement, 2024 and repealed, except where the Greenbelt Plan makes reference to the Provincial Policy Statement in accordance with Amendment No. 4 to the Greenbelt Plan. As such:

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				<ul style="list-style-type: none"> ○ Section 1.2.2 will need to be updated to clarify where the PPS 2020 continues to apply in King. ○ A new section will need to be added to Our King to address the Provincial Planning Statement, 2024.
1.2.3	Basis of this Plan: Growth Plan for the Greater Golden Horseshoe	This section explains that the Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan) directs most growth to settlement areas with defined built boundaries, existing or planned municipal water and wastewater systems, and the capacity to support complete communities. It emphasizes intensification, efficient land use, and well-designed development, requiring municipalities to align their official plans with the Growth Plan’s targets and strategies, including those set by York Region through its municipal comprehensive review.	<ul style="list-style-type: none"> ● The Growth Plan was prepared under the Places to Grow Act, 2005 and came into effect on May 15, 2019, replacing the 2017 Growth Plan. ● The Growth Plan directs municipalities to develop and implement through their Official Plans and other supporting documents, strategies and policies to phase in and achieve the Growth Plan’s intensification targets. ● The Growth Plan identifies that all decisions on planning matters must conform to or not conflict with the Growth Plan. 	<ul style="list-style-type: none"> ● Similar to the PPS 2020, the Growth Plan was consolidated into the Provincial Planning Statement, 2024 and repealed concurrently, except where the Greenbelt Plan makes reference to the Growth Plan in accordance with Amendment No. 4 to the Greenbelt Plan. As such: <ul style="list-style-type: none"> ○ Section 1.2.3 will need to be updated to clarify where the Growth Plan continues to apply in King. ○ A new section will need to be added to Our King to address the Provincial Planning Statement, 2024.
1.2.4	Basis of this Plan: Oak Ridges Moraine Conservation Plan	This section summarizes the role of the Oak Ridges Moraine Conservation Plan as a policy framework for the protection of the ecological integrity of the Moraine.	<ul style="list-style-type: none"> ● The Oak Ridges Moraine Conservation Plan, 2017, provides the policies for this section of Our King. 	<ul style="list-style-type: none"> ● As there have been no changes to the Oak Ridges Moraine Conservation Plan since 2017, no updates are required to this section of Our King.
1.2.5	Basis of this Plan: Greenbelt Plan	This section provides an overview of the Provincial Greenbelt and the main objectives of the Greenbelt Plan.	<ul style="list-style-type: none"> ● This section is informed by the policies of the Greenbelt Plan. Our King integrates and builds upon the Greenbelt Plan’s policies. 	<ul style="list-style-type: none"> ● This section will need to be updated to incorporate that direction and changes that were made to the Greenbelt Plan through Amendment No. 4 to the Plan.

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1.2.6	Basis of this Plan: Lake Simcoe Protection Plan	This section provides a brief overview of the Lake Simcoe Protection Plan, 2009. The Plan is a comprehensive set of policies, actions and guidance for improving the quality and quantity of water in Lake Simcoe and its watershed.	<ul style="list-style-type: none"> This section is informed by the Lake Simcoe Protection Plan, 2009. 	<ul style="list-style-type: none"> Since there have been no changes to the Lake Simcoe Protection Plan since the adoption of Our King, no changes are required to this section.
1.2.7	Basis of this Plan: York Region Official Plan	This section provides an overview of the York Region Official Plan (approved 2010, partially in effect 2013). The York Region Official Plan sets out policies that will guide economic, environmental and community building decisions, and manage growth in York Region. This section also identifies that at the time of completing Our King, a Municipal Comprehensive Review of the York Region Official Plan was underway.	<ul style="list-style-type: none"> This section was informed by the 2010 York Region Official Plan, and the Municipal Comprehensive Review (MCR) that was underway at York Region with the intent of implementing the 2019 Growth Plan and a planning horizon up to 2041. 	<ul style="list-style-type: none"> References to the York Region Official Plan will need to be removed as York Region is now an upper-tier municipality without planning responsibilities. The York Region Official Plan, 2022 (office consolidation 2024) is now the responsibility of the Township to administer, as it applies to King. Through the Official Plan Review it is proposed that the relevant policies of Our King will be integrated into Our King, and that the York Region Official Plan, as it applies to King, would be repealed.
1.3	Purpose of this Plan	This section outlines the purpose of the Official Plan as a document to provide direction and a policy framework for managing growth, land use and infrastructure decisions generally within the planning horizon of 2031.	<ul style="list-style-type: none"> This section was informed by King's long-term planning objectives and goals, as well as the vision for the Township. This section aligned with the goals and objectives of the ICSP and other Township Plans and policies that were current as of 2019. 	<ul style="list-style-type: none"> Revisit the key directions for the Plan to ensure that they remain relevant, and update the directions as needed to reflect the goals for King over the 2051 planning horizon.
1.4	Our Vision	This section presents a unified vision for King Township as a vibrant, sustainable, and inclusive community. It emphasizes preserving the Township's rural, cultural, and agricultural heritage while promoting	<ul style="list-style-type: none"> The Vision for Our King was intended to build upon the ICSP in a more concrete way that focuses on the opportunities and attributes of the Township that 	<ul style="list-style-type: none"> A series of draft Vision Statements were consulted on through Community Open Houses in September 2025. The feedback and input received through this consultation will inform an updated draft of the vision statement that will be consulted on in early 2026.

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		responsible economic growth, environmental stewardship, and a high quality of life for all residents.	currently exist or will in the future and is designed to overcome current known challenges and constraints.	<ul style="list-style-type: none"> Direct references to the Township's Integrated Community Sustainability Plan (ICSP) will need to be removed.
1.5	Goals and Objectives	This section outlines the foundational values guiding the Township of King's Official Plan, emphasizing a vision rooted in harmony with nature, strong rural and agricultural identity, and a deep respect for heritage. It aspires to foster a vibrant, interconnected community of Villages and Hamlets that supports a responsible local economy, environmental stewardship, and a high quality of life for all residents.	<ul style="list-style-type: none"> The goals and objectives of Our King are rooted in the values of the Township identified in the planning process leading up to the preparation of the Township's ICSP. 	<ul style="list-style-type: none"> The goals and objectives will be revisited to respond to community and Council feedback and to align with the preliminary policy directions identified in the September 2025 Discussion and Directions Reports. While many of the goals and objectives that were rooted in the ICSP remain relevant, references to the ICSP will be removed.
1.5.1	Environmental Goals and Objectives	This section outlines the Township's environmental goals and objectives, which focus on protecting, restoring, and enhancing natural heritage systems, water resources, and ecological functions. It emphasizes sustainable land use planning, climate change mitigation and adaptation, and the integration of green infrastructure to support long-term environmental health and community resilience.	<ul style="list-style-type: none"> The goals and objectives of Our King are rooted in the values of the Township identified in the planning process leading up to the preparation of the Township's ICSP. 	<ul style="list-style-type: none"> Align with the King Community Climate Action Plan which guides community and municipal efforts in reducing greenhouse gas emissions. Incorporate the key targets and initiatives of the King Community Climate Action Plan. Align with other Township Master Plans and policy documents, including the Tree Management Plan and Natural Asset Inventory. Update to align with proposed policy directions for the Village Cores, Transit Station Area and Mixed Use areas, as well as the proposed Strategic Growth Areas and Intensification Hierarchy.
1.5.2	Economic Goals and Objectives	This section outlines King's goal to foster a sustainable and diverse local economy by protecting employment lands, supporting agri-business and innovation, and	<ul style="list-style-type: none"> The goals and objectives of Our King are rooted in the values of the Township identified in the planning process leading up to 	<ul style="list-style-type: none"> Align economic development policies with Age-Friendly Community principles to attract businesses that serve diverse population needs.

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		<p>promoting tourism, broadband infrastructure, and environmentally responsible industries. It also emphasizes revitalizing the Township’s three Villages by encouraging local business growth, mixed-use development, and strategic incentives aligned with broader economic development strategies.</p>	<p>the preparation of the Township’s ICSP.</p>	<ul style="list-style-type: none"> • Update to incorporate any future policy directions related to settlement area boundary expansions for Employment Area and population related employment (commercial) uses. • Provide enhanced support for rural employment and the rural economy, including through permissions for agriculture-related uses, on-farm diversified uses, and other forms of rural employment. • Update policies to refer to the current Community Improvement Plan and new Village Urban Design Guidelines.
1.5.3	Socio-Cultural Goals and Objectives	<p>This section emphasizes the importance of housing as a foundation for inclusive, culturally rich, and socially connected communities. It supports residential development that fosters a sense of belonging, diversity, and equitable access to community services and amenities.</p> <p>In relation to transportation, this section emphasizes the importance of transportation in supporting access to cultural, recreational, and social destinations. It promotes integrated mobility and land use planning to foster inclusive and connected communities</p>	<ul style="list-style-type: none"> • The goals and objectives of Our King are rooted in the values of the Township identified in the planning process leading up to the preparation of the Township’s ICSP. • These goals and objectives were shaped by Provincial directions that emphasize inclusive, complete communities and the integration of land use and transportation planning. 	<ul style="list-style-type: none"> • Update the Official Plan’s transportation vision to reflect the Vision and Objectives with the Transportation Master Plan, Active Transportation Strategy and Trails Master Plan for a connected, safe, and sustainable mobility system. • Align active transportation investments with climate goals and sustainability objectives. • Align transit-on-demand (TOD) policies with housing, employment, and infrastructure strategies to support complete communities. • Update policies to align with and refer to the current Village Urban Design Guidelines. • Align with other Township initiatives and plans, including the ongoing Age-Friendly Action Plan.
1.5.4	Financial / Decision-Making Goals and Objectives	<p>This section outlines the Township’s financial and decision-making goals, emphasizing sustainable and strategic growth. It aims to ensure that infrastructure</p>	<ul style="list-style-type: none"> • The Planning Act provides a legislative framework for requiring notice and identifying a 	<ul style="list-style-type: none"> • Maintain a policy framework focused on balanced growth across King’s urban and rural areas.

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		investments are fiscally responsible by directing most development to fully serviced Villages, promoting efficient land use, and maintaining transparency and public participation in planning decisions through collaboration with regional and provincial partners.	<ul style="list-style-type: none"> framework for public consultation and engagement. The goals and objectives of Our King are rooted in the values of the Township identified in the planning process leading up to the preparation of the Township's ICSP. 	<ul style="list-style-type: none"> Establish new goals and objectives to support diversifying the Township's tax base to encourage a more resilient economy.
1.6	Organization and Structure of this Plan	This section provides an overview of the different sections and schedules of Our King, and identifies that the Plan includes several interrelated components, which must be read together in order to determine those components and policies that have an impact on any land within the Township.	<ul style="list-style-type: none"> This section is informed by the structure of Our King. The Plan is comprised of 10 sections. 	<ul style="list-style-type: none"> The overall structure of Our King is not proposed to change through this Official Plan Review as this review is being undertaken to update the Plan, not to develop a new Official Plan. While the overall structure of Our King is not proposed to change, new subsections may be introduced to the 10 main sections to cover new policy documents and new policy directions (i.e., the Provincial Planning Statement, 2024, Intensification Hierarchy, etc.).
Section 2: Our Community of Communities				
2.1	Vision	This section presents the "Community of Communities" vision, which recognizes King Township as a collection of distinct Villages and Hamlets unified by shared values and a commitment to sustainability. The vision emphasizes preserving the Township's rural and agricultural character while directing growth to the three Villages of King City, Nobleton, and Schomberg, where	<ul style="list-style-type: none"> This vision was shaped through a multi-year, community driven process that began in 2014 and culminated in the plan's adoption in 2019. The vision drew on King's other strategic plans, including the ICSP, Economic Development Strategy and other Master Plans. 	<ul style="list-style-type: none"> Encourage development that supports live-work opportunities, walkable village cores, and access to essential services, enhancing King's value proposition for site selection and investment. Update to align with the 2051 planning horizon. Four draft vision statements have been prepared and are currently the subject of public consultation. The feedback and input received through this consultation

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		infrastructure and services can support complete, walkable, and vibrant communities.		will inform an updated draft of the vision statement that will be consulted on in early 2026.
2.2	Planning Horizon	This section recognizes the horizon for planning growth and development and provides policies for establishing a strategy for accommodating population and employment growth in King under the planning horizon of 2031, as directed by the York Region Official Plan.	<ul style="list-style-type: none"> The planning horizon used for the Plan aligned with the 2010 YROP. 	<ul style="list-style-type: none"> In accordance with Section 2.1 of the PPS 2024, at the time of an Official Plan update sufficient land shall be made available to accommodate an appropriate range and mix of land use to meet projected needs for a time horizon of at least 20 years, but not more than 30 years. A planning horizon of 2051 is proposed to be used for the Official Plan Review to streamline the integration of the YROP 2022 and to align with the Growth Plan which used 2051 as its planning horizon for population and employment forecasts. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond the 30 year time horizon in accordance with Section 2.1 of the PPS 2024.
2.3	Managing Growth	In relation to King’s hamlets, this section emphasizes that growth in hamlets should be modest and carefully managed to maintain their rural character. Development is limited to minor infill that respects the existing scale, density, and servicing capacity of each hamlet.	<ul style="list-style-type: none"> The basis for projecting growth was the Growth Plan and the York Region Official Plan, 2010 (YROP). The YROP provided a Township-wide forecast, which was broken down through the Township of King Population, Household, and Employment Growth Forecast Update Report which while not an operative component of the Official Plan informed the growth 	<ul style="list-style-type: none"> The growth forecasts will need to be updated to refer to the Township-wide forecast set out in the YROP 2022 (June 2024 office consolidation). The household, population, and employment forecasts referred to throughout this section should be based on the findings and breakdown detailed in the Growth Management and Employment Land Strategies prepared by Watson & Associates Ltd. The forecasts set out in these Strategies were endorsed by Council in February and June 2025. Council has also provided direction to explore settlement area boundary expansions for Schomberg

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			forecasts embedded in this section.	and King City, as well as opportunities to designate the entirety of the Whitebelt as a site-specific policy area for future study as a new settlement area. New policies will need to be added to address this direction.
2.3.1	Basis for the Growth Management Strategy	This section outlines that the growth forecasts in the 2010 YROP were used as the basis for the growth forecasts in this Plan and provides an overview of the different areas that will accommodate growth within the 2031 planning horizon.	<ul style="list-style-type: none"> The basis for projecting growth was the Growth Plan and the York Region Official Plan, 2010 (YROP). The YROP provided a Township-wide forecast, which was broken down through the Township of King Population, Household, and Employment Growth Forecast Update Report which while not an operative component of the Official Plan informed the growth forecasts embedded in this section. 	<ul style="list-style-type: none"> The growth forecasts identified in the 2022 YROP are the basis for the growth forecasts for the Official Plan Review. Reinforce the direction that growth in the countryside will remain limited and focused on context and scale appropriate development within Hamlets. Update terminology to refer to Strategic Growth Areas and the Neighbourhood Plan Areas rather than general intensification areas and provide policies to enable and support a Community Planning Permit System for the Neighbourhood Plan Areas. Remove references to the role of York Region as they no longer have planning responsibilities.
2.3.2	Population and Housing Growth Forecasts	This section provides the population and housing growth forecasts for the Township by population area (King City, Nobleton, Schomberg and Countryside), and policies for the provision of servicing and infrastructure in relation to the forecast growth.	<ul style="list-style-type: none"> The basis for projecting growth was the Growth Plan and the York Region Official Plan, 2010 (YROP). The YROP provided a Township-wide forecast, which was broken down through the Township of King Population, Household, and Employment Growth Forecast Update Report which while not an operative component of the 	<ul style="list-style-type: none"> Update population and housing forecasts to reflect Provincial policy priorities and the findings of the Growth Management and Employment Lands Strategy. Align with the direction previously provided by Council for population and housing forecasts, based on the Growth Management Strategy and Addendum Report. Recognize the growth that is forecast for the Nobleton Village Reserve and introduce policies linking to a new section that provides the detailed policy direction

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			Official Plan informed the growth forecasts embedded in this section.	<p>for these new Community and Employment Areas within Nobleton’s settlement area.</p> <ul style="list-style-type: none"> • Provide policy direction for a detailed Secondary Planning exercise for the entirety of the Nobleton Village Reserve. • Provide policy direction for the development of a Community Planning Permit System for the Doctors Lane and Old King Road Study Areas, to accommodate intensification and population and housing growth, with a total of approximately 1,197 units between the two Study Areas.
2.3.3	Employment Growth Forecasts	This section provides the employment growth forecast for the Township by population area (King City, Nobleton, Schomberg and Countryside) and identifies that the majority of growth is planned to occur within the three Villages.	<ul style="list-style-type: none"> • The basis for projecting growth was the Growth Plan and the York Region Official Plan, 2010 (YROP). • The YROP provided a Township-wide forecast, which was broken down through the Township of King Population, Household, and Employment Growth Forecast Update Report which while not an operative component of the Official Plan informed the growth forecasts embedded in this section. 	<ul style="list-style-type: none"> • Update to incorporate any future policy directions related to settlement area boundary expansions for settlement area boundary expansions for King City and Schomberg, to meet projected employment needs to 2051. • Plan for an overall employment density of 30 jobs per net hectare in new and existing Employment Areas. • Plan for a Community Area density of 35 people and jobs per hectare in Nobleton in new neighbourhood areas. • Establish mechanisms to track employment trends and land absorption to inform future planning decisions. • Monitor employment growth and land absorption to ensure alignment with the 2051 employment forecast of 17,700 jobs.

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				<ul style="list-style-type: none"> Identify and protect strategic employment lands through updated mapping and designation policies in the Official Plan.
2.3.4	Intensification	This section outlines that intensification will focus on achieving a minimum of 15% of annual residential unit growth within the built boundaries of King City, Nobleton, and Schomberg by 2031. This growth must align with the Plan’s broader objectives, ensuring compatibility with existing neighbourhood character and infrastructure capacity, while recognizing limitations in areas like Nobleton and Schomberg’s Special Policy Area.	<ul style="list-style-type: none"> The PPS and Growth Plan emphasized intensification, efficient use of infrastructure and opportunities for diversified housing. The YROP supported growth in designated areas, accessibility, and housing diversity. The Township used best practices and results from community engagement to focus growth in the Village Cores and transit station areas, with limited growth in established neighbourhoods. 	<ul style="list-style-type: none"> Formalize the ‘Intensification Hierarchy’ through new Schedules to the Official Plan to clearly define areas as primary, secondary, tertiary and limited, based on location, existing land use, and capacity for change: <ul style="list-style-type: none"> Primary Areas: delineate Strategic Growth Areas (SGAs) within the Village Centres of King City and Nobleton, portions of the Neighbourhood Plan Areas, and Major Transit Station Areas that are best suited for higher-density development and mixed uses. Secondary Areas: Portions of the 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. Incorporate the population forecasts and intensification targets from the Growth Management Strategy that have been endorsed by Council: <ul style="list-style-type: none"> King City: 45% of the total population of King Township and an intensification rate of 56% (2,875 units);

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				<ul style="list-style-type: none"> ○ Nobleton: 28% of the total population of King Township and an intensification rate of 37% (840 units); and ○ Schomberg: 7% of the total population of King Township and an intensification rate of 81% (260 units). ● Incorporate the 80 people and jobs per ha density for the Major Transit Station Area in King City. ● Require servicing and infrastructure upgrades before intensification occurs. ● Expand housing options (affordable housing, rentals, seniors/youth housing, and smaller-scale developments) and prioritize inclusive housing.
2.3.5	Settlement Area Boundary Expansions	This section provides policies for settlement area boundary expansions within the Township. It also identifies that there is sufficient land designated in the three Villages to accommodate the forecast growth to 2031, and that accordingly, an expansion to the Village boundaries will not be required within the horizon of this Plan.	<ul style="list-style-type: none"> ● Provincial Policy Statement (2020) ● Growth Plan (2019), Greenbelt Plan (2017); and Oak Ridges Moraine Conservation Plan (2017) directed that Hamlet boundaries are not permitted to expand. ● The basis for projecting growth was the Growth Plan and the York Region Official Plan, 2010 (YROP). ● The YROP provided a Township-wide forecast, which was broken down through the Township of King Population, Household, and 	<ul style="list-style-type: none"> ● Remove references to a Municipal Comprehensive Review (MCR) as the terminology no longer exists in Provincial policy. ● Remove references to the role of York Region. ● Update to incorporate any future policy directions related to settlement area boundary expansions for settlement area boundary expansions for King City and Schomberg, to meet projected employment needs to 2051, provided they are supported by the necessary background studies. ● Update the policies regarding the Nobleton Village Reserve to enable the redesignation of lands in southwest Nobleton for Community and Employment Area purposes, and to enable a comprehensive Secondary Planning exercise to be undertaken for the entire Village Reserve.

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			Employment Growth Forecast Update Report.	
2.3.6	Development Phasing	This section provides policies to guide the timing and progression of development in new neighbourhoods to ensure that they are coordinated with infrastructure availability and capital planning.	<ul style="list-style-type: none"> The Growth Plan directed municipalities to phase development to align with infrastructure availability and direct growth to built-up areas first, then designated greenfield areas. MCR's were also a tool under the Growth Plan to justify expansions to settlement area boundaries and ensure orderly phasing. The PPS 2020 supported the efficient use of land and infrastructure, compact and transit-supportive development, and encouraged the avoidance of premature development in Unserved areas. 	<ul style="list-style-type: none"> The PPS 2024 removed the concept of MCRs and allows settlement area expansions at any time, provided they meet servicing and infrastructure criteria. Policies will require updates as infrastructure planning may extend beyond the 30 year planning horizon maximum detailed in the PPS 2024. Align with the PPS 2024's prioritization of housing supportive policies which encourage development phasing to be aligned with infrastructure availability, but without rigid sequencing or staging requirements.
Section 3: Our Sustainable Neighbourhoods				
3.1	Vision	This section emphasizes that all planning and development decisions must holistically balance economic, environmental, financial, and socio-cultural factors to create sustainable, healthy, and liveable communities.	<ul style="list-style-type: none"> This section was informed by the Township's 2012 Integrated Community Sustainability Plan, the 2020 PPS, the 2010 YROP, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> The vision should be updated to integrate the targets of the King Community Climate Action Plan to reinforce the Township's climate resilience and emissions accountability. Identify the more flexible and streamlined framework of the PPS 2024 and clarify how the Township will

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			<ul style="list-style-type: none"> These Plans collectively emphasize balancing environmental stewardship, sustainable economic development, infrastructure efficiency, and socio-cultural vitality in land use and planning decisions. 	<ul style="list-style-type: none"> maintain its sustainability commitments despite the broader Provincial shift toward development flexibility. Remove direct references to the Integrated Community Sustainability Plan.
3.2	Sustainable Community Design, Development and Construction Practices	<p>This section promotes housing that contributes to sustainable, healthy, and complete communities across the Township. It encourages a range of residential forms and densities that support affordability, environmental performance, and compatibility with the surrounding neighbourhood.</p> <p>This section encourages transportation systems that support compact, walkable communities and reduce dependence on personal vehicles. It highlights the role of active transportation infrastructure in achieving environmental and mobility goals.</p>	<ul style="list-style-type: none"> This section is informed by provincial goals for sustainable growth, particularly those outlined in the PPS and the Greenbelt Plan, which promote compact, transit-supportive development. The policies encouraged walkability and reduced car dependency, aligning with provincial climate change mitigation strategies and energy conservation objectives 	<ul style="list-style-type: none"> Remove direct references to the ICSP and replace them with current guiding documents such as the King Community Climate Action Plan (KCCAP) and ThinKING Green Program. Add explicit references to climate resilience, net-zero goals, and the integration of York Region's 2024 Official Plan climate policies (Sections 2.3.20–2.3.36). Reference the ThinKING Green Program as the Township's operational framework for sustainable design and development.
3.2.1	Green Building and Development	This section includes policies to encourage green building practices and the development of a municipal program for green development standards and associated performance metrics.	<ul style="list-style-type: none"> This section drew on provincial policy directions from the Growth Plan and PPS that support green infrastructure and low-carbon transportation systems. This section also incorporated principles from the Ontario 	<ul style="list-style-type: none"> Replace outdated section references with current York Region Official Plan policies on sustainable building and development, particularly those in Sections 2.3.20–2.3.36. Reference ThinKING Green as the Township's operational framework for sustainable design,

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		This section supports the development of transportation strategies that reduce environmental impact, such as transit-oriented development and infrastructure for low-emission vehicles. It aligns green building practices with sustainable mobility solutions	<p>Building Code and provincial climate action frameworks, encouraging transit-oriented development and infrastructure for electric and low-emission vehicles.</p> <ul style="list-style-type: none"> The policies responded to trends at the time of preparing the Plan to encourage enhanced building standards to promote sustainability and energy efficiency. 	<p>replacing generic checklist language with specific program components.</p> <ul style="list-style-type: none"> Clarify that King Township’s standards are implemented through site plan and subdivision agreements, not bylaws, and ensure compliance with new provincial limitations. Add new metrics referenced under ThinKING Green, including climate resilience, water reuse and phosphorus reduction, electric vehicle infrastructure and renewable energy, and ride-sharing and autonomous vehicle readiness to the list of theme areas and performance standards. Specify the types of applications subject to green development standards and outline the structured review process. Align subdivision design principles with ThinKING Green’s scoring-based approach and conservation metrics.
3.2.2	Sustainable Construction Practices	This section provides policies to ensure that all development and site alteration activities in King Township are carried out using environmentally responsible construction practices that minimize ecological disruption, protect sensitive habitats, and manage erosion, sedimentation, and waste in accordance with best practices and regulatory standards.	<ul style="list-style-type: none"> The PPS provided direction for municipalities to incorporate policies that support energy efficiency, climate change adaptation, and environmental protection in construction practices. Section 2 of the Planning Act identifies provincial interests, including the conservation of natural resources, efficient use of 	<ul style="list-style-type: none"> Reference ThinKING Green explicitly as the implementation framework for sustainable construction practices, replacing generic language with program-specific requirements. Ensure construction practices reflect the new OBC standards, particularly around energy efficiency, emissions, and sediment control. Expand construction policies to include lifecycle cost considerations, climate adaptation measures, and alignment with PPS 2024 directives.

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Section No.	Section Name	Summary		
			<p>energy and water, and minimization of waste.</p> <ul style="list-style-type: none"> The 2010 YROP provided direction on sustainable building and construction, including erosion control, vegetation preservation, and stormwater management, and support for low-impact development and climate-resilient infrastructure. 	<ul style="list-style-type: none"> Reference York Region’s Construction Design Guidelines where applicable, for regional infrastructure interfaces. Clarify that King’s construction standards are implemented through site plan control and development agreements, not through building bylaws, ensuring compliance with provincial legislation. Expand vegetation and habitat protection language to align with other Township Plans and policies, including the Tree Management Plan.
3.2.3	Excess Soil Reuse	This section provides policies to support best practices to identify and guide the management of excess soil generated and fill received during development and site alteration.	<ul style="list-style-type: none"> The Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Growth Plan provided policies to encourage municipalities to develop strategies for the re-use of excess soil while protecting human health and the environment. 	<ul style="list-style-type: none"> Update Official Plan policies to explicitly reference Ontario Regulation 406/19 and its requirements for soil characterization, tracking, and reuse site assessments. Promote the beneficial reuse of excess soil within King Township to reduce transportation emissions and support local restoration or development projects. Include policy to consider preparing a municipal excess soil by-law or guidance document to support consistent application of provincial rules at the local level. Establish clear criteria for evaluating the suitability of reuse sites, particularly near natural heritage features, watercourses, and agricultural lands. Add policies to work with developers, consultants, and contractors to raise awareness of excess soil obligations and best practices.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
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				<ul style="list-style-type: none"> • Require soil quality assessments and tracking protocols for all development applications involving significant soil movement. • Strengthen policies that prioritize on-site reuse of excess soil to reduce greenhouse gas emissions and truck traffic. • Encourage the identification of appropriate receiving sites within the Township for clean excess soil, especially for municipal infrastructure projects. • Introduce requirements for post-placement monitoring and public reporting on excess soil reuse outcomes.
3.2.4	Implementation	This section establishes that new or significantly intensified development must implement green development standards through a range of planning tools to ensure alignment with the sustainability objectives outlined in preceding sections of the Official Plan.	<ul style="list-style-type: none"> • The PPS provided direction for sustainable development, energy efficiency, climate adaptation, and protection of natural resources. • The YROP encouraged local municipalities to develop green development standards and integrate sustainability into site planning and subdivision approvals and supported implementation through performance metrics and incentives. 	<ul style="list-style-type: none"> • Replace general references to “green development standards” with specific reference to the ThinkKING Green Program, including its scoring system and application scope. • Clarify how King Township will maintain its sustainability commitments and apply green standards within the more flexible provincial framework. • Revise the list of implementation tools to reflect current legislative authority and clarify how green standards are enforced through site plan control, development agreements, and subdivision approvals. • Add language requiring alignment with the Climate Action Plan and resilience metrics when applying green development standards. • Reassess and potentially lower the threshold for triggering green standards or clarify that all applicable development types are subject to review under ThinkKING Green.

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Section No.	Section Name	Summary		
3.3	Healthy, Age-Friendly and Accessible Communities	This section provides policies to promote healthy, inclusive, and accessible communities by shaping the built environment to support physical activity, well-being, and equitable access for all ages and abilities. It emphasizes integrated planning approaches, such as active transportation infrastructure, barrier-free public spaces, and coordinated service delivery, while encouraging collaboration, health impact assessments, and flexible design solutions that respect heritage and community character.	<ul style="list-style-type: none"> • The Greenbelt Plan and PPS provide policies for complete communities, including that they will be healthy, accessible and inclusive. • The Growth Plan supported compact, transit-supportive, and age-friendly communities and called for planning that accommodates people of all ages and abilities. • The YROP emphasized designing communities to foster physical and mental health, inclusivity, and accessibility. 	<ul style="list-style-type: none"> • Embed the principles of the Ontario Age-Friendly Communities Framework and Advancing Accessibility in Ontario into Official Plan policies. • Expand policies to address the needs of older adults, caregivers, and persons with disabilities in all aspects of land use and infrastructure planning. • Reinforce the role of land use, transportation, and public space design in supporting physical activity, mental health, and social inclusion in policies. • Encourage the integration of wellness-focused features such as shade structures, rest areas, and accessible trails in parks and public spaces. • Require new development and public infrastructure to incorporate universal design principles. • Support retrofits and upgrades to existing facilities to improve accessibility and usability for all residents. • Promote the co-location of community services, cultural spaces, and gathering areas to foster intergenerational interaction and social inclusion. • Encourage community-led initiatives and partnerships that enhance local health and wellness programming. • Maintain and strengthen the Township's Accessibility Advisory Committee as a key partner in policy development and implementation. • Introduce indicators to monitor progress toward creating healthy, age-friendly, and accessible communities. • Align economic development policies with Age-Friendly Community principles to attract businesses that serve diverse population needs.

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Section No.	Section Name	Summary		
3.4	Meeting Our Housing Needs	This section outlines housing policies that aim to provide a diverse range of housing types, tenures, and densities to meet the needs of current and future residents across all life stages. The policies emphasize affordability, accessibility, and compatibility with existing neighbourhoods, while supporting complete communities and sustainable growth.	<ul style="list-style-type: none"> • The PPS encouraged promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation. • The Growth Plan directed growth to settlement areas with municipal servicing and promoted compact, transit-supportive development and complete communities. • The YROP 2010 called for collaboration between York Region and local municipalities to deliver affordable housing and set regional targets for housing mix and affordability. 	<ul style="list-style-type: none"> • Emphasize trail connections within and between settlements to support complete and connected communities. • Provide support for the Housing Continuum as defined by CMHC. • Develop a standalone section for Attainable Housing under Section 3.4: Add a new section to Our King that focuses on attainable housing, to be provided in addition to affordable housing, that provides clear direction regarding the provision of attainable housing in King. Under this section include the following: <ul style="list-style-type: none"> ○ Define attainable housing in the Official Plan as housing that is priced below average resale or rental rates but above affordability thresholds, targeting households in the middle-income range (e.g., 7th and 8th income deciles) ○ Include attainable housing as a distinct category within Township-wide housing targets, alongside affordable and market-rate housing. ○ Explore development charge deferrals, property tax reductions, and expedited approvals for attainable housing projects, particularly in designated growth areas. ○ Establish a framework to track the delivery of attainable housing units, including pricing, tenure, and household income served, in collaboration with York Region. • Develop a standalone section for Rental Housing under Section 3.4: Add a new section to Our King that focuses on purpose-built rental housing, both

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				<p>affordable and market-based, to provide clear direction regarding the provision of rental housing in King. Under this section include:</p> <ul style="list-style-type: none"> ○ Policies that apply 125% Average Market Rate (AMR) Threshold aligning with York Region’s benchmark to better reflect attainable rental options. ○ Identification of potential incentives such as development charge deferrals, tax reductions, and expedited approvals. ○ Policies providing the framework for the development of a rental conversion by-law to prevent rental-to-condo conversions when vacancy rates are low. ● Reference the Development Charges Act (DCA) definition and York Region’s 175% average market rent (AMR) threshold for attainable housing under their Development Charges policy to ensure consistency across planning and financial tools.to ensure consistency across planning and financial tools. ● Encourage or require a mix of affordable, attainable, and market units in larger developments to promote inclusive communities. ● Collaborate with York Region to track rental affordability, unit delivery, and policy effectiveness.
3.4.1	Affordable Housing	This section supports affordable housing through intensification by permitting increased heights and densities in appropriate locations, such as up to six	<ul style="list-style-type: none"> ● The PPS required municipalities to provide a range of housing types and densities to meet projected needs. 	<ul style="list-style-type: none"> ● Define attainable housing in the Official Plan as housing that is priced below average resale or rental rates but above affordability thresholds, targeting

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		<p>storeys in Village Cores and Transit Station Areas, and up to five storeys in Mixed Use Areas. It also encourages secondary residential units and a mix of unit sizes in multi-unit developments to enhance affordability and housing diversity near intensification nodes.</p>	<ul style="list-style-type: none"> • The PPS supported the delivery of affordable housing through land use planning and financial tools. • The YROP 2010 set regional targets for affordable housing delivery, and supported inclusionary zoning, density bonusing, and development charge deferrals. 	<p>households in the middle-income range (e.g., 7th and 8th income deciles)</p> <ul style="list-style-type: none"> • Include attainable housing as a distinct category within Township-wide housing targets, alongside affordable and market-rate housing. • Shift from a fixed 25% target for new affordable housing units to a phased or tiered approach (i.e., 10-15%), with flexibility based on location, tenure, and feasibility. • Introduce attainable housing as a distinct category alongside affordable and market-rate housing, with a similarly phased or tiered local target (i.e., 10-15% of all new units), with flexibility based on location, tenure, and feasibility. • Consider the 7th or 8th income decile for attainable ownership, representing a purchase price threshold in the range of \$750,000 to \$950,000 (2024). • Require diverse unit sizes in Transit Station Areas and Village Cores to support multi-generational and downsizing needs. • Collaborate with York Region to: <ul style="list-style-type: none"> ○ Monitor affordability outcomes annually; ○ Track unit delivery by tenure, type, and affordability; and ○ Use data to inform policy updates and incentive programs. • Use CIPs to incentivize affordable housing delivery, especially in areas targeted for intensification and mixed-use development.

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				<ul style="list-style-type: none"> Pursue funding from Provincial and Federal programs and establish partnerships with non-profit and cooperative housing providers to deliver inclusive and affordable housing.
3.4.2	Inclusive Housing and Group Homes	This section encourages inclusive housing options that support people with disabilities, seniors, and other equity-deserving groups. It recognizes group homes as a vital component of the housing system and supports their integration into all residential areas.	<ul style="list-style-type: none"> The PPS provided municipalities with direction to provide a range of housing types and densities to meet the needs of all residents, including those requiring supportive housing. The Growth Plan promoted complete communities with housing options for people at all stages of life and income levels. The YROP 2010 permitted group homes and supportive housing in all residential designations, and encouraged collaboration with local municipalities to deliver inclusive housing programs and monitor affordability thresholds. 	<ul style="list-style-type: none"> Update the definition of “inclusive housing” to align with PPS 2024 and YROP 2022, ensuring clarity and consistency across planning documents. Expand the zoning amendment requirements to include detailed accessibility standards, and proximity to essential services. Move beyond encouragement and require universal design features in new residential developments, in line with the 2024 Building Code. Explicitly prioritize inclusive housing near transit, parks, and community facilities to support complete communities. Reference development charge exemptions and deferrals for inclusive housing to improve feasibility and encourage uptake.
3.5	Parks, Trails and Public Service Facilities	<ul style="list-style-type: none"> This section provides policies for King’s public spaces and community facilities and guides the delivery of these types of essential facilities and services. 	<ul style="list-style-type: none"> The Greenbelt Plan, Growth Plan and PPS provide policies to support planning for and investing in public service facilities. The Township’s Parks, Recreation and Culture Master Plan, and Recreation and Community Master Plan both 	<ul style="list-style-type: none"> This section provides policies for King’s public spaces and community facilities and guides the delivery of these types of essential facilities and services.

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			provide policies and recommendations around new community facilities, and achieving the goals of active living, inclusion and access, connecting people and nature, supportive environments, and recreation capacity.	
3.5.1	Recreation, Arts and Culture Facilities	This section encourages the maintenance of a wide variety of recreational facilities in King that respond to the needs of different demographic groups and accessibility needs.	<ul style="list-style-type: none"> • The Township’s Parks, Recreation and Culture Master Plan – Facility Services encourages promoting equality and access in recreation. • The Plan provides an inventory of current facilities and identifies areas of opportunity and recommendations for new facilities for the long-term. 	<ul style="list-style-type: none"> • Align with the PPS 2024 by facilitating the provision of public service facilities including recreational centres, libraries, cultural venues, and community hubs that emphasize the importance of the efficient, integrated and sustainable planning to support complete communities. • Require asset management plans for all public service facilities, including climate resilience and energy efficiency targets. • Add policy to prioritize co-location of facilities with parks, schools, and transit in growth areas and village cores. • Ensure equitable access to facilities and services. • Encourage partnerships with community organizations, school boards, and cultural institutions to enhance facility programming and operations. • Support flexible, multi-use facility designs that can adapt to changing demographics and service needs. • Integrate green infrastructure, energy-efficient retrofits, and emergency preparedness into facility planning.

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Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> Encourage collaborative planning and operations through partnerships and community engagement, ensuring facilities reflect local needs and values.
3.5.2	Parkland	This section provides policies for King’s parkland hierarchy and targets for the provision of public parkland. This section also provides policies for locating and designing parkland to maximize public safety, minimize negative impacts, and achieve the maximum amount of usability.	<ul style="list-style-type: none"> Parkland dedication rates stem from the requirements of the Planning Act. King’s Parks, Recreation and Culture Master Plan – Parks & Forestry Services also provides policies around types of parks, service levels and future planning for parkland amenities. 	<ul style="list-style-type: none"> Integrate Provincial policy direction of collectively supporting the protection, enhancement, and equitable distribution of parkland as a vital component of complete communities, particularly in areas of intensification and new development. Clarify the role of Privately Owned Publicly Accessible Spaces (POPS) in the Official Plan: While POPs enhance the public realm, they should not replace traditional parkland. Clear criteria and design standards must be established. Define standards for encumbered land: New policies should ensure that such lands are usable, accessible, and contribute meaningfully to the open space network. Review parkland service levels around intensification sites: The existing park amenities in King’s Villages should be reviewed to ensure that the parkland provision target is able to be maintained as more growth occurs through redevelopment and intensification within the Village Cores. Add policy direction to explore alternative strategies: These may include land acquisition, partnerships, and innovative funding mechanisms to supplement reduced parkland dedication rates.
3.5.3	Trails	This section provides policies for trails as a key component of the Township’s active transportation and recreation network. It	<ul style="list-style-type: none"> The Greenbelt Plan, Growth Plan and PPS provide policies to support planning for and 	<ul style="list-style-type: none"> Include policy that requires new subdivisions and site plans to implement planned trails and bike lanes that run through or adjacent to their property to support

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		emphasizes the importance of developing a connected, accessible, and safe trail system that links natural heritage features, parks, open spaces, and community destinations. It encourages collaboration with various stakeholders to expand and maintain the trail network, while also promoting its integration with regional and provincial trail systems.	<p>investing in public service facilities.</p> <ul style="list-style-type: none"> The Township of King Trails Master Plan outlines a comprehensive strategy to develop, enhance, and connect a safe, accessible, and environmentally sensitive trail network across King Township, integrating existing trails with new routes and regional systems. 	<p>expanding King’s trail and cycling network as development occurs.</p> <ul style="list-style-type: none"> Reference key trail routes on transportation maps to ensure they are considered in all mobility and infrastructure decisions. Provide direction to develop Trail Design Guidelines to ensure high-quality, accessible, and maintainable trails. Emphasize trail connections within and between settlements to support complete and connected communities. Establish high level policies that provide direction for trail maintenance, asset management and accessibility. Provide policies that support partnerships and funding mechanisms to expand King’s trail network.
3.5.4	Public Schools	This section provides policies for new school sites in the Township and identifies that the Township will work with school boards, developers and the Province to ensure that the educational needs of King’s growing population are met.	<ul style="list-style-type: none"> The Planning Act and PPS provide the overarching legal and policy framework for the integration of schools into community planning. The Education Capital Policies and Programs Manual outlines the Ministry of Education’s expectations for school boards regarding capital planning. 	<ul style="list-style-type: none"> Update policy language to explicitly require coordination with school boards to identify school sites in Strategic Growth Areas, including areas of intensification and new subdivisions. Add policies encouraging shared use agreements and the co-location of schools with parks, libraries, and community centres, especially in compact or mixed-use developments. Update policies on surplus school sites to reflect the Minister’s enhanced authority regarding disposition and consider adding criteria for evaluating surplus sites that align with community needs and Provincial direction.

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				<ul style="list-style-type: none"> • Include direction to support equitable access to schools and encourage planning for alternative and lifelong learning facilities. • Reference the need for early engagement with school boards during block planning and subdivision review and encourage requiring school site feasibility assessments as part of development applications in growth areas.
3.6	Addressing Land Use Impacts (Noise, Odour and Vibration)	This section addresses land use impacts, specifically noise, odour and vibration, by requiring that proposed developments near major facilities (such as highways, railways, industrial areas, or energy infrastructure) undergo appropriate impact studies. These studies must meet provincial guidelines and inform mitigation measures like setbacks, berms, or land use restrictions to ensure compatibility with sensitive uses and protect community well-being.	<ul style="list-style-type: none"> • These policies are derived from the 2020 PPS and the 2017 Greenbelt Plan. 	<ul style="list-style-type: none"> • Include mitigation policies for noise, vibration, and safety impacts on sensitive land uses regarding goods movement and corridor protection. • Introduce a definition for “major facilities” that aligns with the PPS 2024 definition to improve clarity and ensure consistent application of land use compatibility policies. • Recognize waste management systems as a major facility to align with the PPS 2024 definition. • Require the use of Provincial Guidelines, including the D-Series Guidelines and NPC-300 Guidelines, for development proposals near major facilities to help avoid or reduce negative impacts and protect public health and safety.
3.7	Conserving Our Heritage	This section identifies the importance of conserving cultural heritage resources, including those found in hamlets, as integral to the Township’s identity and rural character. It supports the protection, restoration, and adaptive reuse of heritage buildings and landscapes in hamlets to	<ul style="list-style-type: none"> • The PPS provided direction to conserve significant built heritage resources and cultural heritage landscapes. • The PPS supported the integration of heritage conservation into land use 	<ul style="list-style-type: none"> • Reflect legislative changes to the Ontario Heritage Act, particularly through Bill 23 and Bill 200 that have significantly altered the heritage landscape. Section 3.7 must be revised to reflect the new timelines, designation procedures and limitations on relisting properties introduced through these changes.

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		maintain their distinct historical fabric and contribute to community pride and continuity.	<p>planning and community development.</p> <ul style="list-style-type: none"> The Ontario Heritage Act provided the legal framework for identifying, listing, and designated heritage properties, and enabled municipalities to maintain heritage registers and regulate demolition and alteration of protected properties. The YROP 2010 encouraged municipalities to identify and conserve heritage resources, and supported public awareness and education initiatives related to cultural heritage. 	<ul style="list-style-type: none"> Clarify how King Township will manage legacy listed properties and ensure timely designation decisions. Reference the revised Ontario Heritage Toolkit (2025) and align King’s heritage conservation practices with its updated guidance, particularly regarding HCDs and public engagement. Expand Section 3.7 to include policies that support voluntary conservation and recognize intangible heritage, especially for underrepresented communities. Strengthen HCD policies to reflect new Provincial requirements and ensure that any future HCDs are supported by clear implementation tools. Add procedural clarity to Section 3.7 regarding how heritage designation interacts with development applications, including timelines and coordination with planning approvals. Provide a framework to further assess heritage resources in the Hamlets, including considering them as HCDs. Formal designation of heritage properties, particularly in Ansnorveldt, should be contemplated to prevent alterations that may compromise the broader heritage context. The interconnected value of these properties means that the loss of one can diminish the significance of others. Across all Hamlets and Villages, adaptive reuse of heritage buildings should be promoted to retain defining features while allowing for modern functionality and continued use.

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				<ul style="list-style-type: none"> • Further study is required in Graham Sideroad, Lloydtown, Pottageville, and Snowball to identify potential heritage resources. Residents should be invited to contribute local knowledge to support heritage recognition and stewardship. • Align defined terms and definitions with the Ontario Heritage Act.
3.7.1	Identifying Heritage Resources	This section outlines the Township's intent to proactively identify, document, and conserve cultural heritage resources through a structured and transparent process. It emphasizes the importance of maintaining a comprehensive and publicly accessible Heritage Register, guided by the Ontario Heritage Act, and supported by a Heritage Advisory Committee, regular updates, and potential incentive programs for property owners.	<ul style="list-style-type: none"> • The PPS required municipalities to conserve significant cultural heritage resources, including built heritage, landscapes, and archaeological sites. • The Ontario Heritage Act provided the legal framework for listing and designating properties on municipal heritage registers. 	<ul style="list-style-type: none"> • New policies should address municipal heritage inventories and registers, as Bill 200 mandates the removal of non-designated properties by January 1, 2027, and prohibits re-listing within two years of initial inclusion. <ul style="list-style-type: none"> ○ Need for policies that support early designation. ○ Policies should acknowledge properties removed from the heritage register due to timing requirements under Bill 23 and Bill 200, and ensure recognition of their potential heritage value as their delisting was merely procedural and not evaluative. • PPS 2024 encourages planning authorities to develop and implement proactive strategies for conservation. Policies should seek to employ unique identification and recognition strategies. • Address "listed" properties by aligning policies and terminology for the demolition of non-designated properties with the Ontario Heritage Act. • Update policies in subsection 3.7.1.12 to identify that O. Reg 9/06 now requires 2/9 criteria to be met as opposed to one, for designation.

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3.7.2	Public Awareness	This section expresses King’s intent to foster a strong cultural heritage identity by promoting public awareness, interpretive signage, and community engagement in heritage conservation. It also encourages the recognition and celebration of historic people, places, and events, especially those from underrepresented groups, through naming practices and incentive programs for heritage property owners.	<ul style="list-style-type: none"> The policies in this section were informed by the PPS 2020, the 2010 YROP, and local consultation best practices. 	<ul style="list-style-type: none"> Policies should encourage/incentivize voluntary conservation, due to a lack of flexibility in heritage listing prescribed by Bill 23. Policies should seek to develop or encourage the development of strategic opportunities to promote public awareness, including the recognition of intangible heritage (traditions, languages, festivals, etc.), Incorporate recommendations from the King Heritage & Cultural Centre Master Plan that also speak to public awareness, education, and outreach.
3.7.3	Built Heritage Resources	This section outlines a commitment to conserving built heritage resources by ensuring that any development or alteration near protected heritage properties does not compromise their heritage attributes. It also supports adaptive reuse, encourages heritage designations, and promotes tools like easements, permit streamlining, and incentive programs to protect and commemorate heritage assets, while requiring thorough documentation when significant changes or demolitions are proposed.	<ul style="list-style-type: none"> The PPS provided direction for municipalities to conserve significant built heritage resources and cultural heritage landscapes. The Ontario Heritage Act provided the legal framework for designating and protecting built heritage properties and enabled municipalities to regulate alterations and demolitions of designated structures. 	<ul style="list-style-type: none"> Clarify that only designated properties are considered “protected heritage properties” under the new PPS 2024 definition. Policies should also acknowledge the procedural nature of delisting and encourage early designation. Reference the revised Ontario Heritage Toolkit and incorporate its best practices into King’s designation and conservation procedures. The PPS 2024 and OHA amendments now define “protected heritage property” narrowly, excluding listed properties from demolition protections unless designated. Updates should: <ul style="list-style-type: none"> Define “demolition” and “alteration” explicitly. State that only designated properties are protected from demolition under the OHA. Include a policy that non-designated properties proposed for demolition must be reviewed by Council before removal from the register.

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				<ul style="list-style-type: none"> Strengthen language around adaptive reuse, especially in intensification areas, and clarify how built heritage can contribute to community character and sustainability. Expand policies to identify opportunities to explore incentive-based conservation strategies and public engagement mechanisms.
3.7.4	Heritage Impact Assessments	This section provides policies to ensure that any development or alteration potentially affecting cultural heritage resources is carefully assessed and managed. It mandates the use of Heritage Impact Assessments and conservation plans, prioritizes on-site retention of heritage buildings, and uses planning tools like site plan control and subdivision agreements to protect heritage attributes throughout the development process.	<ul style="list-style-type: none"> The PPS provided direction for municipalities to conserve significant cultural heritage resources and to assess impacts through HIAs when development may affect such resources. The Ontario Heritage Act provided authority for municipalities to require HIAs for properties designated under the Act or listed on the municipal heritage register. These policies are also in conformity with the Standards and Guidelines for the Conservation of Historic Places in Canada and the Ontario Heritage Toolkit. 	<ul style="list-style-type: none"> Clarify that HIAs are required only for development affecting designated properties, unless Council has issued a Notice of Intention to Designate (NOID) within the prescribed 90-day window following a complete planning application. Reference the Toolkit and incorporate its updated standards for Heritage Impact Assessment (HIA) content, qualifications of authors, and procedural alignment with planning applications. Include policies that: <ul style="list-style-type: none"> Define “prescribed events” and their implications. Require early identification of heritage value during pre-consultation. Encourage Cultural Heritage Evaluation Reports (CHERs) before formal application submission to support timely designation decisions. Align King Township’s HIA requirements with York Region’s updated standards, including author qualifications, report structure, and integration with broader planning documentation. Revise policies to explicitly include cultural heritage landscapes and archaeological resources as triggers

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				for HIAs, ensuring comprehensive heritage evaluation.
3.7.5	Cultural Heritage Landscapes	This section identifies the intent to identify and evaluate cultural heritage landscapes for their significance and include them on the Heritage Register. It also promotes collaboration with other municipalities, government bodies, and the private sector to manage and conserve these landscapes, especially when they span multiple jurisdictions.	<ul style="list-style-type: none"> The PPS provided municipalities with direction to conserve cultural heritage landscapes as part of significant heritage resources. The Ontario Heritage Act provided authority for municipalities to identify and protect cultural heritage landscapes through designation and planning controls. The YROP 2010 supported the identification and conservation of cultural heritage landscapes, especially in rural and agricultural areas. 	<ul style="list-style-type: none"> Clarify that Cultural Heritage Landscapes (CHLs) must be designated under Part IV of the Ontario Heritage Act to receive full protection. Include policies for proactive designation and strategies to mitigate risks from provincial exemptions. Reference the revised Ontario Heritage Toolkit and incorporate its evaluation framework and conservation strategies for CHLs, including guidance on how to manage change within these landscapes. Add language that supports proactive identification and conservation of CHLs, including mapping, community engagement, and integration with natural heritage and climate resilience policies. Expand policies to include Indigenous cultural landscapes and outline engagement protocols with Indigenous communities during CHL identification and evaluation. Strengthen the connection between CHLs and rural planning, including policies for visual character, landform conservation, and integration with natural heritage systems.
3.7.6	Heritage Cemeteries	This section provides policies for the protection of cemeteries of cultural heritage significance through formal designation under the Ontario Heritage Act, including their landscapes and vegetation. It emphasizes restoration, maintenance, and preservation standards, while requiring	<ul style="list-style-type: none"> The policies in this section are informed by the PPS 2020, the 2010 YROP, and requirements under the Ontario Heritage Act. Cemeteries are also subject to the Funeral, Burial and Cremation Services Act 	<ul style="list-style-type: none"> Encourage proactive strategies for conserving significant cultural heritage landscapes, which includes cemeteries. Maintain protections for archaeological resources adjacent to cemeteries in accordance with PPS 2024 policy 4.6.2.

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		impact assessments and mitigation measures for nearby development to ensure the integrity and respectful treatment of these heritage sites.		<ul style="list-style-type: none"> Introduce buffer requirements for development near cemeteries. This would be captured in how the PPS encourages the development and implementation of proactive strategies for conservation.
3.7.7	Heritage Conservation Districts	This section outlines that Heritage Conservation Districts (HCDs) may be established in hamlets to preserve and enhance areas of cultural heritage value. These districts are intended to guide change in a way that respects the historical character of hamlets, using tools such as design guidelines and conservation plans to ensure new development or alterations are compatible with the heritage context.	<ul style="list-style-type: none"> Part V of the Ontario Heritage Act provided the legal authority for municipalities to designate Heritage Conservation Districts. The Ontario Heritage Act required municipalities to complete a Heritage Conservation District Study before designation, including public consultation, character analysis, and boundary delineation, and mandated the preparation of a Heritage Conservation District Plan to guide conservation and development within the district. The PPS provided municipalities with direction to conserve significant cultural heritage resources, including HCDs, as part of creating complete communities. 	<ul style="list-style-type: none"> Reference the 2025 Toolkit and incorporate its updated procedural and content requirements for HCD designation, including community consultation, boundary justification, and integration with land use planning. Clarify that only designated HCDs are considered protected under the PPS 2024. Policies should encourage early initiation of HCD studies and designation processes to ensure timely protection. Strengthen policies to reflect King Township’s intent to exceed minimum standards by proactively identifying and protecting potential HCDs, especially in hamlets and historic rural landscapes. Emphasize the role of HCDs in managing growth in King’s hamlets and villages, ensuring that new development aligns with heritage conservation goals and supports rural identity. Clarify that if the Township undertakes a study under Section 40 of the Ontario Heritage Act that Council may by By-law designate the area specified in the By-law as a Heritage Conservation Study Area for up to one year. It can be added to 3.7.7.3’s subsections that “ <ul style="list-style-type: none"> Further, include policies to provide clarity that the Ontario Heritage Act allows Council to pass an

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				<p>interim control by-law that limits alterations, demolition, and development within the study area.</p> <ul style="list-style-type: none"> • Add policies that support the undertaking of HCD Studies in priority areas that consist of collections of cultural heritage resources, specifically in the historic cores of the villages of King City, Nobleton, and Schomberg, as well as the Township’s seven hamlets. • Add language about HCD Plan policy consistency and Zoning by-laws. <ul style="list-style-type: none"> ○ Under Section 41.2 of the Ontario Heritage Act, if there is a conflict between a Heritage Conservation District (HCD) Plan and a municipal zoning by-law, or other by-law, the HCD Plan takes precedence—but only for matters related to heritage conservation. • Introduce policy for periodic review and update of HCD Plans to reflect evolving best practices, community needs, and legislative changes. • Encouraging and creating avenues for community engagement in the identification, interpretation, and stewardship of potential HCDs to ensure the relevant studies and initiatives reflect the local values and shared history.
3.7.8	Archaeological Resources	This section outlines King’s intent to protect archaeological resources within the Township by requiring assessments, preservation, and mitigation measures before any development or site alteration occurs. It emphasizes compliance with	<ul style="list-style-type: none"> • The PPS directed municipalities to conserve significant archaeological resources and areas of archaeological potential. • The PPS directed planning authorities to assess and mitigate 	<ul style="list-style-type: none"> • Reflect King Township’s new role as the approval authority for archaeological review and to outline internal procedures for managing this responsibility. • Add policies to incorporate York Region’s area of archaeological potential policies and mapping into

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		provincial standards, collaboration with Indigenous communities, and the use of planning tools to safeguard significant sites, while also encouraging public education and contingency planning for urgent situations.	<p>impacts on these resources through archaeological assessments and Indigenous engagement.</p> <ul style="list-style-type: none"> • The Ontario Heritage Act provided the legal authority for requiring archaeological assessments as a condition of development approval and mandated that licensed archaeologists conduct assessments and that findings be reported to the Ministry of Tourism, Culture and Sport. • The York Region Archaeological Management Plan identified areas of archaeological potential across the Region, including King Township and required archaeological review for development applications within mapped areas of potential. 	<p>Our King to ensure that these priority areas are recognized and protected.</p> <ul style="list-style-type: none"> • Formalize Indigenous engagement protocols in archaeological review processes. • Reference the updated provincial guidelines and clarify that archaeological assessments must be conducted by licensed archaeologists and submitted to the Ministry for clearance before development proceeds. • Expand policies to include specific policies for Indigenous engagement, including notification protocols, consultation timelines, and integration of Indigenous knowledge in site evaluation. • Add cross-references to natural heritage and watershed policies to ensure archaeological conservation is considered in broader environmental planning. • Add policy requiring archaeological clearance prior to zoning amendments, site plan approval, or subdivision registration.
3.7.9	Municipal Public Works and Heritage Conservation	This section provides policies to protect cultural heritage resources during municipal infrastructure projects by requiring heritage and archaeological assessments as part of planning and approval processes. It also encourages utility companies to minimize visual and physical impacts on heritage features, ensuring that public works respect	<ul style="list-style-type: none"> • The policies in this section are informed by the PPS 2020, the 2010 YROP, and requirements under the Ontario Heritage Act. • This section is also informed by the Municipal Class Environmental Assessment (EA) process. 	<ul style="list-style-type: none"> • Revise cultural heritage resource definition to capture new PPS 2024 narrower focus of protected heritage property and significant archaeological resources. • Policy 3.7.9.3 should make reference to encouraging utility companies and operators to not have impact on the heritage attributes of <i>protected heritage property</i> as well as visual character.

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		and preserve the Township's cultural heritage character.		<ul style="list-style-type: none"> • Add policy requiring/encouraging a contingency plan in the case of a discovery of previously unknown cultural heritage or archaeological resource during construction.
3.7.10	Engagement with Indigenous Communities	This section provides policies to ensure meaningful consultation with Indigenous communities throughout the planning and development process, particularly where there are historical interests or potential impacts on cultural heritage. It emphasizes collaboration in identifying and managing cultural heritage landscapes and archaeological resources and supports educational initiatives to raise awareness of Indigenous history and heritage in the Township.	<ul style="list-style-type: none"> • Section 35 of the Constitution Act, 1982 recognized and affirmed existing treaty rights of Indigenous peoples in Canada and established the legal foundation for the duty to consult and accommodate. Municipalities, where acting under delegated authority, are required to consult Indigenous communities when decisions may adversely affect their rights. • The PPS directed planning authorities to engage with Indigenous communities on matters related to cultural heritage, archaeological resources, and land use planning. • The Ontario Heritage Act and Planning Act required consultation with Indigenous communities for development proposals that may affect archaeological sites or areas of cultural significance. 	<ul style="list-style-type: none"> • Embed language from PPS 2024 policy 4.6.4 that mandates culturally appropriate engagement protocols, including early notification and collaborative planning. • Revise terminology to align with contemporary language and reconciliation principles. • Add policies requiring the documentation of engagement activities and encourage the development of formal capacity or protocol agreements with Indigenous partners. • Include policies that support the integration of Indigenous cultural expression into the built environment and community identity. • Reference reconciliation frameworks such as the Truth and Reconciliation Commission Calls to Action, UNDRIP, and the AMO Indigenous Reconciliation Action Plan, and embed principles of reconciliation into planning policies.

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3.8	Policies for Specific Uses	This section outlines land use policies tailored to particular uses, such as home occupations, bed and breakfasts and garden suites, ensuring they are compatible with surrounding areas, support community needs, and align with the Township's broader directions.	<ul style="list-style-type: none"> This section reflects the direction of the PPS, Growth Plan, Greenbelt Plan, and Oak Ridges Moraine Conservation Plan by ensuring that specific land uses are compatible with surrounding areas, protect agricultural viability, and uphold environmental integrity. The section incorporates criteria from the YROP to ensure alignment with regional growth management and infrastructure servicing policies. 	<ul style="list-style-type: none"> Update policies to ensure conformity with streamlined land use permissions, particularly for housing, institutional uses, and on-farm diversified uses in accordance with changes to the Planning Act and PPS 2024. Refine policies to incorporate the relevant policies of the YROP related to agriculture-related uses, on-farm diversified uses, farm help dwellings and additional residential units. Align with the Township's new goals around sustainability, housing diversity, and economic resilience. These are shaping updates to specific use policies to support agri-tourism, affordable housing, and climate-responsive development.
3.8.1	Agriculture-Related Uses	This section defines agriculture-related uses as those that are directly connected to and support farming operations, such as equipment repair shops, produce storage, or processing facilities. These uses must be compatible with the surrounding agricultural and rural character, be appropriately scaled, and not hinder ongoing agricultural activities or the long-term viability of the agricultural land base.	<ul style="list-style-type: none"> These policies are derived from the PPS 2020 and A Place to Grow: Growth plan for the Greater Golden Horseshoe. These policies were also guided by the Ministry of Agriculture, Food and Agribusiness (OMAFRA), previously known as Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas Publication 851. The purpose of these policies is to promote consistency in agriculture-related uses across 	<ul style="list-style-type: none"> Enhance policies to protect agricultural lands from fragmentation and incompatible development. Require MDS conformity for new agriculture-related and on-farm diversified uses to ensure the long-term viability of the agricultural system. Maintain the agricultural character of the Township while enabling innovation and diversification. Review the current list of agriculture-related uses to determine whether the inclusion of additional uses is warranted, drawing on best practices. Establish clear criteria for evaluating proposals by developing locational and operational criteria for agriculture-related uses.

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			the province and to ensure their compatibility with surrounding land uses.	
3.8.2	On-Farm Diversified Uses	This section outlines policies for on-farm diversified uses, which are secondary to the principal agricultural use and must be limited in scale and intensity. These uses, such as a café, farm retail, or agri-tourism, must not hinder surrounding agricultural operations, must align with rural servicing and infrastructure, and must maintain the agricultural and rural character of the area while meeting environmental protection policies.	<ul style="list-style-type: none"> • These policies stem from the PPS 2020, A Place to Grow: Growth plan for the Greater Golden Horseshoe, Greenbelt Plan and the Oak Ridges Moraine Conservation Plan. • The intent of the policies is to ensure consistency in on-farm diversified uses across municipalities, clarify what does not qualify as such uses, and minimize their impact on surrounding land uses. 	<ul style="list-style-type: none"> • Permit secondary uses such as home occupations, small-scale food processing, and renewable energy installations. • Review the current list of on-farm diversified uses to determine whether the inclusion of additional uses is warranted, drawing on best practices. (See also section 7.4) • Establish clear criteria for evaluating proposals through developing locational and operational criteria for on-farm diversified uses. • Promote economic development and rural resiliency by integrating policy directions from the York Region Agriculture and Agri-Food Sector Strategy to support agri-tourism and culinary tourism, partnerships with educational institutions for skills development, and innovation grants and funding programs.
3.8.3	Farm Help Accommodations	This section sets out that farm help accommodations are permitted only when they are exclusively for full-time farm labour and the nature of the farm operation justifies on-site housing. These accommodations may take the form of a second unit within an existing building, a separate structure, or an existing dwelling on the farm, but must not be severed from the main property, must avoid hazardous	<ul style="list-style-type: none"> • These policies are based on direction for farm help accommodations in PPS 2020 and are guided by Publication 851: Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas by Ministry of Agriculture, Food and Agribusiness (OMAFRA), previously known as Ministry of 	<ul style="list-style-type: none"> • Address the distinction between seasonal farm help dwellings (i.e. within the Holland Marsh) and permanent farm help accommodations. • Support both the agricultural land base and the agri-food network. This includes updated definitions and permissions for on-farm housing, such as farm help accommodations, which must now be evaluated within the broader context of agricultural viability and rural economic resilience. • Section 5.1 of the 2022 YROP emphasizes the protection of prime agricultural areas and the agri-

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		areas, and may be subject to site plan control and zoning standards.	<p>Agriculture, Food and Rural Affairs (OMAFRA).</p> <ul style="list-style-type: none"> The intent of these policies are to provide general criteria for farm help accommodations. 	<p>food network. It introduces criteria for evaluating non-agricultural uses in agricultural areas, which should be integrated into King's policies for farm help accommodations.</p> <ul style="list-style-type: none"> The Township is updating terminology from "secondary" to "additional" residential units (ARUs) and clarifying where such units are permitted. While ARUs are distinct from farm help accommodations, the evolving language and permissions may influence how farm help dwellings are defined and regulated, particularly in prime agricultural areas. Policies should reaffirm that farm help dwellings shall not be severed from the main farm parcel and may be subject to additional approvals and zoning standards. These provisions are consistent with PPS 2020 and OMAFRA's Publication 851, but may require refinement to reflect new provincial guidance and local implementation tools.
3.8.4	Bed and Breakfasts and Other Short-Term Accommodations	This section permits bed and breakfasts in residential areas under specific conditions to support tourism and economic development. It includes policies to manage compatibility with surrounding housing and maintain neighbourhood character. It also identifies that a study of other short-term accommodations will be conducted, and its findings implemented.	<ul style="list-style-type: none"> The PPS emphasized the importance of supporting rural economic development and tourism in settlement areas and the countryside. This provided the basis for permitting bed and breakfasts in single detached dwellings, subject to compatibility and safety criteria. The Greenbelt Plan and ORMCP provide policies that permit bed and breakfasts within previously 	<ul style="list-style-type: none"> Introduce a clear definition of "short-term accommodation" separate from B&Bs, hotels, and motels, and permit STAs in additional dwelling types (e.g., semi-detached, accessory units) subject to zoning and licensing controls. Provide a clear framework to permit hotels and motels as STAs, both within the Village Centres and commercial areas, to support economic development and tourism initiatives. Introduce policy to develop a licensing by-law for STAs, including: <ul style="list-style-type: none"> Annual registration.

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			<p>authorized dwellings provided the uses would not compromise natural heritage features or agricultural viability.</p> <ul style="list-style-type: none"> The YROP supported tourism and small-scale accommodations in rural and agricultural areas, provided they were compatible with surrounding uses and did not require major servicing infrastructure. This regional direction informed King’s approach to regulating bed and breakfasts through zoning and site plan control. 	<ul style="list-style-type: none"> Proof of principal residence (if required). Emergency contact and responsible person requirements. Cap on number of guests and rental nights. Include criteria for noise, parking, waste management, and signage and require STAs to demonstrate compatibility with adjacent land uses. Establish a data-sharing agreement with York Region to monitor STA activity and track complaints, enforcement actions, and housing impacts annually. Explore implementation of a Municipal Accommodation Tax (MAT) to support enforcement and housing initiatives.
3.8.5	Home Occupations	This section establishes that home occupations are permitted as secondary uses within principal residences, provided they maintain residential character, avoid negative impacts on neighbors, and comply with zoning, signage, and parking standards.	<ul style="list-style-type: none"> The PPS supported economic opportunities in rural and agricultural areas, including home-based businesses, provided they were compatible with surrounding land uses and maintained the character of the area. This principle underpins King’s approach to permitting home occupations in residential and rural designations. These plans allowed for limited, small-scale economic uses such as home occupations within the countryside and protected areas, 	<ul style="list-style-type: none"> Expand policy support for home occupations and support a broader strategy to enable flexible, home based economic activity in both urban and rural areas. Encourage reducing barriers for small-scale home based businesses and consider permitting home occupations within accessory buildings. Emphasize supporting entrepreneurship, innovation, and economic resilience.

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			provided they did not compromise environmental integrity or agricultural viability.	
3.8.6	Home Industries	This section defines home industries as small-scale, on-site businesses that are secondary to the principal residential or agricultural use of a property. These uses must be compatible with the rural character of the area, not generate adverse impacts such as noise or traffic, and are subject to zoning and site plan control to ensure they remain appropriately scaled and integrated into the countryside setting.	<ul style="list-style-type: none"> The PPS supported home industries as on-farm diversified uses that contribute to rural economic development, provided they are compatible with the rural landscape and do not require major infrastructure. The Greenbelt Plan and ORMCP permitted home industries under strict conditions to preserve environmental and agricultural integrity. The YROP encouraged small-scale rural employment uses, including home industries, as part of a diversified rural economy. 	<ul style="list-style-type: none"> Expand support for on-farm diversified uses and rural employment by updating 3.8.6 to reflect broader permissions for home industries, including accessory structures and limited retail components. Reinforce the ability of home industries to support the agri-food network and the local rural economy. Update policies to reduce regulatory barriers for small-scale home industries, particularly in the rural area.
3.8.7	Private Home Daycare	This section provides permissions for private home daycares as home occupations in designated areas, subject to zoning by-law provisions, safe access, and compatibility with surrounding residential uses.	<ul style="list-style-type: none"> The PPS supported home-based childcare as a means of increasing access to early childhood services, especially in rural and underserved areas, while ensuring compatibility with residential neighbourhoods. The Child Care and Early Years Act, 2014 (CCEYA) established licensing and operational 	<ul style="list-style-type: none"> Reinforce the importance of accessible childcare in complete communities and encourage their integration with residential and mixed-use areas. Modernize policies in response to recent updates to the CCEYA that introduced clearer standards for capacity, safety, and reporting. The YROP 2022 emphasized childcare as essential infrastructure. These policies should be incorporated into Our King to encourage increased service accessibility, particularly in growth areas.

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			<p>standards for private home daycares, which informed local zoning and safety requirements.</p> <ul style="list-style-type: none"> The YROP 2010 encouraged municipalities to support childcare services as part of complete communities, particularly in areas with growing family populations. 	
3.8.8	Live-Work Units	This section supports live-work units as a flexible housing option that combines residential, and employment uses. It encourages their inclusion in mixed-use areas and village cores to support economic vitality and housing diversity.	<ul style="list-style-type: none"> The PPS encouraged compact, mixed-use development and employment opportunities close to where people live, laying the groundwork for live-work policies in urban and village contexts. The Growth Plan supported intensification and complete communities, including housing forms that integrate residential, and employment uses. 	<ul style="list-style-type: none"> Consider allowing live-work units in additional mixed-use and residential zones, subject to compatibility criteria. Strengthen age-friendly and accessibility requirements and require design guidelines for all applications. Review and update the list of permitted uses to reflect emerging employment trends (e.g., remote work, creative industries). Link live-work policies with local economic strategies to support entrepreneurship and small business growth.
3.8.9	Secondary Residential Units	This section permits secondary units in detached, semi-detached, and townhouse dwellings to increase housing supply and affordability. It provides criteria for integration into existing neighbourhoods while maintaining compatibility and servicing capacity.	<ul style="list-style-type: none"> The PPS encouraged municipalities to permit secondary units to increase housing options and affordability, particularly in settlement areas. The Growth Plan supported intensification and compact development, including 	<ul style="list-style-type: none"> The PPS 2024 requires municipalities to permit up to two additional residential units per lot in settlement and prime agricultural areas (outside of the Greenbelt and ORMCP areas). The permissions under Our King already align with the PPS 2024 requirements, however terminology will need to be updated throughout Our King.

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			<p>secondary units as a tool for optimizing existing infrastructure.</p> <ul style="list-style-type: none"> The Greenbelt Plan and ORMCP provided parameters for where secondary units could be contemplated within these environmentally sensitive areas. 	<ul style="list-style-type: none"> Update terminology: Revise terminology throughout the Official Plan from 'secondary residential unit' to 'additional residential unit (ARU)'. In response to amendments to the Planning Act, Section 3.8.9 will need to be updated to reflect changes to zoning and site plan control in relation to additional residential units. Integrate relevant policies from the 2022 YROP that support ARUs as part of complete communities and affordable housing strategies. Provide policies that encourage the use of tracking systems for ARU approvals and explore opportunities for incentives.
3.8.10	Garden Suites	This section allows garden suites as temporary or permanent housing options on lots with existing dwellings. It supports their use for multigenerational living and aging in place, subject to servicing and design standards.	<ul style="list-style-type: none"> The PPS supported garden suites as a form of temporary residential accommodations to promote housing flexibility and aging in place. The Planning Act authorized municipalities to permit garden suites through temporary use by-laws and agreements. The YROP 2010 encouraged a range of housing options, including garden suites, to support aging populations and multi-generational living. 	<ul style="list-style-type: none"> Update policies to reflect permissions for garden suites. Introduce clearer criteria for setbacks, massing, and servicing to ensure integration with existing neighbourhoods. Promote garden suites as a tool for affordability and aging-in-place and explore incentives through CIPs or development charge relief. Update temporary use by-law policies related to the provision of garden suites.
3.8.11	Community Gardens	This section supports community gardens in public parkland, with policies for buffering,	<ul style="list-style-type: none"> The PPS and Greenbelt Plan encouraged local food systems 	<ul style="list-style-type: none"> Reflect and incorporate updated sustainability and food security goals from the PPS 2024 and YROP 2022.

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		screening, and collaboration with local organizations.	<ul style="list-style-type: none"> and community-based agriculture as part of sustainable land use. The YROP 2010 supported community gardens as part of healthy, complete communities and food security strategies. The Township's ICSP identified community gardens as a tool for environmental education, food access, and community engagement. 	<ul style="list-style-type: none"> Expand permissions to include community gardens in institutional and mixed-use areas. Integrate with climate resilience and green infrastructure strategies.
3.8.12	Daycare Centres	This section provides permissions for daycare centres (excluding private home daycares) in designated areas, subject to site plan control, compatibility, and traffic safety considerations.	<ul style="list-style-type: none"> The Child Care and Early Years Act 2014 set the regulatory framework for licensed daycare centres, informing local land use compatibility and safety standards. The YROP 2010 encouraged municipalities to plan for accessible childcare facilities in growth areas. 	<ul style="list-style-type: none"> Align with modernized Child Care and Early Years Act standards. Reflect the PPS 2024 emphasis on childcare as essential infrastructure in complete communities. Consider broader permissions in mixed-use and intensification areas.
3.8.13	Drive-throughs, Car Washes, and Automobile Service Stations	This section outlines permissions for these uses in designated commercial areas, subject to design, access, and compatibility criteria.	<ul style="list-style-type: none"> The PPS and Growth Plan promoted compact, transit-supportive development, influencing the location and design of auto-oriented uses. The YROP 2010 provided direction on commercial development and access 	<ul style="list-style-type: none"> Align with PPS 2024 and York Region Official Plan policies on sustainable transportation and climate mitigation. Reassess permissions in Strategic Growth Areas and village cores to support walkability and reduce auto-dependency. Update design standards to reflect urban design guidelines and mitigate land use conflicts.

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			management, especially in identified growth areas.	
3.8.14	Outdoor Storage	This section outlines permissions for outdoor storage as an accessory use, requiring it to be located in rear yards, screened from public view, and buffered from sensitive uses to ensure compatibility with surrounding development and uphold community character.	<ul style="list-style-type: none"> The PPS emphasized land use compatibility and efficient use of employment lands, supporting accessory outdoor storage where it does not conflict with adjacent uses or compromise visual character. The Growth Plan encouraged compact, well-designed employment areas, influencing the placement and screening requirements for outdoor storage. The YROP provided direction on employment land use compatibility and design, including the need to buffer industrial and storage uses from residential and sensitive areas. 	<ul style="list-style-type: none"> Outdoor storage policies should be updated to reflect stronger direction on minimizing visual and environmental impacts, especially near sensitive uses and growth areas. Reinforce the need for high-quality design and screening in employment and mixed-use areas. Align with regional criteria for buffering, especially along arterial roads and near residential zones. The Township's shift from the ICSP to the King Community Climate Action Plan (KCCAP) introduces new expectations for sustainable site design. Outdoor storage policies should incorporate climate resilience measures such as permeable surfaces, green buffers, and reduced heat island effects.
Section 4: Our Pristine Environment				
Sections 4.1 through 4.8, inclusive, will be subject to future policy directions to be presented to Council in December 2025.				
4.9	Human-Made Hazards	This section provides the policy framework to manage lands affected by human-made hazards, such as brownfields, former waste disposal sites, and aggregate operations, by promoting safe redevelopment,	<ul style="list-style-type: none"> The PPS provides policies to mitigate risk from human-made hazards. 	<ul style="list-style-type: none"> Align with changes in Provincial policy to ensure that contaminated sites are assessed and remediated in accordance with current Provincial standards before development proceeds. Introduce policies to explore enhanced risk assessment protocols, including expanding the scope

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		environmental remediation, and alignment with sustainability and climate goals.		of required studies to include cumulative impacts, long-term monitoring and climate resilience.
4.9.1	Waste Disposal Sites, Former Aggregate Operations, etc.	This section provides policies to help ensure that these hazards do not impact health, and to encourage remediation of human-made hazards, where possible.	<ul style="list-style-type: none"> The PPS identifies that development on, abutting or adjacent to lands affected by mining hazards; oil, gas and salt hazards, or former mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation to mitigate known and suspected hazards is underway or has been completed. 	<ul style="list-style-type: none"> Incorporate updated risk assessment protocols for development near former waste disposal and aggregate sites, consistent with Ministry of Environment, Conservation and Parks (MECP) guidelines. Require mapping of known and suspected sites and mandate disclosure in development applications. Encourage adaptive reuse of former aggregate and waste sites for community infrastructure where remediation is feasible. Add policies that require consideration of climate change impacts on site stability and containment systems. Align with York Region's Integrated Waste Management Master Plan, known as the SM4RT Living Plan and integrate circular economy principles into site rehabilitation strategies. Develop policies for Our King that expand the scope of required studies to include cumulative impacts, long-term monitoring, and climate resilience considerations. Update Official Plan schedules and GIS systems to include detailed mapping of known contaminated sites, former aggregate operations, and waste disposal areas. Provide policies encouraging the development of communication strategies to inform residents about

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				<p>remediation efforts, safety measures, and redevelopment plans for affected lands.</p> <ul style="list-style-type: none"> • Incorporate policies that encourage collaboration with York Region, the Province, and relevant agencies to streamline approvals and ensure consistency in remediation standards and monitoring protocols.
4.9.2	Brownfields	This section encourages the remediation of brownfield sites and their reuse and provides policies to ensure that the site is remediated and suitable for new uses.	<ul style="list-style-type: none"> • The PPS provides policies to mitigate risk from human-made hazards, including brownfield sites. • The PPS requires contaminated sites to be assessed and remediated prior to any activity to ensure that there will be no adverse effects. 	<ul style="list-style-type: none"> • Require updated environmental site assessments and remediation plans aligned with MECP standards. • Add policies to evaluate climate related risks (i.e., groundwater mitigation, flood, etc.) on remediated sites. • Promote reuse of brownfield sites for infrastructure supporting facilities (i.e., JOCs, works yards, etc.) where feasible. • Require post-redevelopment monitoring and public disclosure of remediation outcomes. • Include policies that encourage the use of Community Improvement Plans (CIPs) and other financial incentives to encourage the remediation and reuse of brownfield sites. • Incorporate policies that encourage collaboration with York Region, the Province, and relevant agencies to streamline approvals and ensure consistency in remediation standards and monitoring protocols.
4.10	Climate Change	This section provides policies that outline the importance of planning for a changing climate through being prepared and committed to building more resilient infrastructure and buildings. This section	<ul style="list-style-type: none"> • King Township has a longstanding commitment to environmental conservation, including the 2012 Integrated Community Sustainability Plan 	<ul style="list-style-type: none"> • Require climate-resilient design in all new development areas, including naturalized stormwater management, permeable surfaces, and tree preservation, where feasible.

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		also provides policies to encourage curbing climate change through promoting the restoration of the environment and reducing King’s carbon footprint.	<p>(ICSP) and the 2019 Council declaration of a climate emergency.</p> <ul style="list-style-type: none"> The PPS and Growth Plan required municipalities to plan for climate change adaptation and mitigation, and to integrate climate resilience into land use and infrastructure decisions. 	<ul style="list-style-type: none"> Ensure that climate change mitigation and adaptation are integrated into all relevant sections of the Official Plan, including infrastructure, housing, transportation, and land use. Update policies to reflect new targets, actions, and monitoring frameworks from the revised King Community Climate Action Plan and the Provincial Planning Statement 2024. Encourage low-carbon, net-zero, and energy-efficient building standards for new development and major retrofits.
4.11	Air Quality	This section identifies transportation as a major factor in air quality and supports reducing vehicle emissions through modal shifts. It promotes land use planning that shortens travel distances and reduces congestion.	<ul style="list-style-type: none"> The PPS provided policies to support improved air quality through land use and development patterns which focus heavy transportation and travel-intensive uses near transit, major highways, rail facilities, and airports. 	<ul style="list-style-type: none"> Promote energy-efficient and low-emission transportation modes through design and infrastructure. Expand policies to promote restoration, stewardship, and long-term monitoring of environmental features, including green infrastructure, urban forestry, and biodiversity initiatives. Strengthen partnerships with Conservation Authorities, landowners, and community organizations to deliver climate action, stewardship, and education programs. Support the establishment of clear indicators and reporting mechanisms to track progress on climate action, resilience, and emissions reduction targets, and adapt policies as needed.

Section 5: Our Thriving Villages

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5.1	Vision for the Villages	This section presents a vision for the Villages that emphasizes their role as complete, connected, and vibrant communities. It supports growth that respects each Village’s unique character while enhancing walkability, access to services, and a strong sense of place. The vision encourages sustainable development that balances housing, employment, and community amenities within each Village.	<ul style="list-style-type: none"> • These policies stem from best practices and community engagement. 	<ul style="list-style-type: none"> • Promote housing forms that support walkability, transit access, and proximity to amenities, particularly in intensification areas such as the Village Cores and in proximity to the King City GO Station.
5.2	Village Policies	This section supports a range of residential uses in the villages, including low- and medium-density housing, to meet diverse needs. It encourages compact development patterns and integration with parks, schools, and transit.	<ul style="list-style-type: none"> • The PPS directed municipalities to promote efficient land use, protect natural heritage, and support complete communities. • The Growth Plan required intensification and compact development in settlement areas, including villages. • The Greenbelt Plan and ORMCP imposed environmental constraints and land use protections that influenced village boundaries and development patterns. 	<ul style="list-style-type: none"> • Align with new definitions and policies for complete communities from the PPS 2024. • Reflect updated policies for employment areas. • Require transitional built form between different land use designations, ensuring compatibility between low-rise neighbourhoods and denser village cores. • Require universal design features in new developments and prioritize inclusive housing near transit, parks, and community facilities. • Emphasize intensification in alignment with the proposed Intensification Hierarchy and areas with existing or planned infrastructure, supporting walkability and access to amenities. • Require all road planning and design to accommodate pedestrians, cyclists, transit riders, and drivers, and ensure cycling and transit-supportive design in all new developments.
5.2.1	General Policies	This section outlines general policies for the villages that promote compact, walkable, and complete communities with a mix of	<ul style="list-style-type: none"> • The PPS provided direction for promoting efficient land use, protecting natural heritage, and 	<ul style="list-style-type: none"> • Align with new definitions and policies for complete communities.

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		housing, employment, and services. It emphasizes maintaining each village's unique character while encouraging intensification in appropriate areas, supporting active transportation, and ensuring development aligns with infrastructure capacity and environmental sustainability.	<ul style="list-style-type: none"> supporting complete communities. The Growth Plan required intensification and compact development in settlement areas, including villages. 	<ul style="list-style-type: none"> Emphasize transitional built form between different land use designations. Require universal design features in new developments and prioritize inclusive housing near transit, parks, and community facilities to foster complete communities. Emphasize intensification in alignment with the proposed Intensification Hierarchy and areas with existing or planned infrastructure. Embed the Complete Streets approach in all road planning and design policies, ensuring roads accommodate pedestrians, cyclists, transit riders, and drivers, and require cycling and transit-supportive design in all new developments.
5.2.2	Applicability of the Oak Ridges Moraine Conservation Plan in the Villages (King City and Nobleton)	This section clarifies that the Oak Ridges Moraine Conservation Plan applies to designated areas within King City and Nobleton, ensuring that all development and land use decisions in these villages conform to the ecological protection and policy requirements of the Plan.	<ul style="list-style-type: none"> The Oak Ridges Moraine Conservation Plan (ORMCP) itself is the primary source, providing ecological protection and policy requirements for designated areas within King City and Nobleton. The section is also informed by provincial planning frameworks that mandate conformity with the ORMCP for all development and land use decisions in affected areas. Township planning practices and previous Official Plans incorporated the ORMCP's 	<ul style="list-style-type: none"> No major changes will be required to this section as the ORMCP pre-dates the Our King Official Plan. Continue to ensure that all development and land use decisions in King City and Nobleton conform to the ecological protection and policy requirements of the ORMCP.

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			requirements into local land use and development policies.	
5.3	Village Design Policies	The Village Design Policies of this section promote high-quality, context-sensitive development in King’s villages, emphasizing compact, walkable communities, compatibility with surrounding areas, sustainable design, and the integration of public and private spaces to enhance village character and experience.	<ul style="list-style-type: none"> • The Provincial Policy Statement (PPS) provided direction for developing complete communities, including age-friendly and barrier-free design. • The Growth Plan for the Greater Golden Horseshoe emphasized compact, walkable, and context-sensitive development in settlement areas. • The Township’s design guidelines and extensive community engagement shaped the preparation and expansion of these policies. • Feedback from Council and the community during the Official Plan Review process also contributed to the evolution of village design policies. 	<ul style="list-style-type: none"> • Encourage compatibility between low-rise established neighbourhoods and denser Village Cores through new policies with requirements for angular planes, setbacks, height and density, and landscaping buffers. • Introduce policies that align with the Village Urban Design Guidelines (VUDGs) and the Township’s ThinKING Green program, requiring sustainable design features such as green roofs, bioswales, and permeable paving in both public and private realm improvements. • Support ongoing monitoring and updates to maintain design quality and responsiveness to evolving community needs, and encourage community engagement in the development review process. • Update policies to reflect new definitions and requirements for “complete communities” from the Provincial Planning Statement, 2024. • Ensure that village design policies are coordinated with other Township plans, such as the Active Transportation Strategy and Trails Master Plan, to support walkability, connectivity, and sustainability.
5.3.1	General Design Policies	This section provides general design policies for the Villages that promote high-quality, context-sensitive development. It encourages compact, walkable, and complete communities that reflect the unique character of each Village while	<ul style="list-style-type: none"> • The PPS provides policies that encourage the development of complete communities, including ensuring age-friendly, barrier-free community design. 	<ul style="list-style-type: none"> • Emphasize transitional built form between low-rise neighbourhoods and denser cores through policy requirements for angular planes, setbacks, height and density requirements, and landscaping buffers.

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		supporting a mix of uses and housing types. The policies also emphasize compatibility with surrounding areas, sustainable design, and the integration of public and private spaces to enhance the overall village experience.	<ul style="list-style-type: none"> The Township's design guidelines were referred to and expanded on in the preparation of the policies in this section. The guidelines in this section also respond to the community and Council feedback and input that was received through the Official Plan Review. 	<ul style="list-style-type: none"> Explore the use of a Community Planning Permit System (CPPS) to streamline approvals while enforcing design standards. Update and align policies with the Township's Village Urban Design Guidelines (VUDGs).
5.3.2	Public Buildings and Public Realm Design	This section outlines public realm design guidelines that aim to create welcoming, accessible, and high-quality spaces. It emphasizes the importance of streetscapes, parks, open spaces, and views in shaping community character and enhancing walkability. The policies encourage design that reflects the unique identity of each Village while promoting safety, comfort, and connectivity.	<ul style="list-style-type: none"> The Growth Plan provided policies to require municipalities to develop and implement urban design official plan policies that direct the development of a high quality public realm and compact built form. The Growth Plan outlined policies to support the achievement of complete communities, including by expanding convenient access to publicly accessible open spaces, parks, trails, recreational facilities and active transportation. 	<ul style="list-style-type: none"> Require the inclusion of electric vehicle (EV) charging infrastructure to support transportation and new developments. Require development applications to demonstrate how they support infrastructure optimization and reduce the need for new capital investment. Require all new developments to include infrastructure that supports walking, cycling, and transit access. Require cycling and transit-supportive design in road projects and subdivisions. Emphasize transitional built form between low-rise neighbourhoods and denser cores through policy requirements for angular planes, setbacks, height and density requirements, and landscaping buffers. Introduce policies that align with the goals of both the VUDGs and the Township's sustainable development program ThinKING Green to require sustainable design features such as green roofs, bioswales, and permeable paving in both public and private realm improvements.

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5.3.3	Private Realm	This section outlines design policies for the private realm, focusing on how buildings and site design contribute to community character. It emphasizes compatibility with surrounding development through appropriate building height, massing, and architectural treatment, while encouraging enhancements like public art or gathering spaces. The goal is to ensure that private development supports a cohesive, attractive, and context-sensitive built environment.	<ul style="list-style-type: none"> • The PPS provided direction to encourage development that was age-friendly and barrier-free. • The Growth Plan emphasized compact, walkable, and context-sensitive development in settlement areas, supporting a mix of uses and housing types. • The Township’s design guidelines were referred to and expanded on through the policies of this section. • The guidelines in this section also respond to the community and Council feedback and input that was received through the Official Plan Review process, ensuring that private development supports a cohesive, attractive, and context-sensitive built environment. 	<ul style="list-style-type: none"> • Bolster policies that encourage the adaptive reuse of heritage buildings and require compatibility in materials and massing for new development. • Emphasize transitional built form between low-rise neighbourhoods and denser cores through policy requirements for angular planes, setbacks, height and density requirements, and landscaping buffers. • Introduce policies that align with the goals of both the VUDGs and the Township’s sustainable development program ThinkING Green to require sustainable design features such as green roofs, bioswales, and permeable paving in both public and private realm improvements. • Encourage the use of high-quality, context-sensitive materials that reflect the character of the Established Neighbourhood. • Require the preservation of mature vegetation and integration of new landscaping to support the urban tree canopy, where feasible. • Promote permeable surfaces and native plantings to enhance sustainability and stormwater management. • Establish clear policies for accessory buildings and additional residential units that: <ul style="list-style-type: none"> ○ minimize impacts on adjacent properties; ○ preserve rear yard open space; ○ require them to be subordinate in scale and complementary in design to the main building; and ○ maintain privacy, minimize overlook, and provide adequate access and landscaping buffers.

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				<ul style="list-style-type: none"> Encourage low impact development measures and support energy efficient building design and the integration of renewable energy systems.
5.3.4	Implementation of Village Design Policies	This section provides policies outlining how the Township will implement its village design policies. It emphasizes the use of tools such as design guidelines, development review processes, and community engagement to ensure new development aligns with the vision and character of each Village. The section also supports ongoing monitoring and updates to maintain design quality and responsiveness to evolving community needs.	<ul style="list-style-type: none"> The implementation policies were shaped by established planning best practices and extensive community engagement, ensuring that the Township's approach to design review, guidelines, and community input reflected both professional standards and local values. The PPS provided direction for municipalities to develop and implement urban design policies that support complete communities, age-friendly and barrier-free design, and high-quality public and private realms. The implementation policies expand on the design guidelines which were in effect at the time of the adoption of Our King. 	<ul style="list-style-type: none"> Update implementation policies to explicitly reference the Village Urban Design Guidelines (VUDGs) as the primary tool for evaluating and guiding development in the villages, ensuring that all new applications are reviewed for consistency with these guidelines. Encourage all development applications in the Village to demonstrate alignment with the VUDGs and other relevant Township guidelines as part of the planning approval process. Continue to emphasize the importance of community engagement in the design review and implementation process, ensuring that residents and stakeholders have meaningful opportunities to provide input on development proposals and design standards.
5.4	Village Core Designation	This section provides objectives, permitted uses and policies for the village core designation. It aims to foster vibrant, pedestrian-oriented main streets by permitting a mix of commercial, residential, institutional, and cultural uses in a compact form. The policies encourage development	<ul style="list-style-type: none"> These policies stem from PPS 2020, Growth Plan, York Region Official Plan (2010), as well as best practices and community engagement. Local planning practices, previous Official Plans, and 	<ul style="list-style-type: none"> Strengthen the policies for height permissions and criteria to permit increased heights of 5 to 6 storeys, depending on the designation, by introducing clear design criteria for setbacks, façade articulation, and heritage integration. Require new development to enhance the historic character and cultural heritage of the village cores,

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		that enhances the historic character and cultural heritage of the village cores, while supporting intensification that respects the existing scale and streetscape.	extensive community engagement shaped the objectives and policies for the village core, ensuring alignment with King’s unique character and evolving community needs.	<p>with a focus on high-quality urban design, active frontages, streetscaping, and accessible community spaces.</p> <ul style="list-style-type: none"> • Update policies to align with new definitions and requirements for “complete communities” from the Provincial Planning Statement, 2024, ensuring a mix of commercial, residential, institutional, and cultural uses in a compact form. • Develop a new designation that abuts the Village Core designation that is intended to provide transition between existing neighbourhoods, medium density areas and the Village Cores. These areas may: <ul style="list-style-type: none"> ○ Form part of the Strategic Growth Area or Secondary Intensification Areas; ○ Be comprised primarily of 3-4 storey buildings (e.g., stacked townhomes, low-rise apartments, neighbourhood apartments, etc.); ○ Have a density of 61-100 units per hectare (UPH); and ○ Have an FSI in the range of 1.3 to 1.5.
5.4.1	Objectives	This section sets out objectives for the Village Core designation that aim to preserve and enhance the historic, cultural, and civic heart of each village. It supports a vibrant mix of uses, encourages pedestrian-oriented development, and promotes intensification and redevelopment that respects the unique character and scale of each community.	<ul style="list-style-type: none"> • The PPS provided direction for supporting complete communities, intensification, and mixed-use, pedestrian-oriented main streets. • The Growth Plan required intensification and compact, mixed-use development in settlement areas, including village cores, and emphasized 	<ul style="list-style-type: none"> • Emphasize the importance of vibrant, pedestrian-oriented environments, with policies that support accessible, inclusive, and safe public spaces. • Enhance policies for heritage integration, requiring that intensification and redevelopment respect and enhance the historic character and cultural heritage of the village cores. • Encourage the use of Community Improvement Plans, design guidelines, and other implementation

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			<p>the importance of vibrant, walkable main streets.</p> <ul style="list-style-type: none"> Local planning practices, previous Official Plans, and extensive community engagement shaped the objectives and policies for the village core, ensuring alignment with King’s unique character and evolving community needs. 	<p>tools to support revitalization and intensification in the village core.</p> <ul style="list-style-type: none"> Ensure that village core policies are coordinated with the Village Urban Design Guidelines (2022), Active Transportation Strategy, and other master plans to support walkability, connectivity, and sustainability.
5.4.2	Permitted Uses	This section outlines permitted uses in the Village Core Designation including a mix of commercial, residential, institutional, and cultural uses in a compact, pedestrian-oriented form to foster vibrant, complete, and walkable main streets.	<ul style="list-style-type: none"> The PPS specifically encouraged the integration of a broad range of land uses in core areas to support vibrant, mixed-use, and pedestrian-oriented main streets. The Growth Plan required municipalities to direct intensification and a mix of uses to settlement areas, with a focus on village cores, to promote economic vitality, housing diversity, and walkability. 	<ul style="list-style-type: none"> Update policies to ensure a broader range of commercial, residential, institutional, and cultural uses are permitted, supporting economic resilience and community vibrancy. Explicitly permit cultural venues, community hubs, and public service facilities to enhance the social and civic role of the village core. Emphasize uses that contribute to accessible, inclusive, and vibrant public spaces, supporting walkability and active transportation.
5.4.3	Village Core Policies	This section outlines policies for the Village Core designation that support a vibrant, pedestrian-oriented environment with a mix of residential, commercial, institutional, and cultural uses. The policies encourage intensification and redevelopment that respects heritage character, promotes high-quality urban design, and enhances the	<ul style="list-style-type: none"> The PPS provided direction for supporting complete communities, intensification, and mixed-use, pedestrian-oriented main streets, with an emphasis on high-quality urban design and public realm improvements. 	<ul style="list-style-type: none"> Emphasize the importance of vibrant, pedestrian-oriented environments, with policies that support accessible, inclusive, and safe public spaces. Update policies to align with new definitions and requirements for “complete communities” from the Provincial Planning Statement, 2024, ensuring a mix of commercial, residential, institutional, and cultural uses in a compact form.

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		public realm through active frontages, streetscaping, and accessible community spaces.	<ul style="list-style-type: none"> The YROP (2010) encouraged development in Local Centres and Corridors to be vibrant, mixed-use, pedestrian-friendly local centres and corridors, supporting intensification and a mix of uses in village cores 	<ul style="list-style-type: none"> Encourage intensification and redevelopment that is compatible with the existing scale and streetscape, and introduce clear design criteria for setbacks, façade articulation, and heritage integration. Strengthen policies to require intensification and redevelopment in the village core respect and enhance the historic character and cultural heritage, with a focus on high-quality urban design, active frontages, streetscaping, and accessible community spaces. Include policies to align with the proposed Intensification Hierarchy outlined in Section 2, including policies for strategic growth areas that: <ul style="list-style-type: none"> Identify and support Strategic Growth Areas (SGAs) within the Village Core; Define SGAs as locations within the Village Core that are targeted for higher-density, mixed-use and transit-supportive development; Require that development in SGAs demonstrates alignment with intensification targets, infrastructure capacity, and urban design standards and support the creation of complete communities; and, Integrate SGAs with active transportation and transit networks and prioritize public realm improvements and community amenities in these areas to support sustainable growth and placemaking. Establish a new floor space index (FSI) measurement range of 1.5 – 2.5, and a units per hectare density rate of 101-180 UPH.

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5.4.4	Lot Creation in the Village Cores	This section sets out policies and criteria for the creation of new lots within the Village Core designation, ensuring that lot creation supports compact, pedestrian-oriented development, maintains the historic character and scale of the core, and aligns with infrastructure and servicing capacity.	<ul style="list-style-type: none"> The PPS provided direction that lot creation in settlement areas support efficient land use, intensification, and the development of complete communities, while ensuring compatibility with existing built form and infrastructure. The YROP 2010 supported lot creation in local centres and corridors (including village cores) where it contributes to intensification, compact form, and a mix of uses. 	<ul style="list-style-type: none"> Permit lot creation that enables intensification in identified Strategic Growth Areas (SGAs) within the village core, provided it aligns with infrastructure capacity, urban design standards, and the vision for higher-density, mixed-use development. Require that all new lots demonstrate adequate servicing and infrastructure capacity, and that lot creation does not outpace the ability to provide necessary public amenities and utilities. Ensure that new lots reinforce the historic character and urban design objectives of the village core, including active frontages, pedestrian connectivity, and integration with public realm improvements.
5.5	Established Neighbourhood Designation	This section provides objectives, permitted uses and policies for the established neighbourhood designation. It aims to preserve the character and stability of existing residential areas within King Township. It emphasizes compatibility of new development with surrounding built form, including considerations for height, massing, setbacks, and lot coverage to ensure harmonious integration.	<ul style="list-style-type: none"> The PPS 2020 supported the protection of stable residential areas, compatibility of new development, and the efficient use of land and infrastructure. The Growth Plan emphasized intensification within built-up areas, gentle density increases, and the preservation of established neighbourhood character. The YROP 2010 required new development in established neighbourhoods to be compatible with the surrounding context and support the urban structure and 	<ul style="list-style-type: none"> Introduce policies that provide direction for the Zoning By-law to require the demonstration of compatibility in height, massing, roofline, angular plane, and setbacks with adjacent properties. Discourage blank facades and promote articulated elevations with consistent window and door treatments. Promote permeable surfaces and native plantings to enhance sustainability and stormwater management. Encourage low impact development measures and support energy efficient building design and the integration of renewable energy systems.

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			vision for compact, walkable communities.	
5.5.1	Objectives	This section aims to preserve the character of established neighbourhoods while allowing for gentle intensification. It supports housing forms that respect existing built form and lot patterns.	<ul style="list-style-type: none"> The PPS supported the protection of stable residential areas and required that new development be compatible with existing built form, lot patterns, and neighbourhood character. The YROP 2010 permitted new development to reinforce the character, scale, and streetscape of established neighbourhoods, and to support high-quality urban design. 	<ul style="list-style-type: none"> Reaffirm the objective of preserving established neighbourhood character while allowing for gentle intensification that is compatible with existing built form, lot patterns, and streetscapes. Encourage the preservation of mature vegetation and integration of new landscaping to support the urban tree canopy and align with the Township's Tree Management Plan. Encourage the use of high-quality, context-sensitive materials that reflect the character of the neighbourhood. Encourage a range of housing forms that respect the established character, including additional residential units and gentle density increases, to support aging in place and multi-generational living. Emphasize high-quality, context-sensitive design, the use of sustainable materials, and the preservation of mature vegetation and landscaping to support the urban tree canopy and stormwater management. Update objectives to ensure established neighbourhoods contribute to complete communities, including walkability, accessibility, and connectivity to parks, schools, and amenities.
5.5.2	Permitted Uses	This section permits low-density residential uses, including detached and semi-detached dwellings, and secondary units. It maintains a focus on compatibility with surrounding homes and streetscapes.	<ul style="list-style-type: none"> The PPS provided municipalities with direction to permit a range of housing types and densities to meet projected needs, while 	<ul style="list-style-type: none"> Update policies to permit a broader range of housing types, including additional residential units (ARUs), to support gentle intensification and multi-generational living, consistent with PPS 2024.

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			<ul style="list-style-type: none"> protecting the character of stable residential areas. The YROP 2010 permitted new development to reinforce the character, scale, and streetscape of established neighbourhoods, and to support high-quality urban design. 	<ul style="list-style-type: none"> Ensure that all permitted uses maintain compatibility with surrounding homes and streetscapes, including requirements for lot size, frontage, setbacks, and building form. Permit additional residential units and accessory buildings, provided they are subordinate in scale, complementary in design, and maintain privacy and open space for adjacent properties.
5.5.3	Established Neighbourhood Policies	This section provides criteria for development and redevelopment in established neighbourhoods, including height, massing, and lot coverage. It ensures new housing fits within the existing context and supports neighbourhood stability.	<ul style="list-style-type: none"> The PPS provided municipalities with direction to permit a range of housing types and densities to meet projected needs, while protecting the character of stable residential areas. The YROP 2010 permitted new development to reinforce the character, scale, and streetscape of established neighbourhoods, and to support high-quality urban design. 	<ul style="list-style-type: none"> Establish clear policies for accessory buildings and additional residential units that: <ul style="list-style-type: none"> minimize impacts on adjacent properties; preserve rear yard open space; require them to be subordinate in scale and complementary in design to the main building; and maintain privacy, minimize overlook, and provide adequate access and landscaping buffers. Explore the use of a Community Planning Permit System (CPPS) to streamline approvals while enforcing design standards.
5.5.4	Lot Creation in the Established Neighbourhood Designation	This section sets out policies and criteria for the creation of new lots within the Established Neighbourhood designation, ensuring that lot creation supports gentle intensification, maintains compatibility with surrounding homes, and aligns with the character, scale, and servicing capacity of the neighbourhood.	<ul style="list-style-type: none"> The PPS provided direction that lot creation in settlement areas support efficient land use, gentle intensification, and the protection of stable residential areas, while ensuring compatibility with existing built form and infrastructure. The YROP required that new lots in established neighbourhoods 	<ul style="list-style-type: none"> Update lot creation policies to ensure new lots support gentle intensification, housing diversity, and the creation of complete, walkable neighbourhoods, consistent with the latest provincial definitions and requirements. Require that all new lots reinforce the established character and urban design objectives of the neighbourhood, including setbacks, massing, and integration with existing homes and landscaping.

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			reinforce the character, scale, and streetscape of the area, and support the urban structure and vision for compact, walkable communities.	
5.6	Neighbourhood Designation	This section supports the creation of complete, walkable neighbourhoods with a mix of housing types, parks, and community facilities, emphasizing connectivity and access to transit. It permits primarily low-density residential uses, along with complementary uses like schools, parks, and small-scale commercial or institutional services. Policies also guide subdivision design, housing mix, and the inclusion of affordable and accessible units to meet the needs of a diverse population.	<ul style="list-style-type: none"> The PPS promoted efficient land use, a range of housing types, and the creation of complete communities, while ensuring compatibility with existing built form and infrastructure. The YROP supported the development of complete, walkable neighbourhoods with a mix of housing, parks, and community facilities, and required that new neighbourhoods be designed for connectivity and access to transit. The YROP called for subdivision design, housing mix, and integration of affordable and accessible units to meet the needs of a growing and diverse population. 	<ul style="list-style-type: none"> Update permissions for the Neighbourhood designation to permit uses that support complete communities, such as small-scale neighbourhood commercial uses. Ensure that neighbourhoods are designed to be complete and walkable, with a mix of housing types, parks, and community facilities, and emphasize connectivity to transit and active transportation networks. Develop a new Neighbourhood designation that contemplates lower-medium density development with a density of 21-35 units per hectare (UPH) to accommodate single detached dwellings on narrow lots, semi-detached dwellings, standard townhomes, duplexes and triplexes at a maximum floor space index (FSI) of 0.75. This designation would provide increased transition between existing neighbourhoods and higher-density areas.
5.6.1	Objectives	This section supports the development of new neighbourhoods with a mix of housing types, parks, and community facilities. It emphasizes walkability, connectivity, and access to transit.	<ul style="list-style-type: none"> The objectives were shaped by planning best practices and extensive community engagement, ensuring that new 	<ul style="list-style-type: none"> Explicitly encourage gentle density (such as townhomes, additional residential units, and small-scale apartments) to help meet intensification and density targets and support housing diversity, while

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			<p>neighbourhoods reflect local values and needs.</p> <ul style="list-style-type: none"> • These objectives were informed by the PPS 2020, Growth Plan and YROP 2010. 	<p>maintaining compatibility with neighbourhood character.</p> <ul style="list-style-type: none"> • Establish clear criteria for evaluating re-designation proposals, including phasing policies, proximity to existing development, infrastructure capacity, environmental constraints, and alignment with community values and growth forecasts.
5.6.2	Permitted Uses	<p>This section highlights the permitted uses within the Neighbourhood designation, which primarily include low-density residential uses such as single-detached and semi-detached dwellings. It also allows for complementary uses like parks, schools, places of worship, and small-scale commercial or institutional uses that serve the local community. These uses are intended to support complete, walkable, and family-friendly neighbourhoods.</p>	<ul style="list-style-type: none"> • The permitted uses were shaped by planning best practices and extensive community engagement, ensuring that new neighbourhoods reflect local values and needs. • The PPS promoted efficient land use, a range of housing types, and the creation of complete communities, while ensuring compatibility with existing built form and infrastructure. 	<ul style="list-style-type: none"> • Expand the range of housing types permitted in various designations, including townhomes, apartments, and additional residential units, to meet the needs of multi-generational and aging households and to support gentle density and intensification targets. • Expand the range of permitted uses to explicitly include small-scale neighbourhood commercial uses, such as corner stores, cafes and personal service shops within the Neighbourhood designation, provided they are compatible with the surrounding residential character. • Recognize that neighbourhood commercial uses are essential for supporting complete, walkable communities by providing convenient access to daily goods and services, reducing reliance on automobiles, and fostering social interaction.
5.6.3	Neighbourhood Designation Policies	<p>This section outlines policies for subdivision design, housing mix, and integration of affordable and accessible units. It encourages complete neighbourhoods that meet the needs of a growing and diverse population.</p>	<ul style="list-style-type: none"> • The permitted uses were shaped by planning best practices and extensive community engagement, ensuring that new neighbourhoods reflect local values and needs. 	<ul style="list-style-type: none"> • Establish clear criteria for the location, scale, and design of neighbourhood commercial uses to ensure they are integrated into the neighbourhood fabric, maintain compatibility with adjacent homes, and do not generate adverse impacts (e.g., traffic, noise).

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			<ul style="list-style-type: none"> The PPS promoted efficient land use, a range of housing types, and the creation of complete communities, while ensuring compatibility with existing built form and infrastructure. 	<ul style="list-style-type: none"> Use zoning by-laws and site plan control to regulate the size, location, and design of neighbourhood commercial uses, ensuring alignment with the Village Urban Design Guidelines (2022) and other Township plans. Ensure that the inclusion of neighbourhood commercial uses directly supports the creation of complete communities, walkability, and accessibility to amenities. Explicitly encourage gentle density (such as townhomes, additional residential units, and small-scale apartments) to help meet intensification targets and support housing diversity, while maintaining compatibility with neighbourhood character. Implement a unit per hectare (UPH) of 10-20 for new development in the Neighbourhood designation, with an overall density of 35 people and jobs per ha for new greenfield development.
5.7	Medium Density Residential Designation	This section outlines policies for the Medium Density Residential designation, emphasizing compatibility with surrounding land uses, high-quality urban design, and efficient use of infrastructure, and supports a mix of housing types that contribute to complete communities, encourages walkability, and promotes access to public transit and community amenities.	<ul style="list-style-type: none"> The policies stemmed from best practices and extensive community engagement, ensuring that medium density areas reflect local values and needs. The PPS directed municipalities to provide a range of housing types and densities to meet projected needs, while supporting intensification and 	<ul style="list-style-type: none"> Encourage a range of medium density housing types (such as townhouses, low-rise apartments, and stacked dwellings) to support gentle density, meet intensification targets, and provide diverse housing options for different household types and life stages. Require that medium density development is compatible with surrounding land uses, supports high-quality urban design, and integrates with the existing character of the area. Introduce a residential units per ha for the Medium Density designation of 41-60 units/ha to enable a tangible metric that equates to a housing form

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			<p>efficient use of land and infrastructure.</p> <ul style="list-style-type: none"> The Growth Plan emphasized intensification, compact development, and the integration of land use and transportation, supporting a mix of housing and uses in new and existing neighbourhoods. 	<p>(predominantly 2-3 storey ground oriented townhomes).</p> <ul style="list-style-type: none"> Establish a revised maximum floor space index (FSI) for the Medium Density designation of 1.1.
5.7.1	Objectives	<p>This section outlines that the objectives of the Medium Density Residential designation are to support a range of housing types that contribute to complete communities and provide a transition between low- and high-density areas. It encourages compact, well-designed development that is compatible with surrounding neighbourhoods and supports active transportation and access to community amenities.</p>	<ul style="list-style-type: none"> The objectives were shaped by planning best practices and extensive community engagement, ensuring that medium density areas reflect local values and needs. The PPS directed municipalities to provide a range of housing types and densities to meet projected needs, while supporting intensification and efficient use of land and infrastructure. The Growth Plan emphasized intensification, compact development and the integration of land use and transportation, supporting a mix of housing and uses in new and existing neighbourhoods. 	<ul style="list-style-type: none"> Explicitly encourage gentle density (such as townhomes, additional residential units, and small-scale apartments) to help meet intensification targets and support housing diversity. Encourage the integration of affordable and accessible units within medium density developments to meet the needs of a growing and diverse population. Ensure that neighbourhoods are designed to be complete and walkable, with a mix of housing types, parks, and community facilities, and emphasize connectivity to transit and active transportation networks.

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5.7.2	Permitted Uses	This section outlines the permitted uses within the Medium Density Residential designation. It allows for a range of residential building types including townhouses, low-rise apartments, and other forms of medium-density housing. Additionally, supportive uses such as parks, schools, and community facilities may be permitted to serve the residential community, provided they are compatible with the surrounding area.	<ul style="list-style-type: none"> The objectives were shaped by planning best practices and extensive community engagement, ensuring that medium density areas reflect local values and needs. The PPS directed municipalities to provide a range of housing types and densities to meet projected needs, while supporting intensification and efficient use of land and infrastructure. The Growth Plan emphasized intensification, compact development and the integration of land use and transportation, supporting a mix of housing and uses in new and existing neighbourhoods. 	<ul style="list-style-type: none"> Permit a range of medium density residential building types, including townhouses, stacked townhouses, low-rise apartments, and other innovative housing forms, to support gentle density and meet intensification targets. Allow for supportive uses such as parks, schools, and community facilities within the Medium Density Residential designation, provided they are compatible with the surrounding area and contribute to complete communities. Ensure that permitted uses contribute to complete communities, including walkability, accessibility, and connectivity to parks, schools, and amenities.
5.7.3	Medium Density Residential Policies	This section outlines policies for the Medium Density Residential designation, emphasizing compatibility with surrounding land uses, high-quality urban design, and efficient use of infrastructure. It supports a mix of housing types that contribute to complete communities, encourages walkability, and promotes access to public transit and community amenities. Development proposals must also address	<ul style="list-style-type: none"> These policies stemmed from best practices and community engagement. The PPS directed municipalities to provide a range of housing types and densities to meet projected needs, while supporting intensification and efficient use of land and infrastructure. 	<ul style="list-style-type: none"> Use zoning by-laws, site plan control, and urban design guidelines to implement permitted use policies and ensure alignment with the Village Urban Design Guidelines (2022) and other Township plans. Encourage the integration of affordable and accessible units within medium density developments to meet the needs of a growing and diverse population. Ensure that medium density areas are designed to be walkable, with access to parks, schools, community

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		environmental sustainability and integrate with the existing character of the area.	<ul style="list-style-type: none"> The Growth Plan emphasized intensification, compact development, and the integration of land use and transportation, supporting a mix of housing and uses in new and existing neighbourhoods. 	<p>facilities, and public transit, supporting the creation of complete communities.</p> <ul style="list-style-type: none"> Introduce a residential units per ha for the Medium Density designation of 41-60 units/ha to enable a tangible metric that equates to a housing form (predominantly 2-3 storey ground oriented townhomes). Establish a revised maximum floor space index (FSI) for the Medium Density designation of 1.1.
5.8	Mixed Use Designation	This section provides objectives, permitted uses and policies for the Mixed Use Designation. The Mixed Use Designation encourages a vibrant blend of residential, commercial, and institutional uses within walkable, transit-supportive areas, primarily focused in village cores. It promotes compact development that supports intensification, enhances public spaces, and contributes to complete communities.	<ul style="list-style-type: none"> The PPS emphasized intensification, mixed-use development, and complete communities. The Growth Plan directed growth to settlement areas and promoted compact, walkable and transit-supportive development. The policies were also informed by best practices and community engagement, which identified support for vibrant, pedestrian-oriented development and compatible intensification. 	<ul style="list-style-type: none"> Promote diverse housing forms and mixed-use buildings, especially in village-scaled intensification areas. Require new mixed-use developments to demonstrate servicing capacity, climate resilience, and compatibility with adjacent low-rise areas. Integrate the findings of the Phase 2 Growth Management Strategy, including the intensification targets. Align with the Intensification Hierarchy discussed in Section 2 of the Official Plan.
5.8.1	Objectives	This section outlines that the objectives of the Mixed Use designation are to promote vibrant, compact, and pedestrian-oriented areas that integrate residential, commercial, and institutional uses. It encourages intensification and redevelopment that supports complete communities, enhances	<ul style="list-style-type: none"> The PPS emphasized intensification, mixed-use development, and complete communities. The Growth Plan directed growth to settlement areas and 	<ul style="list-style-type: none"> Support small-scale office, light manufacturing, and employment uses through updated policies and future zoning provisions. Explicitly prioritize intensification in the Mixed Use designation and require that intensification and redevelopment demonstrate compatibility with

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		the public realm, and ensures compatibility with surrounding neighbourhoods.	<p>promoted compact, walkable and transit-supportive development.</p> <ul style="list-style-type: none"> The policies were also informed by best practices and community engagement, which identified support for vibrant, pedestrian-oriented development and compatible intensification. 	<p>adjacent low-rise neighbourhoods through built form transitions, setbacks, and context-sensitive design.</p> <ul style="list-style-type: none"> Encourage high-quality, context-sensitive urban design that enhances the public realm, including active frontages, pedestrian connectivity, and integration with public spaces. Require a mix of housing types, tenures, and affordability levels in larger Mixed Use developments, including attainable and affordable housing, to promote inclusive communities. Encourage or require a phased or tiered approach to affordable and attainable housing targets, with flexibility based on location, tenure, and feasibility. Integrate policies for climate resilience, green infrastructure, and low-impact development techniques in all site planning and subdivision approvals.
5.8.2	Permitted Uses	This section outlines the permitted uses within the Mixed Use designation, which include residential, commercial, office, institutional, and community uses. It supports developments that integrate these uses vertically or horizontally to promote vibrant, walkable, and transit-supportive environments. The designation encourages flexible land use arrangements that contribute to complete communities and economic vitality.	<ul style="list-style-type: none"> The PPS emphasized intensification, mixed-use development, and complete communities. The Growth Plan directed growth to settlement areas and promoted compact, walkable and transit-supportive development. The policies were also informed by best practices and community engagement, which identified support for vibrant, pedestrian- 	<ul style="list-style-type: none"> Ensure that a broad range of population-related service uses (e.g., health, childcare, cultural, and community services) are explicitly permitted within Mixed Use areas. Permit compatible light industrial and employment uses in mixed-use, transit-served areas to support live-work opportunities. Permit compatible light industrial and small-scale warehousing uses in mixed-use areas with access to major corridors, provided they do not generate significant off-site impacts.

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			oriented development and compatible intensification.	
5.8.3	Policies	This section outlines that the objectives of the Mixed Use designation are to promote vibrant, compact, and pedestrian-oriented areas that integrate residential, commercial, and institutional uses. It encourages intensification and redevelopment that supports complete communities, enhances the public realm, and ensures compatibility with surrounding neighbourhoods.	<ul style="list-style-type: none"> • The PPS emphasized intensification, mixed-use development, and complete communities. • The Growth Plan directed growth to settlement areas and promoted compact, walkable and transit-supportive development. • The policies were also informed by best practices and community engagement, which identified support for vibrant, pedestrian-oriented development and compatible intensification. 	<ul style="list-style-type: none"> • Encourage office and institutional uses to transit-accessible areas. • Permit compatible light industrial and employment uses in mixed-use, transit-served areas. • Encourage the inclusion of sustainable design features such as green roofs, permeable paving, bioswales, and EV charging infrastructure in new developments. • Strengthen the policies for height permissions and criteria to permit increased heights of 5 to 6 storeys, depending on the designation, by introducing clear design criteria for setbacks, façade articulation, and heritage integration. • Incorporate a units per hectare (UPH) density range of 61 – 100 that correspond with a higher-medium density built form, including townhomes and low-rise apartments, with approximate building heights of 3-4 storeys. • Establish a revised maximum floor space index (FSI) of 1.3 to 1.5 to reflect the proposed built form and density considerations. • Encourage or require a phased or tiered approach to affordable and attainable housing targets, with flexibility based on location, tenure, and feasibility.
5.9	Commercial Designation	This section addresses the Commercial designation, which applies to areas intended for retail and service uses that meet the shopping needs of the Villages. It	<ul style="list-style-type: none"> • The PPS supported efficient land use, compact development, and the integration of commercial uses within settlement areas. 	<ul style="list-style-type: none"> • Continue to explore the opportunity for a settlement area boundary expansion (SABE) in King City to accommodate new commercial uses to support retail, service, and professional employment growth.

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		permits a wide range of commercial activities, including retail, restaurants, offices, and automotive services, while encouraging pedestrian-oriented design with buildings close to the street and parking located behind or beside structures. The section also promotes compatibility with nearby residential areas, supports infill development, and allows for limited building heights (up to three storeys), with a focus on maintaining a high standard of design and streetscape integration.	<ul style="list-style-type: none"> The YROP 2010 directed commercial growth to local centers and corridors, supporting infill and pedestrian-oriented development. 	<ul style="list-style-type: none"> Review and expand the range of population-related service uses permitted within the Commercial Designation, including health, childcare, cultural, and community services.
5.9.1	Objectives	The objectives of the Commercial Designation are to provide for a diverse range of retail and service uses that meet the shopping and service needs of the Villages, support economic vitality, and promote high-quality, pedestrian-oriented development that is compatible with surrounding uses.	<ul style="list-style-type: none"> The PPS supported efficient land use, compact development, and the integration of commercial uses within settlement areas. The YROP 2010 directed commercial growth to local centers and corridors, supporting infill and pedestrian-oriented development. 	<ul style="list-style-type: none"> Promote the revitalization and redevelopment of underutilized commercial properties, especially in areas targeted for intensification. Require high-quality, pedestrian-oriented design with buildings close to the street, parking located behind or beside structures, and compatibility with adjacent residential areas. Maintain compatibility with adjacent residential areas and support infill development.
5.9.2	Permitted Uses	Permitted uses within the Commercial Designation include a wide range of commercial activities such as retail, restaurants, offices, and automotive services, with an emphasis on population-related service uses that support the needs of the community.	<ul style="list-style-type: none"> The PPS supported efficient land use, compact development, and the integration of commercial uses within settlement areas. The YROP 2010 directed commercial growth to local centers and corridors, supporting infill and pedestrian-oriented development. 	<ul style="list-style-type: none"> Review permitted uses to ensure that a broad range of population related service uses are permitted within the Commercial designation. Review and expand the range of population-related service uses, including health, childcare, cultural, and community services.

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5.9.3	Policies	Policies for the Commercial Designation focus on encouraging the revitalization and redevelopment of underutilized commercial properties, supporting infill development, and ensuring high standards of design, accessibility, and compatibility with adjacent uses.	<ul style="list-style-type: none"> The PPS supported efficient land use, compact development, and the integration of commercial uses within settlement areas. The YROP 2010 directed commercial growth to local centers and corridors, supporting infill and pedestrian-oriented development. 	<ul style="list-style-type: none"> Encourage the revitalization and redevelopment of underutilized commercial properties. Allow limited building heights (up to three storeys), with a focus on maintaining a high standard of design and streetscape integration. Integrate sustainable design features (e.g., green roofs, permeable paving, EV charging) and ensure accessibility for all users. Update all references and policy language to align with the Provincial Planning Statement, 2024, and the York Region Official Plan (2022), ensuring consistency with new definitions, targets, and policy directions for intensification, housing, and employment.
5.10	Employment Designation	This section provides objectives, permitted uses and policies for the Employment Area Designation. The Employment Designation is intended to protect and promote lands for a range of employment uses such as manufacturing, warehousing, offices, and related activities that support economic development. It emphasizes compatibility with surrounding land uses, efficient use of infrastructure, and high-quality urban design.	<ul style="list-style-type: none"> The PPS and Growth Plan prioritized the protection and intensification of employment lands, efficient use of infrastructure, and compatibility with adjacent uses. The YROP 2010 supported employment growth in designated areas, with a focus on accessibility, goods movement, and economic diversity. 	<ul style="list-style-type: none"> Protect employment lands near major goods movement corridors and ensure land use compatibility. Plan employment areas in locations that are well-served by goods movement infrastructure to support logistics and manufacturing. Develop a new land use designation for Supportive Employment that: <ul style="list-style-type: none"> Provides a buffer and transition zone between higher-intensity employment lands and sensitive uses (e.g., residential, institutional, parks). Encourages a mix of lower-impact employment uses, such as offices, research and development, technology, creative industries, small-scale manufacturing, and service commercial uses.

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				<ul style="list-style-type: none"> ○ Promotes high-quality urban design, landscaping, and site planning to ensure compatibility and an attractive interface with adjacent areas. ○ Supports economic diversification and local job opportunities in a manner that is compatible with surrounding land uses
5.10.1	Objectives	The objectives of the Employment Designation are to protect and promote lands for a range of employment uses such as manufacturing, warehousing, offices, and related activities that support economic development, while emphasizing compatibility with surrounding land uses, efficient use of infrastructure, and high-quality urban design.	<ul style="list-style-type: none"> ● The PPS and Growth Plan prioritized the protection and intensification of employment lands, efficient use of infrastructure, and compatibility with adjacent uses. ● The YROP 2010 supported employment growth in designated areas, with a focus on accessibility, goods movement, and economic diversity. 	<ul style="list-style-type: none"> ● Support the growth of warehousing, light and heavy industrial, and employment uses through updates to the Employment designation. ● Protect employment lands near major goods movement corridors and ensure land use compatibility. ● Plan employment areas in locations that are well-served by goods movement infrastructure to support logistics and manufacturing. ● Encourage the development of logistics hubs and distribution centers near major highways and rail lines. ● Promote energy efficient building materials and passive design standards, including encouraging green roofs, cool roofs and solar panels on flat roofed buildings.
5.10.2	Permitted Uses	Permitted uses within the Employment Designation include manufacturing, warehousing, offices, and related activities, with flexibility to accommodate evolving employment trends and supporting uses that contribute to economic development and resilience.	<ul style="list-style-type: none"> ● The PPS and Growth Plan prioritized the protection and intensification of employment lands, efficient use of infrastructure, and compatibility with adjacent uses. ● The YROP 2010 supported employment growth in 	<ul style="list-style-type: none"> ● Update designations, definitions and terminology to ensure alignment with the new Provincial definition for “Area of Employment”. <ul style="list-style-type: none"> ○ Align with York Region’s supportive employment framework to accommodate flexible, commercial employment opportunities.

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			designated areas, with a focus on accessibility, goods movement, and economic diversity.	<ul style="list-style-type: none"> ○ Designate Supporting Employment Areas on the periphery of Employment lands to foster economic diversity. ○ Plan for transitions between Employment and Community to ensure land use compatibility and economic viability.
5.10.3	Policies	Policies for the Employment Designation focus on safeguarding employment lands, supporting infill and redevelopment, ensuring compatibility with surrounding uses, and promoting high standards of design, landscaping, and site access.	<ul style="list-style-type: none"> • The PPS and Growth Plan prioritized the protection and intensification of employment lands, efficient use of infrastructure, and compatibility with adjacent uses. • The YROP 2010 supported employment growth in designated areas, with a focus on accessibility, goods movement, and economic diversity. 	<ul style="list-style-type: none"> • Develop criteria for land conversion and removal, ensuring employment lands are safeguarded from incompatible uses and premature redesignation. • Require a minimum building height of two storeys or equivalent massing to ensure a strong street presence. • Prohibit long, blank facades along public streets; require articulation, material variation and glazing to break up massing. • Incorporate new policies for landscaping buffers and transitional zones, particularly between sensitive land uses and Employment Areas. • Promote active frontages by siting buildings close to the street. • Require pedestrian walkways from sidewalks and parking areas to building entrances. • Integrate pedestrian realm considerations, including street furniture, lighting, cycling infrastructure, bicycle parking and wide sidewalks into site design. • Require planting strips along street frontages and between parking areas and buildings, using native and salt tolerant species. • Require the screening of all loading and service areas, including outdoor storage areas (where

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				<p>permitted) from public view using architectural and landscape treatments.</p> <ul style="list-style-type: none"> • Support infill and redevelopment in mature industrial areas, with incentives and streamlined processes for landowners and developers. • Create transitional land use policies to buffer non-industrial uses and ensure compatibility with surrounding areas. • Align Official Plan policies with the 2024 Provincial Planning Statement, York Region Official Plan (2022), and Strategic Plan (2023–2027).
5.11	Transit Station Area Designation	The section provides objectives, permitted uses and policies for the Transit Station Area Designation. The designation encourages transit-oriented development, supporting a mix of uses such as medium to high-density residential, live-work units, offices, institutional uses, and commercial spaces within mixed-use buildings. Building heights are generally expected to range from two to four storeys, with potential for up to six storeys under specific conditions, aiming to create a vibrant, walkable, and well-connected community that leverages proximity to transit infrastructure.	<ul style="list-style-type: none"> • These policies stem from PPS 2020 and Growth Plan, as well as best practices and community engagement. • The Growth Plan and PPS 2020 promote transit-oriented development by directing growth to areas near transit stations and encouraging compact, mixed-use communities that support active transportation. They require municipalities to identify and plan for Major Transit Station Areas (MTSAs) with minimum density targets to optimize transit investments and accommodate future growth. 	<ul style="list-style-type: none"> • Designate the King City GO Station area as a Major Transit Station Area (MTSA). • Adopt a minimum density target of 80 residents + jobs per hectare, consistent with the YROP and local conditions. • Encourage mid-rise, mixed-use development and affordable housing near transit. • Rename the current “Transit Station Area” to “Major Transit Station Area” to reflect its strategic importance and align with York Region’s planning framework.
5.11.1	Objectives	This section sets out objectives for the Transit Station Area designation that focus	<ul style="list-style-type: none"> • The PPS and Growth Plan promoted transit-oriented 	<ul style="list-style-type: none"> • Designate the King City GO Station area as a Major Transit Station Area (MTSA).

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		on facilitating intensification through higher-density residential and mixed-use development near the King City GO Station. It prioritizes residential growth while ensuring compatibility with adjacent low-rise neighbourhoods and the rail corridor, aiming to capitalize on transit access while maintaining community character.	<ul style="list-style-type: none"> development, intensification, and compact, mixed-use communities near transit stations. The YROP 2010 required municipalities to identify and plan for Major Transit Station Areas (MTSAs) with minimum density targets. 	<ul style="list-style-type: none"> Adopt a minimum density target of 80 residents + jobs per hectare, consistent with the YROP and local conditions. Encourage mid-rise, mixed-use development and affordable housing near transit.
5.11.2	Permitted Uses	This section highlights the permitted uses within the Transit Station Area designation, which include a mix of residential, commercial, office, institutional, and community uses. These uses are intended to support transit-oriented development by encouraging higher densities and a vibrant, walkable environment near transit stations. The designation also allows for public spaces and amenities that enhance connectivity and livability in the area.	<ul style="list-style-type: none"> The PPS and Growth Plan supported a broad range of uses in transit station areas to promote complete communities and transit ridership. The YROP 2010 encouraged mixed-use, higher-density development in MTSAs. 	<ul style="list-style-type: none"> Permit a full range of residential, commercial, office, institutional, and community uses, with an emphasis on mixed-use buildings and active ground-floor uses. Allow for live-work units, affordable and attainable housing, and a mix of tenures and unit sizes. Require public spaces, plazas, and amenities that support transit users and enhance the public realm. Encourage shared and structured parking and reduce or eliminate minimum parking requirements.
5.11.3	Policies	This section highlights policies for the Transit Station Area designation that promote transit-oriented development through compact, mixed-use, and pedestrian-friendly design. The policies encourage higher-density development near transit stations, integration with surrounding land uses, and the creation of vibrant public spaces. They also emphasize sustainable design, active transportation,	<ul style="list-style-type: none"> The Growth Plan and PPS 2020 promoted transit-oriented development by directing growth to areas near transit stations and encouraging compact, mixed-use communities that support active transportation. The Growth Plan and PPS 2020 required municipalities to identify and plan for Major Transit Station 	<ul style="list-style-type: none"> Direct major office and institutional uses to transit-accessible areas, including MTSAs and strategic growth areas. Permit compatible light industrial and employment uses in mixed-use, transit-served areas. Encourage shared and structured parking in transit-supportive areas. Reduce minimum parking requirements in transit-accessible areas.

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		and efficient use of infrastructure to support a complete and connected community.	<p>Areas (MTSAs) with minimum density targets to optimize transit investments and accommodate future growth.</p> <ul style="list-style-type: none"> The YROP 2010 encouraged mixed-use, higher-density development in MTSAs. 	<ul style="list-style-type: none"> Require new developments within the MTSA to include direct pedestrian and cycling connections to the King City GO Station. Remove the minimum parking requirements within the King City MTSA to encourage transit use. Within the Transit Station Area, advance transit-oriented development by requiring active frontages, pedestrian connectivity, and mixed-use buildings with ground floor commercial. Encourage the location of major office and institutional uses within or adjacent to MTSAs to maximize transit accessibility. Phase development in the MTSA in alignment with transit service improvements and infrastructure upgrades. Promote structured or shared parking solutions instead of expansive surface lots to optimize land use and reduce environmental impacts. Encourage the integration of EV charging stations and car-share spaces in new developments. Implement a floor space index (FSI) range with a minimum of 1.5 to a maximum of 2.5.
5.12	Institutional Designation	This section has policies for the Institutional designation, which applies to lands used for public and community-serving institutions such as schools, places of worship, hospitals, and cemeteries. The policies aim to ensure these uses are well-integrated into the community by promoting accessibility, minimizing impacts on	<ul style="list-style-type: none"> The PPS supported the integration of institutional uses within settlement areas and complete communities. The Growth Plan emphasized co-location of public services and efficient use of land. 	<ul style="list-style-type: none"> Promote the co-location of institutional uses (e.g., schools, community centers, libraries) with parks, transit, and other public services, especially in growth areas and village cores. Require asset management plans for all public service facilities, including climate resilience and energy efficiency targets.

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		adjacent residential areas, and encouraging co-location with other public services. Institutional buildings are generally limited to three storeys and are expected to support the Township's broader goals for community well-being and efficient land use.	<ul style="list-style-type: none"> • The YROP 2010 encouraged planning for accessible, well-distributed institutional facilities. • Community engagement shaped the focus on accessibility, compatibility and community well-being. 	
5.12.1	Objectives	The objectives of the Institutional Designation are to support the provision of essential public and community services, ensure institutional uses are accessible and compatible with surrounding areas, and promote efficient, flexible, and sustainable facility design.	<ul style="list-style-type: none"> • The PPS supported the integration of institutional uses within settlement areas and complete communities. • The Growth Plan emphasized co-location of public services and efficient use of land. • The YROP 2010 encouraged planning for accessible, well-distributed institutional facilities. • Community engagement shaped the focus on accessibility, compatibility and community well-being. 	<ul style="list-style-type: none"> • Promote the co-location of institutional uses (e.g., schools, community centers, libraries) with parks, transit, and other public services, especially in growth areas and village cores. • Ensure equitable geographic distribution of facilities and services, with a focus on underserved rural areas. • Support flexible, multi-use facility designs that can adapt to changing demographics and service needs.
5.12.2	Permitted Uses	Permitted uses within the Institutional Designation include schools, places of worship, hospitals, cemeteries, community centers, and other public or quasi-public facilities that serve the needs of residents and contribute to community well-being.	<ul style="list-style-type: none"> • The PPS 2020 and Growth Plan supported a broad range of institutional uses in settlement areas. • The YROP 2010 encouraged institutional uses that support healthy, complete communities. 	<ul style="list-style-type: none"> • Broaden the range of permitted institutional uses to include emerging community needs (e.g., cultural centers, health clinics, adult education, and childcare). • Encourage shared use agreements and the co-location of schools with parks, libraries, and community centers, especially in compact or mixed-use developments.

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			<ul style="list-style-type: none"> Community engagement helped inform the mix of uses and the need for local services. 	
5.12.3	Policies	Policies for the Institutional Designation focus on promoting accessibility, minimizing impacts on adjacent residential areas, encouraging co-location with other public services, and supporting sustainable, flexible, and resilient facility design.	<ul style="list-style-type: none"> The PPS and Growth Plan supported accessible, well-integrated institutional uses and efficient use of land. The YROP 2010 provided direction on co-location, accessibility and compatibility. 	<ul style="list-style-type: none"> Integrate green infrastructure, energy-efficient retrofits, and emergency preparedness into facility planning. Update policies on surplus institutional sites to reflect the Minister's enhanced authority regarding disposition and consider adding criteria for evaluating surplus sites that align with community needs and Provincial direction. Require early engagement with school boards and other agencies during block planning and subdivision review. Require institutional buildings to be designed for accessibility and universal design principles. Limit institutional building heights to three storeys, unless otherwise justified by context and compatibility. Minimize impacts on adjacent residential areas through setbacks, landscaping, and transition policies. Encourage flexible, multi-use facility designs that can adapt to changing demographics and service needs. Encourage partnerships with community organizations, school boards, and cultural institutions to enhance facility programming and operations.
5.13	Parks and Open Space Designation	This section provides policies for parks and open spaces to ensure they are planned, accessible, and used in ways that support	<ul style="list-style-type: none"> The Planning Act provided the legislative authority for parkland 	<ul style="list-style-type: none"> Continue to encourage parks and trails in all designations of the Plans.

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		public enjoyment, minimize impacts on adjacent uses, and contribute to a cohesive open space network across the Township.	<p>dedication and public space planning.</p> <ul style="list-style-type: none"> The PPS and Growth Plan emphasize the role of parks and open space in creating complete communities and supporting public health and safety. The YROP 2010 provided direction on parkland provision standards, connectivity of open space systems, and alignment with regional growth forecasts. 	<ul style="list-style-type: none"> Update as needed to align with any changes to the general community facility policies under Section 3.5.
5.13.1	Objectives	Section 5.13.1 establishes the objective of preserving and enhancing parks and open spaces in King’s villages to support recreation, environmental protection, and community well-being through a connected and accessible open space network.	<ul style="list-style-type: none"> The Planning Act provided the legislative authority for parkland dedication and public space planning. The PPS and Growth Plan emphasize the role of parks and open space in creating complete communities and supporting public health and safety. The YROP 2010 provided direction on parkland provision standards, connectivity of open space systems, and alignment with regional growth forecasts. 	<ul style="list-style-type: none"> Update objectives to reflect the emphasis on climate resilience, equity, and accessibility in public spaces. Ensure objectives support long-term open space planning across all settlement areas. Incorporate tree canopy goals and forest structure monitoring from recent studies and the Township’s other Master Plans. Reinforce the role of parks and open spaces in delivering health, recreation, and connectivity outcomes. Integrate recommendations from the Parks Master Plan, Trails Master Plan, and Facilities Master Plan to expand trail connectivity, enhance parkland amenities, and modernize community facilities. Prioritize equitable geographic distribution of parks and open spaces, especially in intensification and growth areas.

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				<ul style="list-style-type: none"> Recognize the role of parks and open spaces in supporting mental and physical health, social cohesion, and environmental sustainability.
5.13.2	Permitted Uses	This section permits a range of passive and active recreational uses, natural heritage conservation, and compatible community facilities within the Parks and Open Space designation, ensuring that land use supports both leisure and environmental stewardship.	<ul style="list-style-type: none"> The PPS, Growth Plan and Greenbelt Plan promoted multi-functional open spaces that support recreation and ecological integrity. The YROP encouraged diverse recreational uses and natural feature protection within designated open spaces. 	<ul style="list-style-type: none"> Ensure permitted uses reflect updated definitions of public service facilities and green infrastructure. Support uses that combine recreation, stormwater management, and habitat restoration in line with provincial climate adaptation goals. Include language that supports universally accessible design and programming for diverse user groups. Expand permitted uses to include innovative and flexible spaces such as pop-up parks, outdoor fitness equipment, and spaces for cultural events. Allow for community gardens, naturalized areas, and green infrastructure (e.g., stormwater management features) within parks and open spaces.
5.13.3	Policies	This section outlines policies for the planning, design, and maintenance of parks and open spaces, including requirements for accessibility, integration with trails and natural systems, and compatibility with adjacent land uses.	<ul style="list-style-type: none"> These policies were informed by the Growth Plan and PPS which emphasized connectivity, watershed protection, and climate resilience in open space planning. The YROP provided standards for parkland dedication and integration with the regional Greenbelt system. The Township's Parks, Recreation and Culture Master Plan & Recreation and Community Master Plan 	<ul style="list-style-type: none"> Integrate of green development standards and low-impact design in park planning. Align with updated active transportation and trail network goals to ensure parks are linked to broader mobility systems. Ensure park policies are coordinated with updated servicing strategies and infrastructure investments. Introduce policies for regular assessment of canopy cover, biodiversity, and community use metrics. Clarify the role of Privately Owned Publicly Accessible Spaces (POPS) as complementary to, but not replacements for, public parkland.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
			<p>prioritized accessible, connected and sustainable public spaces, and provided guidance on service levels, park types and future planning for amenities.</p>	<ul style="list-style-type: none"> Clarify standards for encumbered land and POPS to ensure usability, accessibility, and meaningful contribution to the open space network. Integrate parkland dedication policies with updated Planning Act provisions and consider alternative strategies (e.g., land acquisition, partnerships, innovative funding) to supplement reduced dedication rates. Develop and implement asset management plans for all parks and open spaces, including criteria for evaluating the reuse or repurposing of aging facilities. Encourage partnerships with community organizations, school boards, and cultural institutions to enhance programming and operations.
5.14	Utilities Designation	<p>This section provides policies for lands within the Utilities designation used for essential public infrastructure, including transformer stations, rail lines, broadband, and other utility uses. The intent is to ensure that utilities are planned, located, and designed to support growth, sustainability, and community well-being, while minimizing impacts on the environment and adjacent land uses.</p>	<ul style="list-style-type: none"> The PPS, Growth Plan and Greenbelt Plan required municipalities to plan for and protect corridors for infrastructure and utilities. King's Master Plans emphasized the need for coordinated, efficient and resilient utility networks. 	<ul style="list-style-type: none"> Introduce a new subsection to 5.14 to outline policies that apply to the Utilities designation. Policies that should be identified include: <ul style="list-style-type: none"> Require that all new subdivisions and major developments include broadband conduit and utility corridors. Encourage co-location of utilities within shared corridors to reduce land consumption and environmental impact. Require that utility infrastructure in sensitive areas complies with Greenbelt and ORMCP policies. Require early and ongoing coordination between utility providers, the Township, and other agencies to ensure infrastructure is planned in tandem with growth and development.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> ○ Prioritize underground placement of utilities in new developments and intensification areas to reduce visual and physical impacts. ○ Encourage the use of smart infrastructure and adaptive systems to improve efficiency, monitoring, and resilience. ○ Require environmental impact assessments for utility projects in or near sensitive natural heritage features. ○ Support the integration of green infrastructure (e.g., bioswales, permeable surfaces) with utility corridors. ○ Develop clear criteria for evaluating utility proposals in protected or constrained areas, ensuring minimal ecological disruption. ○ Require asset management plans for all major utility infrastructure, including lifecycle costing and climate adaptation measures. ○ Promote public engagement and transparency in utility planning, especially for projects with significant community or environmental impacts
5.14.1	Objectives	The objectives are to ensure the efficient, safe, and sustainable provision of utility infrastructure that supports current and future community needs, integrates with land use planning, and minimizes negative impacts on the environment and community character.	<ul style="list-style-type: none"> ● The PPS, Growth Plan and Greenbelt Plan require municipalities to plan for and protect corridors for infrastructure and utilities. ● King’s Master Plans emphasized the need for coordinated, efficient and resilient utility networks. 	<ul style="list-style-type: none"> ● Explicitly identify broadband and digital infrastructure as essential public services. ● Strengthen requirements for underground utility placement and grouped trenches to minimize disruption. ● Encourage integration of smart technologies (i.e., sensors, adaptive systems, etc.) in utility corridors. ● Ensuring utility siting conforms with Greenbelt Plan and ORMCP policies.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> Require utility planning to align with growth management, climate resilience, and asset management strategies.
5.14.2	Permitted Uses		<ul style="list-style-type: none"> The PPS, Growth Plan and Greenbelt Plan supported a broad range of utility and infrastructure uses, provided they are compatible with surrounding land uses and any environmental features. 	<ul style="list-style-type: none"> Expand permitted uses to include next-generation digital infrastructure (e.g., 5G, fiber optic networks, smart grid).
5.15	Village Natural Heritage System Designation	The Village Natural Heritage System Designation is intended to protect, enhance, and connect natural heritage features and functions within and adjacent to King's villages, ensuring that growth and development are balanced with the long-term health of ecological systems and the delivery of complete, resilient communities.	<ul style="list-style-type: none"> The PPS, Growth Plan, Greenbelt Plan and ORMCP required municipalities to identify, protect, and enhance natural heritage systems. The Township's Master Plans emphasized the importance of natural heritage for recreation, biodiversity and community well-being. 	<ul style="list-style-type: none"> Refine the delineation of the Village Natural Heritage System to reflect updated mapping, ecological studies, and community priorities. Prioritize ecological connectivity between village green spaces, regional corridors, and the broader natural heritage system.
5.15.1	Objectives	The objectives are to conserve, restore, and enhance natural heritage features and ecological functions within villages, maintain ecological connectivity, support climate resilience, and integrate natural systems into the fabric of complete communities.	<ul style="list-style-type: none"> The PPS, Growth Plan, Greenbelt Plan and ORMCP required municipalities to identify, protect, and enhance natural heritage systems. The Township's Master Plans emphasized the importance of natural heritage for recreation, biodiversity and community well-being. 	<ul style="list-style-type: none"> Integrate natural heritage objectives with climate adaptation, stormwater management, and active transportation planning. Prioritize ecological connectivity between village green spaces, regional corridors, and the broader natural heritage system. Embed stewardship, restoration, and education as core objectives for all designated areas.

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5.15.2	Permitted Uses	Permitted uses include conservation, restoration, and enhancement of natural features; passive recreation (e.g., trails, birdwatching); environmental education; and infrastructure or utilities only where no reasonable alternative exists and with strict mitigation.	<ul style="list-style-type: none"> Provincial policy permitted only uses that maintain or enhance ecological integrity. King's Master Plans supported passive recreation and environmental stewardship activities in natural heritage areas. 	<ul style="list-style-type: none"> Permit only low-impact, non-motorized recreational uses that do not compromise ecological functions. Allow restoration projects, habitat creation, and environmental monitoring.
5.15.3	Policies	Policies focus on protecting and enhancing the ecological integrity of the Village Natural Heritage System, ensuring connectivity, and integrating natural features into community planning and design.	<ul style="list-style-type: none"> Provincial policy required municipalities to identify, protect, restore and enhance natural heritage systems, and maintain ecological connectivity. King's Master Plans set standards for stewardship, restoration, and integration of natural features with parks and trails. 	<ul style="list-style-type: none"> Refine mapping and boundaries of the Village Natural Heritage System based on updated ecological data and community input. Require buffers and transition zones between development and natural heritage features, with flexibility for pinch points and offsetting where appropriate. Integrate natural heritage planning with stormwater management, climate adaptation, and active transportation networks. Encourage restoration, invasive species management, and community stewardship initiatives. Promote public education and engagement in stewardship of village natural heritage features. Monitor the health and connectivity of the system and adapt policies as needed to respond to climate change and community needs.
5.16	Nobleton Village Reserve	The Nobleton Village Reserve Designation applies to lands on the edge of Nobleton not currently designated for immediate urban development. The intent is to provide a long-term planning framework that	<ul style="list-style-type: none"> While the Village Reserve includes lands within a settlement area, the PPS, Growth Plan and Greenbelt Plan emphasized the protection of 	<ul style="list-style-type: none"> Maintain the Nobleton Village Reserve designation for lands not identified for immediate re-designation, reinforcing the long-term intent to preserve flexibility for long-term planning beyond the 2051 horizon.

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		preserves rural and agricultural lands until comprehensive planning and servicing strategies are in place, while enabling a phased approach to future growth that supports complete communities, environmental protection, and infrastructure readiness.	<p>rural/agricultural lands and the need for comprehensive planning before settlement area expansions.</p> <ul style="list-style-type: none"> • King’s previous Official Plans and Master Plans focused on phased growth, environmental protection and infrastructure alignment. • Community engagement highlighted the importance of rural character and the need for a clear, transparent planning process. 	<ul style="list-style-type: none"> • Require comprehensive secondary planning for the entirety of the Nobleton Village Reserve before any development occurs, ensuring coordinated development, integration with existing neighbourhoods, appropriate transition and buffer from Employment Areas, the provision of suitable parkland and active transportation networks, and the delivery of complete communities.
5.16.1	Objectives	The objectives are to maintain the Nobleton Village Reserve as a strategic land reserve, ensure any future development is comprehensively planned, protect rural and agricultural character, and support the delivery of complete, sustainable communities.	<ul style="list-style-type: none"> • While the Village Reserve includes lands within a settlement area, the PPS, Growth Plan and Greenbelt Plan emphasized the protection of rural/agricultural lands and the need for comprehensive planning before settlement area expansions. • King’s previous Official Plans and Master Plans focused on phased growth, environmental protection and infrastructure alignment. • Community engagement highlighted the importance of rural character and the need for a 	<ul style="list-style-type: none"> • Support a mix of housing types and tenures, including attainable housing, in future planning. • Encourage integration of community services, parks, and active transportation networks.

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			clear, transparent planning process.	
5.16.2	Permitted Uses	Permitted uses are limited to existing rural, agricultural, and open space uses until a comprehensive secondary plan is completed and the lands are re-designated for urban purposes.	<ul style="list-style-type: none"> While the Village Reserve includes lands within a settlement area, the PPS, Growth Plan and Greenbelt Plan emphasized the protection of rural/agricultural lands and the need for comprehensive planning before settlement area expansions. King's previous Official Plan maintained rural and agricultural uses as the default for the Village Reserve lands. 	<ul style="list-style-type: none"> Continue to permit only rural, agricultural, existing, and open space uses until a Council-approved secondary plan is in place. Allow for interim uses that do not preclude future urban development or compromise the ability to deliver complete communities. Prohibit premature development, fragmentation, or servicing extensions until all planning requirements are met. Require that any interim uses maintain the rural character and environmental integrity of the area. Within identified lands in the southwest quadrant, implement a Village Site-Specific Policy Area (V-SSPA) and re-designate lands to facilitate a Community Area and Employment Area expansion to address land shortfalls within the current urban boundary, in alignment with previous Council direction and the findings from the Phase 2 Growth Management and Employment Lands Strategy and Addendum Growth Management Report, prepared by Watson.
5.16.3	Policies	Policies focus on the process and requirements for transitioning the Nobleton Village Reserve to urban uses, including comprehensive secondary planning, servicing strategies, environmental protection, and community engagement.	<ul style="list-style-type: none"> While the Village Reserve includes lands within a settlement area, the PPS, Growth Plan and Greenbelt Plan require comprehensive planning, environmental studies and 	<ul style="list-style-type: none"> Require comprehensive secondary planning for the entirety of the Nobleton Village Reserve, including: <ul style="list-style-type: none"> Land use, servicing, transportation, and environmental studies. Coordination with York Region over servicing enhancements for Nobleton.

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			<p>servicing strategies before settlement area expansions.</p> <ul style="list-style-type: none"> King’s previous Official Plan included policies requiring phased growth, infrastructure alignment and environmental protection. 	<ul style="list-style-type: none"> Integration with existing neighbourhoods and appropriate transition/buffer from Employment Areas. Provision of suitable parkland, active transportation networks, and community services. Protection and enhancement of natural heritage systems, including woodlands, watercourses, and wildlife habitats. Detailed mapping and refinement of the Natural Heritage System designation. Buffers between development and natural heritage features, with flexibility for pinch points and offsetting. Low impact development and climate resilient design (e.g., naturalized stormwater management, permeable surfaces, tree preservation). Compatibility policies for development adjacent to agricultural and environmental lands, including transition zones, setbacks, and design guidelines. Stewardship and long-term monitoring of environmental features through partnerships with the TRCA, landowners, and community organizations. Delineate portions of the Reserve (e.g., southwest quadrant) for re-designation as Village Site-Specific Policy Areas (V-SSPAs) as part of the secondary planning process. Require a servicing strategy (water, wastewater, stormwater, utilities) and transportation impact assessment before development approvals.

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				<ul style="list-style-type: none"> Require environmental studies and natural heritage evaluations for all development applications. Support a mix of housing types and tenures, including attainable housing, and encourage integration of community services, parks, and active transportation networks. Ensure robust public engagement throughout the secondary planning process.
5.17	Village Site-Specific Policy Areas	Village Site-Specific Policy Areas (V-SSPAs) are designated areas within King Township’s villages that require additional or tailored land use policies to address unique local circumstances, facilitate comprehensive planning, and ensure compatibility with surrounding uses. These areas are often identified to manage transitions, enable phased growth, or address specific development approvals.	<ul style="list-style-type: none"> V-SSPAs recognize site-specific policies to address unique planning challenges, opportunities and approvals. Site-specific approvals provide flexibility and recognize context-sensitive planning approvals. 	<ul style="list-style-type: none"> Establish a new V-SSPA for the Nobleton Village Reserve, as outlined above under Section 5.16. Consolidate approved Official Plan Amendments into Section 5.17 based on previous Council approvals. Use V-SSPAs to manage transitions between land uses, address servicing and infrastructure constraints, and protect natural and cultural heritage features. Ensure robust public engagement and transparency in the planning and implementation of V-SSPAs.
5.17.1	Village Site-Specific Policy Area 1 (V-SSPA-1)	Provides site-specific policies for the lands that were subject to Official Plan Amendment 89, being the King City East residential subdivision development.	<ul style="list-style-type: none"> OPA 89 amended the King City Community Plan (OPA 54), which was an amendment to the 1970 Official Plan. 	<ul style="list-style-type: none"> Maintain the existing policies as they represent a previous planning decision by Council.
5.17.2	Village Site-Specific Policy Area 2 (V-SSPA-2)	Provides site-specific policies for lands that were subject to an Official Plan Amendment as approved by the Ontario Municipal Board (Case No. PL121396, decision issued August 11, 2014).	<ul style="list-style-type: none"> The policies of this V-SSPA reflect a decision of the Ontario Municipal Board for Case No. PL121396. 	<ul style="list-style-type: none"> Maintain the existing policies as they represent a previous planning decision by the Ontario Municipal Board.
5.17.3	Village Site-Specific Policy Area 3 (V-SSPA-3)	Provides site-specific policies for lands known as Lot 1, Plan 65M-2392 (270 Burns Blvd)	<ul style="list-style-type: none"> Site specific development applications. 	<ul style="list-style-type: none"> Maintain the existing policies as they represent a previous planning decision by Council.

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5.17.4	Village Site-Specific Policy Area 4 (V-SSPA-4)	Provides site-specific policies for the Kingscross Estate subdivision in King City.	<ul style="list-style-type: none"> Recognized the historic lot fabric of the Kingscross Estates subdivision. Responded to community input and a desire to maintain the community feel and character. 	<ul style="list-style-type: none"> Maintain the existing policies.
5.17.5	Village Site-Specific Policy Area 5 (V-SSPA-5)	Provides site-specific policies for lands described as Plan 473, Lots 29 and 30, Concession 4, Part Lot 8.	<ul style="list-style-type: none"> LPAT Case No. PL160763 	<ul style="list-style-type: none"> Maintain the existing policies as they represent a previous planning decision by the LPAT.
5.17.6	Village Site-Specific Policy Area 6 (V-SSPA-6)	Provides site-specific policies for lands described as Plan West Half of Lot 6 and Part of Lots 7 and 8, Concession 4.	<ul style="list-style-type: none"> The policies of this V-SSPA reflect a decision of the Local Planning Appeal Tribunal (LPAT) for Case No. PL170998. 	<ul style="list-style-type: none"> Maintain the existing policies as they represent a previous planning decision by the LPAT.
5.17.7	Village Site-Specific Policy Area 7 (V-SSPA-7)	Provides site-specific policies for lands described as Part of the West Half of Lot 6 and Part of Lot 7, Concession 4.	<ul style="list-style-type: none"> The policies of this V-SSPA reflect a decision of the Local Planning Appeal Tribunal (LPAT) for Case No. PL180116. 	<ul style="list-style-type: none"> Maintain the existing policies as they represent a previous planning decision by the LPAT.
5.17.8	Village Site-Specific Policy Area 8 (V-SSPA-8)	Provides site-specific policies for lands described as Part of Lot 55 and Lot 56, Registered Plan 85, Lots 1 and 2, Registered Plan 360 and Part of Lot 7, Concession 3.	<ul style="list-style-type: none"> The policies of this V-SSPA reflect a decision of the Ontario Land Tribunal (OLT) for Case No. PL190494. 	<ul style="list-style-type: none"> Maintain the existing policies as they represent a previous planning decision by the OLT.
5.17.9	Village Site-Specific Policy Area 9 (V-SSPA-9)	Provides site-specific policies for lands on King Road, west of Jane Street that are primarily located between John Street and Charles Street that merit further study for low-rise residential or mixed-use redevelopment.	<ul style="list-style-type: none"> Responded to community input and recognized the need for additional land use studies to determine the appropriate long-term use of the lands. 	<ul style="list-style-type: none"> Through the intensification work and Growth Management Strategy that has been completed by the Township as part of this Official Plan Review, the lands within this V-SSPA are proposed to be re-designated to accommodate intensification. Should the lands be redesignated, the V-SSPA would no longer be required.

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5.17.10	Village Site-Specific Policy Area 10 (V-SSPA-10)	Provides site-specific policies for lands described as Part of Lot 37, Plan 337.	<ul style="list-style-type: none"> The policies of this V-SSPA reflect a decision of the Ontario Land Tribunal (OLT) for Case No. OLT-22-002300. 	<ul style="list-style-type: none"> Maintain the existing policies as they represent a previous planning decision by the OLT.
Section 6: Our Vibrant Countryside				
6.1	Vision for the Countryside	This section presents a vision for the countryside as a cherished and productive landscape that supports agriculture, protects natural heritage, and maintains rural character. It emphasizes that the countryside is not a growth area, but rather a place to be preserved and enhanced for its environmental, cultural, and economic contributions to the Township.	<ul style="list-style-type: none"> This section was informed by Provincial Plans, community engagement, and best practices. Lake Simcoe and South Georgian Bay Lake Simcoe Source Protection Plans, and York Region Official Plan 2022 provide specific direction for protecting natural resources and the rural landscape 	<ul style="list-style-type: none"> Provide enhanced recognition for the Hamlets, including their heritage considerations, and potential for new small-scale community uses to support the Hamlet population.
6.2.1	Vision for the Hamlets	This section presents a vision for the hamlets as places that can evolve while maintaining their rural charm, heritage, and environmental setting. The vision encourages growth that strengthens community connections and supports rural living, while protecting the natural and cultural assets that define each hamlet's unique identity	<ul style="list-style-type: none"> The Provincial Policy Statement, 2020, supported the protection of rural character and protection of the natural heritage system. The Growth Plan, Oak Rides Moraine Plan and Greenbelt Plan speak to protection of cultural heritage resources. The Oak Ridges Moraine Conservation Plan, 2017 and Greenbelt Plan, 2017 have specific requirements and 	<ul style="list-style-type: none"> Strengthen protection for Listed properties by supporting formal designation of heritage properties, particularly in Ansnorveldt, to prevent alterations that may compromise the broader heritage context. The interconnected value of these properties means that the loss of one can diminish the significance of others. Support context-sensitive development in Kettleby and Laskay, with by policies that reinforce existing character. The use of local design guidelines in Kettleby is encouraged to maintain architectural integrity and community identity.

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			<p>policies for protection of natural heritage resources.</p> <ul style="list-style-type: none"> The Oak Ridges Moraine Conservation Plan, 2017, also supports the protection of rural character. 	<ul style="list-style-type: none"> Prioritize adaptive reuse of heritage buildings across all hamlets, to retain defining features while allowing for modern functionality and continued use. Expand heritage identification and engagement for Graham Sideroad, Lloydtown, Pottageville, and Snowball to identify potential heritage resources. Residents should be invited to contribute local knowledge to support heritage recognition and stewardship.
6.2.2	General Hamlet Policies	This section outlines general policies for hamlets that aim to preserve their rural character while allowing for limited, context-sensitive growth. It prohibits major development, while supporting minor infill development that aligns with the existing scale and form of each hamlet, and emphasizes compatibility with surrounding land uses, servicing capacity, and the protection of cultural and natural heritage features	<ul style="list-style-type: none"> The Provincial Policy Statement, 2019, contains policies around the protection of rural character (section 1.1.4.1 and section 1.1.4.3). The Growth Plan, 2019, under section 2.2.9.3, discusses compatibility for land uses. The Provincial Policy Statement and Growth Plan appropriate development and use of infrastructure. Both plans also speak to the protection of natural heritage resources and building heritage resources. The Oak Ridges Moraine Conservation Plan, under the countryside, permits minor infill in rural settlements (section 15.1.3). 	<ul style="list-style-type: none"> Reinforce the direction that growth in the countryside will remain limited and focused on modest, context sensitive within Hamlets. Major development may be permitted through a zoning by-law amendment, provided the proposal demonstrates adequate servicing capacity, compatibility with Section 3.6 of the Official Plan, and alignment with the established character of the Hamlet. Where applicable, development proposals must address stormwater management requirements under the Lake Simcoe Protection Plan, including measures to minimize phosphorus levels in runoff. New lots must reflect the frontage and area of surrounding properties. Housing should remain predominantly single detached dwellings to maintain the existing built form, and to address on-site private servicing requirements. Consider low-density residential development through single detached dwellings and minor infill that reflects

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			<ul style="list-style-type: none"> Both the Greenbelt Plan and the Oak Ridges Moraine Conservation have specific policies for protection of natural heritage features. The Prohibition on major development stems from York Region’s 2010 Official Plan with the same policy. 	<p>existing lot patterns, character, and private-individual water and waste-water servicing requirements.</p> <ul style="list-style-type: none"> Require servicing feasibility for all infill proposals, including private systems, to ensure environmental protection, public health and safety, regulatory compliance, technical viability, and long-term sustainability are addressed. . Establish hamlet-specific design principles that reflect local character and landscape context. Guide future development of lands with policies that reinforce existing character. The use of local design guidelines in Kettleby is encouraged to maintain architectural integrity and community identity. Encourage the provision of design briefs or compatibility statements for new development in Hamlets. Promote the use of traditional materials such as wood, stone, and metal roofing. Integrate public realm policies that support the Township’s active transportation goals, such as multi-use trails, safe pedestrian connections, and parkland policies.
6.2.3	Hamlet Residential Designation	This section outlines the Hamlet Residential designation as the primary area for housing within hamlets, supporting limited, low-density residential development that maintains the rural character of these communities. It encourages development that is compatible with existing built form, respects servicing constraints, and	<ul style="list-style-type: none"> The Provincial Policy Statement, 2020, supported appropriate levels of growth related to service levels. The Provincial Policy Statement, 2020, contained policies around the protection of rural character. 	<ul style="list-style-type: none"> Remove the prohibition on major development and introduce policies to support context-sensitive development. Support low-density residential development through single detached dwellings and minor infill that reflects existing lot patterns and character. Require servicing feasibility for all proposals, including private systems, to ensure environmental

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		contributes to the overall vision of hamlets as distinct, small-scale rural settlements.	<ul style="list-style-type: none"> The Oak Ridges Moraine Conservation Plan also speaks to protecting rural character while permitting minor infill within Rural Settlements. 	<p>protection, public health and safety, regulatory compliance, technical viability, and long-term sustainability are addressed.</p> <ul style="list-style-type: none"> Encourage context-sensitive development that aligns with the built form and reinforces the identity of each Hamlet.
6.2.4	Hamlet Commercial Designation	This section provides policies for areas designated within hamlets for commercial uses that serve the daily needs of local residents and support the rural economy. It encourages small-scale, pedestrian-oriented businesses that are compatible with the surrounding residential and heritage character, and that contribute to the vitality and self-sufficiency of hamlet communities.	<ul style="list-style-type: none"> The Provincial Policy Statement, 2020, promoted the diversification of economic base and employment opportunities in rural areas. The Growth Plan, 2019, promoted economic opportunities within Rural Settlements. The Oak Ridges Moraine Plan permits small scale commercial and other employment uses within Rural settlements. 	<ul style="list-style-type: none"> Remove the prohibition on major development within Hamlet Employment and Hamlet Commercial designations and develop policies to support context-sensitive development. Clarify and expand institutional uses in Hamlet Commercial areas to include day care centres and consider clinics and convenience stores with appropriate scale and compatibility policies.
6.2.5	Hamlet Employment Designation	This section provides policies for the Hamlet Employment designation, which applies to properties within hamlets that have historically supported employment uses. These areas are intended to continue accommodating small-scale, compatible employment activities, such as research, education, and data processing, while ensuring that any changes or expansions do not negatively impact the surrounding residential character.	<ul style="list-style-type: none"> The Provincial Policy Statement, 2020, promoted the diversification of economic base and employment opportunities in rural areas. The Growth Plan, 2019, promoted economic opportunities within Rural Settlements. The Oak Ridges Moraine Plan permits small scale commercial and other employment uses (section 13.4). 	<ul style="list-style-type: none"> Permit small-scale employment uses in Hamlet Employment areas without requiring a zoning by-law amendment, and expand permitted uses to include light industrial, trade schools, and garden centres. Reinforce site-specific policies in H-SSPA-2 and H-SSPA-3 to prevent land use conflicts with sensitive employment operations in Snowball. (See Section 6.2.10)

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6.2.6	Hamlet Institutional Designation	This section provides policies for areas within hamlets that have been designated for institutional uses that support the social and cultural needs of the community. These uses may include schools, places of worship, and community facilities, and must be compatible with the surrounding rural character, appropriately serviced, and integrated into the hamlet's built form and landscape.	<ul style="list-style-type: none"> • The Provincial Policy Statement, 2020, promoted institutional uses (places of worship, cemeteries, etc.,) as part of healthy, livable and safe communities. • Institutional uses are permitted within settlement areas. • Small scale institutional uses are permitted as part of the Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> • Clarify and expand institutional uses in Hamlet Commercial areas to include day care centres and consider clinics and convenience stores with appropriate scale and compatibility provisions.
6.2.7	Hamlet Open Space Designation	This section outlines the Hamlet Open Space Designation as areas intended for parks, recreation, and community uses that support the social and environmental well-being of hamlet residents. Permitted uses include passive and active recreational spaces, community gardens, community centres, cemeteries, and accessory structures, all guided by broader open space policies to ensure compatibility with the rural character of the hamlets.	<ul style="list-style-type: none"> • The Growth Plan, 2019 and Provincial Policy Statement, 2020, both supported connectivity to parks and protection of natural heritage features through various different policies. • The Oak Ridges Moraine Conservation Plan and Greenbelt Plan support the creation of parks and publicly accessible areas, while protecting environmental features. 	<ul style="list-style-type: none"> • Support the provision of parks and new parkland amenities in the Hamlets that aligns with any minor residential infill development. • Continue to protect the Open Space area within the Hamlets, providing residents with accessible areas that ensure environmental and social wellbeing.
6.2.8	Hamlet Rural Area Designation	This section defines the Hamlet Rural Area designation as lands within hamlets that are not intended for significant development but may accommodate limited rural uses. These areas are meant to preserve the open space and agricultural character of	<ul style="list-style-type: none"> • The Provincial Policy Statement, 2020, contained policies around the protection of rural character, while also permitting development that is suitable for the rural landscape. 	<ul style="list-style-type: none"> • The Provincial Planning Statement, 2024, continues to promote the protection of rural character. It also promotes the protection of agricultural resources. • Continue to apply relevant policies, ensuring the rural and agricultural character of the Hamlets is maintained, and that any development will be

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		hamlets, and any proposed changes must demonstrate compatibility with the surrounding context, servicing feasibility, and alignment with the Township’s broader vision and policies.	<ul style="list-style-type: none"> Both the Growth Plan, 2019, and the Provincial Policy Statement, 2020, spoke to adequate servicing for development in rural areas. The Oak Ridges Moraine Conservation Plan, 2017, also speaks to protecting rural character (section 13.1.c). 	properly serviced, either through communal or private servicing.
6.2.9	Hamlet Natural Heritage System Designation	This section provides policies for lands within the Natural Heritage System designation to protect and enhance ecological features and functions. Development in these areas is highly restricted, with a focus on conservation, and any permitted uses must demonstrate no negative impact on the natural environment or its connectivity to the broader ecological network.	<ul style="list-style-type: none"> The Provincial Policy Statement, 2020 and Growth Plan, 2019, supported the protection of natural heritage features, including no negative impacts. The Oak Ridges Moraine Conservation Plan, 2017, in conjunction with the Greenbelt Plan, 2017, provide clear policies for the protection of natural heritage features and their ecological function. 	<ul style="list-style-type: none"> Continue to explore and evaluate opportunities to update and refine the Village Hamlet Natural Heritage System policies through the ongoing Natural Heritage Review. This review is being undertaken with the support of expert consulting services from North-South Environmental Ltd., and will consider the latest ecological data, best practices in natural heritage planning, and community input. The objective is to ensure that the policies reflect current environmental conditions, support long-term ecological integrity, and are aligned with provincial and regional planning frameworks. Any recommended policy directions will be brought forward to Council in a future report.
6.2.10	Site-Specific Policies in the Hamlets	This section addresses site-specific policies for certain lands in the hamlets, allowing for tailored planning approaches that reflect the unique characteristics, needs, and opportunities of individual hamlet areas. These policies provide flexibility to accommodate distinct land use permissions	<ul style="list-style-type: none"> The Site Specific’s vary in terms of requirements. There are compatibility related measures that align with the Provincial Policy Statement, 2020 and the Growth Plan, 2019 policies on 	<ul style="list-style-type: none"> Include the lands within the Laskay Hamlet boundary, as one or more new Site-Specific Policy Areas that: <ul style="list-style-type: none"> Permit hamlet employment uses on the eastern portion, subject to conformity with Provincial policy and the provision of adequate private servicing. Support low-density residential development on the western portion, ensuring consistency with

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		or development parameters that support the local context while remaining consistent with the broader goals of the Official Plan.	<ul style="list-style-type: none"> land use compatibility and sensitive land use. Some are informed by Ontario Land Tribunal Decisions. 	<ul style="list-style-type: none"> existing lot patterns and built form, subject to conformity with Provincial policy and the provision of adequate private servicing. Require buffers and transition areas between residential and employment uses, including natural heritage features and transportation infrastructure.
6.2.10.1	Hamlet Site-Specific Policy Area 1 (H-SSPA-1)	This hamlet site-specific policy area provides a framework for lot creation for hamlet residential purposes for lands in Pottageville, as shown on Schedule 'E1', subject to the ability to service the lots or development by individual private on-site water and waste water systems, a site-specific zoning by-law amendment application, and provided that any lot creation and/or development conforms to the hamlet policies of the York Region Official Plan as may be amended, revised, or replaced from time to time.	<ul style="list-style-type: none"> This site-specific policy area was developed in accordance with the OLT Decision issued May 11, 2022, for Case No. OLT-22-002300. 	<ul style="list-style-type: none"> Remove the reference to the York Region Official Plan in Policy 6.2.10.1(6) in the context of lot creation.
6.2.10.2	Hamlet Site-Specific Policy Area 2 (H-SSPA-2)	This hamlet site-specific policy area recognizes site-specific land use permissions for lands in Snowball, as shown on Schedule 'E7', subject to the provisions of the zoning by-law and conditions of site plan approval in accordance with the LPAT Decision for Case No. PL161246.	<ul style="list-style-type: none"> This site-specific policy area was developed in accordance with the LPAT Decision for Case No. PL161246. 	<ul style="list-style-type: none"> No changes are proposed to this site-specific policy area.
6.2.10.3	Hamlet Site-Specific Policy Area 3 (H-SSPA-3)	This hamlet site-specific policy area recognizes that while the use permitted under 6.2.10.2(1) operates on 1380	<ul style="list-style-type: none"> This site-specific policy area was implemented by York Region following a deferral on the 	<ul style="list-style-type: none"> No changes are proposed to this site-specific policy area.

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		Wellington Street West, new sensitive land uses within the site-specific policy area shall be subject to a zoning by-law amendment to demonstrate conformity with the policies of this section.	decision for the lands municipally known as 1380 Wellington Street West.	
6.2.10.4	Hamlet Site-Specific Policy Area 4 (H-SSPA-4)	This hamlet site-specific policy area was developed to permit a variety of additional uses, including minor residential infill and small-scale commercial and institutional uses, subject to a zoning by-law amendment and site plan control.	<ul style="list-style-type: none"> This site-specific policy area was developed in accordance with the OLT Decision issued May 11, 2022, for Case No. OLT-22-002300. 	<ul style="list-style-type: none"> The prohibition on major development referred to in Policy 6.2.10.4(2) should be removed for consistency with the other policy recommendations for Section 6.2. References to addressing the requirements of the YROP should be removed as the relevant sections of the YROP are proposed to be integrated into Our King.
6.3	Agricultural and Holland Marsh Specialty Crop Area Designation	This section provides a framework for protecting the Agricultural Area, including the Holland Marsh Specialty Area. Policies include permitted uses to support economic activity and adaptability within the agricultural sector while preventing fragmentation and safeguarding valuable farmland such as limited lot creation alongside policies to promote a strong agricultural industry and economy while preserving the agricultural character of the Township.	<ul style="list-style-type: none"> Provincial Policy Statement (PPS), 2020 provided overarching direction for land use planning in Ontario, including the protection of prime agricultural areas and specialty crop areas. Growth Plan for the Greater Golden Horseshoe, 2019 supported the viability of the agricultural system and promotes compact growth while protecting agricultural lands. Greenbelt Plan, 2017 Identifies the Holland Marsh as a Specialty Crop Area, which receives the 	<ul style="list-style-type: none"> Strengthen policies that protect agricultural lands and natural heritage systems from fragmentation and development pressures. Clarify and distinguish between lot creation policies for Rural and Agricultural designations and within Greenbelt and ORMCP areas. Enhance Agri-Food and Agri-Tourism policies to support agriculture-related, on-farm diversified, and agri-tourism uses, including transitional designations and buffering strategies. Add a new section that includes policies and mapping for the agricultural system, consistent with the PPS 2024 and the following: <ul style="list-style-type: none"> Defines and articulates the components of the agricultural system, including the agricultural land base and the agri-food network;

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			<p>highest level of protection from incompatible land uses.</p> <ul style="list-style-type: none"> • Oak Ridges Moraine Conservation Plan, 2017 applies to lands within the Oak Ridges Moraine, including parts of King Township, and provides policies for agricultural and natural heritage protection. • Lake Simcoe Protection Plan, 2009 addresses environmental protection and water quality in the Lake Simcoe watershed, which includes the Holland Marsh area. • The YROP 2010 was in effect at the time of the Township of King OP approval and provided direction on agricultural and rural land use, including the Holland Marsh Specialty Crop Area 	<ul style="list-style-type: none"> ○ Introduces new policies that reinforce and implement the provincial agricultural system approach framework effectively as well as including supporting and strengthening King’s agri-food network; ○ Recognizes the agri-food network’s interconnected roles of farms, agri-businesses, and rural services and supporting infrastructure that enables agricultural viability; ○ Supports policy direction for the protection and enhancement of prime agricultural areas and specialty crop areas; ○ Reinforces the role of the agri-food network, including infrastructure, services, and value-added activities that support agricultural viability and rural economic development; and ○ Integrates relevant policies from the YROP, particularly Section 5.1 ‘The Agricultural System’. • Support implementation of the Agricultural System Mapping: <ul style="list-style-type: none"> ○ Adopt a unified agricultural system framework that aligns with the mapping detailed in the YROP 2022. ○ Support agri-food innovation and diversification through updated policies for value-added processing, agri-tourism, and infrastructure. ○ Promote ecological connectivity and landform conservation in areas where agricultural lands intersect with natural heritage systems.

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6.3.1	Objectives	This section outlines the objectives for the Agricultural Area designation, emphasizing the protection of prime agricultural lands and the long-term viability of farming. It supports a thriving agricultural economy by encouraging a range of agricultural, agriculture-related, and on-farm diversified uses, while ensuring that development is compatible with the rural landscape and does not compromise the integrity of the agricultural system.	<ul style="list-style-type: none"> • These policies are rooted from the PPS 2020, A Place to Grow: Growth plan for the Greater Golden Horseshoe, Greenbelt Plan, and the Oak Ridges Moraine Conservation Plan. • These policies support the long-term viability of agriculture by protecting prime agricultural lands and encouraging sustainable, economically diverse, and environmentally responsible farming practices. 	<ul style="list-style-type: none"> • Promote rural and agricultural economic development, including agri-food innovation, agri-tourism, and value-added agricultural activities. • Provide support for agriculture-related jobs, on-farm diversified uses, and small-scale rural enterprises. • Introduce explicit objectives within the Agricultural and Holland Marsh Specialty Crop Area designation to support and enhance King’s agri-food network. • Enhance policies to protect agricultural lands from fragmentation and incompatible development. • Maintain the agricultural character of the Township while enabling innovation and diversification.
6.3.2	Permitted Uses	This section provides the permitted uses within the Agricultural and Holland Marsh Specialty Crop designation. It allows for a full range of agricultural uses, agriculture-related uses, and on-farm diversified uses, including crop and livestock production, greenhouses, and value-added activities. The section emphasizes maintaining the agricultural function and ecological integrity of the area, supporting agri-food initiatives, and ensuring that all uses are compatible with the long-term viability of agriculture and the protection of natural features.	<ul style="list-style-type: none"> • These policies are derived from the PPS 2020, The Greenbelt Plan (2017), Oak Ridges Moraine Conservation Plan (2017), and York Region Official Plan 2020 that identify the permissions for land use in prime agricultural areas. 	<ul style="list-style-type: none"> • Permit secondary uses such as home occupations, small-scale food processing, and renewable energy installations as on-farm diversified uses. • Regularly review and expand the list of permitted uses to reflect emerging rural economic trends. • Update terminology from “secondary residential unit” to “additional residential unit” (ARUs) to align with current provincial language. • Clarify permissions for ARUs in prime agricultural areas, in accordance with the PPS 2024, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. • Clarify that ARUs units are distinct from farm help accommodations. • Facilitate agriculture-related uses like grain drying, equipment repair, and distribution hubs that serve multiple farms.

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6.3.3	General Policies	This section sets out policies for Agricultural Areas that prioritize the protection of prime agricultural lands and the promotion of a strong, diverse agricultural economy. It supports a range of agricultural, agriculture-related, and on-farm diversified uses, while requiring that non-agricultural development be limited, compatible, and not compromise the long-term viability of farming operations or the rural landscape.	<ul style="list-style-type: none"> • These policies are derived from the PPS 2020, Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. • These policies ensure land uses are compatible with surrounding areas and uphold the environmental integrity of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> • Require Minimum Distance Separation (MDS) conformity for certain new agriculture-related and on-farm diversified uses to ensure the long-term viability of the agricultural system. • Revise general policies to incorporate new criteria for permitting non-agricultural uses in prime agricultural areas, consistent with PPS 2024 and in conformity with the Greenbelt Plan and ORMCP. • Review permissions for non-agricultural uses within the Agricultural designation to ensure that they: <ul style="list-style-type: none"> ○ Do not compromise long-term agricultural viability; ○ Are compatible with surrounding land uses; ○ Are supported by an Agricultural Impact Assessment where applicable. • Clarify permissions for ARUs in accordance with provincial policy. • Develop locational criteria to guide the location of Additional Residential Units in the Prime Agricultural Area and Holland Marsh Specialty Crop Area to minimize the amount of agricultural land disturbed. • Introduce compatibility policies to ensure ARUs: <ul style="list-style-type: none"> ○ Comply with Minimum Distance Separation (MDS) formulae ○ Are compatible with surrounding agricultural operations; ○ Do not hinder ongoing farming activities; ○ Are of limited scale and minimize land taken out of agricultural production; ○ Are supported by appropriate sewage and water services; and

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				<ul style="list-style-type: none"> ○ Address public health and safety concerns. ● Include criteria for renewal, removal, and servicing of garden suites to ensure consistency with Provincial policy.
6.3.4	Lot Creation	This section outlines policies for lot creation in Agricultural Areas, emphasizing that new lots must support agricultural viability and not compromise the integrity of the agricultural land base. Lot creation is generally limited to specific circumstances, and must meet criteria related to minimum lot size, compatibility with surrounding uses, and consistency with provincial policy.	<ul style="list-style-type: none"> ● The PPS 2020 provided strong direction on lot creation in prime agricultural areas, generally prohibiting residential lot creation except in limited circumstances. It emphasized the protection of agricultural lands from fragmentation and incompatible uses. ● The Greenbelt Plan, 2017 identifies the Holland Marsh as a Specialty Crop Area, which receives the highest level of protection. Severances and lot creation are strictly controlled to maintain agricultural viability and prevent land fragmentation. ● The Oak Ridges Moraine Conservation Plan, 2017 includes policies that restrict lot creation to protect ecological and hydrological integrity. 	<ul style="list-style-type: none"> ● Clarify and distinguish lot creation policies for Rural and Agricultural designations and within Greenbelt and ORMCP areas. ● Continue to prohibit new lot creation in the Agricultural and Holland Marsh Specialty Crop areas, except where permitted by Provincial policy (such as surplus farm dwellings, farm consolidations, or minor lot adjustments).

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			<ul style="list-style-type: none"> • The Lake Simcoe Protection Plan, 2009 influences lot creation policies by requiring consideration of water quality and watershed impacts in the Lake Simcoe basin. • The YROP, 2010 identified the Agricultural Area and Holland Marsh Specialty Crop Area as requiring the highest level of protection. Lot creation policies are aligned with provincial directives to preserve agricultural land and support the agri-food sector. • 	
6.4	Rural Area Designation	This section provides a framework for the Rural Area that maintains the rural character and supports a range of uses that are compatible with agricultural uses. Policies include permitted uses to support compatible agricultural, residential, commercial, and industrial uses while preserving the rural character of the Township.	<ul style="list-style-type: none"> • The PPS 2020, Greenbelt Plan (2017), Oak Ridges Moraine Conservation Plan (2017), Lake Simcoe Protection Plan (2009), the YROP 2010 informed and shaped the policies of this section. These documents emphasize the protection of rural character and agricultural viability; restrict lot creation to specific circumstances, in alignment with provincial criteria; 	<ul style="list-style-type: none"> • Continue to permit and encourage agricultural uses in the Rural Area. • Support careful consideration of non-agricultural uses in the Rural Area

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			and support a mix of compatible rural uses, while preventing fragmentation of rural lands.	
6.4.1	Objectives	This section outlines that the Rural Area designation is intended to support a mix of agricultural and compatible non-agricultural uses that maintain the rural character and contribute to the broader agricultural system. It emphasizes careful evaluation of non-agricultural proposals to ensure they do not negatively impact agricultural viability or the scenic, open quality of the countryside.	<ul style="list-style-type: none"> • These policies are derived from the PPS 2020, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> • Promote rural and agricultural economic development, including agri-food innovation, agri-tourism, and value-added agricultural activities • Integrate policy directions from the York Region Agriculture and Agri-Food Sector Strategy to support agri-tourism and culinary tourism, partnerships with educational institutions for skills development, and innovation grants and funding programs.
6.4.2	Permitted Uses	This section provides the permitted uses within the Rural Area Designation, which include agricultural uses, agriculture-related and on-farm diversified uses, single detached dwellings, home occupations, and conservation uses. These uses are intended to support the rural character and economy while maintaining compatibility with the surrounding environment and infrastructure.	<ul style="list-style-type: none"> • These policies are derived from the PPS 2020, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> • Update permitted uses to provide clarity around permissions for non-agricultural uses (i.e., small-scale commercial, institutional and industrial uses, recreational uses, etc.) • Expand range of agriculture-related and on-farm diversified uses, drawing on best practices and addressing emerging and innovative uses that support rural resiliency and economic diversification. • Permit compatible rural uses, such as farm commercial and industrial uses, and low intensity recreational uses, where permitted by Provincial policy. • Permit secondary uses such as home occupations, small-scale food processing, and renewable energy installations.

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				<ul style="list-style-type: none"> Facilitate agriculture-related uses like grain drying, equipment repair, and distribution hubs that serve multiple farms. Regularly review and expand the list of permitted uses to reflect emerging rural economic trends. Update permitted use policies to provide clarity around permissions for non-agricultural uses (i.e., small-scale commercial, institutional and industrial uses, recreational uses, etc.).
6.4.3	Rural Designation Policies	This section outlines that development in the Rural Area must be compatible with the rural character, protect agricultural operations, and avoid fragmentation of land. It also emphasizes that new uses should be carefully evaluated to ensure they do not negatively impact the broader agricultural system or the scenic, open nature of the countryside.	<ul style="list-style-type: none"> Derived from the PPS 2020, Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> Develop locational and operational criteria for agriculture-related and on-farm diversified uses.
6.4.5	Lot Creation	This section identifies that lot creation in the Rural Area is permitted only in limited circumstances, such as for agricultural purposes, surplus farm dwellings, or infill within existing clusters of development. All proposals must demonstrate consistency with the rural character, avoid fragmentation of agricultural lands, and comply with minimum lot size and servicing requirements	<ul style="list-style-type: none"> Informed by the PPS 2020, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> Refine the lot creation policies within the Rural Area designation for lands in the Protected Countryside of the Greenbelt to offer more flexibility in lot creation for residential uses. Clarify and distinguish between lot creation policies for Rural and Agricultural designations, and within Greenbelt and ORMCP areas. Consolidate and streamline criteria for lot creation in the Rural Area, including references to MDS and applicable Provincial plans.

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				<ul style="list-style-type: none"> Consider revising policies to allow for limited residential lot creation on Rural lands within the Greenbelt, where consistent with Greenbelt Plan criteria.
6.4.6	Non-Agricultural Uses	This section addresses Non-Agricultural Uses in the Rural Area and provides policies stating that such uses may be permitted only if they are compatible with rural character, do not hinder agricultural operations, and meet servicing, environmental, and land use compatibility criteria. These uses must also demonstrate that they will not negatively impact natural heritage features, groundwater, or create financial burdens on the Township.	<ul style="list-style-type: none"> Policies are derived from the Greenbelt Plan and Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> Permit compatible rural uses, such as low intensity recreational uses, where permitted by Provincial policy. Integrate relevant criteria for major recreational uses from the York Region Official Plan (2022). Introduce a definition for “major facilities” that aligns with the PPS 2024 definition to improve clarity and ensure consistent application of land use compatibility policies.
6.5	ORM Natural Core Area Designation	This section outlines an approach to implementing the ORMCP and establishes the ORM Natural Core Area as a protected landscape. Permitted uses are limited to conservation purposes while recognizing existing agricultural uses.	<ul style="list-style-type: none"> Policies are derived from the Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> Promote ecological connectivity and landform conservation in areas where agricultural lands intersect with natural heritage systems.
6.5.1	Objectives	This section outlines that the objectives for the ORM Natural Core Area designation are to protect and enhance natural heritage and hydrologic features while allowing agricultural uses that align with the Oak Ridges Moraine Conservation Plan. It also aims to support the economic viability of agriculture and promote restoration efforts	<ul style="list-style-type: none"> These policies are derived from the Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> Maintain the primary objective of long-term environmental conservation in the ORM Natural Core and Natural Linkage Area designations. Reinforce the requirement that all permitted uses, including agricultural operations, must not compromise the ecological functions of the Moraine.

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		that sustain the ecological integrity of the Moraine.		<ul style="list-style-type: none"> Encourage best management practices and low-impact farming techniques to minimize disruption to natural systems.
6.5.2	Permitted Uses	This section identifies uses permitted in the ORM Natural Core Area that are consistent with the Oak Ridges Moraine Conservation Plan, including existing uses, agricultural operations, resource management, low-intensity recreational activities like trails, and infrastructure. These uses must maintain the ecological integrity of the Moraine and be compatible with the area's natural features and functions.	<ul style="list-style-type: none"> These policies are derived from the Oak Ridges Moraine Conservation Plan, specifically Section 11. 	<ul style="list-style-type: none"> No new policy directions are proposed.
6.5.3	Policies	This section outlines that policies for the ORM Natural Core Area are designed to uphold the ecological integrity of the Oak Ridges Moraine by restricting development and ensuring land uses align with conservation goals. Lot creation is limited and must follow Rural Area policies, while residential developments like estate housing or retirement communities are prohibited unless they meet specific transitional provisions under the Oak Ridges Moraine Conservation Plan.	<ul style="list-style-type: none"> These policies are derived from the Oak Ridges Moraine Conservation Plan and PPS 2020. 	<ul style="list-style-type: none"> Introduce policy flexibility for existing operations: Explore opportunities to recognize and permit existing on-farm diversified uses and agriculture-related uses on rural lands in ORM Natural Core and Natural Linkage Areas, where such uses are compatible with ecological functions and do not compromise conservation goals.
6.6	ORM Natural Linkage Area Designation	This section outlines an approach to implementing the ORMCP and establishes the ORM Natural Linkage Area as an area designed to support ecological linkages and wildlife movements.	<ul style="list-style-type: none"> Policies are derived from the Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> Continue to ensure retention and provide for the restoration of natural and hydrologic features, while permitting agricultural uses to continue.

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6.6.1	Objectives	This section outlines that the objectives for the ORM Natural Linkage Area designation are to support and encourage agricultural activities that align with the Oak Ridges Moraine Conservation Plan while ensuring the economic viability of agriculture. It also aims to protect and restore natural heritage and hydrologic features, maintaining ecological connectivity across the Moraine.	<ul style="list-style-type: none"> • These policies are derived from the Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> • Maintain the primary objective of long-term environmental conservation in the ORM Natural Core and Natural Linkage Area designations. • Reinforce the requirement that all permitted uses, including agricultural operations, must not compromise the ecological functions of the Moraine. • Encourage best management practices and low-impact farming techniques to minimize disruption to natural systems.
6.6.2	Permitted Uses	This section identifies uses permitted in the ORM Natural Linkage Area including agricultural operations, fish and wildlife management, forest management, conservation projects, and flood and erosion control projects. These uses must align with the Oak Ridges Moraine Conservation Plan and support the protection and restoration of natural and hydrologic features while maintaining ecological connectivity.	<ul style="list-style-type: none"> • These policies are derived from the Oak Ridges Moraine Conservation Plan, specifically Section 12. 	<ul style="list-style-type: none"> • No new policy directions are proposed.
6.6.3	Policies	This section outlines that policies for the ORM Natural Linkage Area are intended to implement the Oak Ridges Moraine Conservation Plan by protecting and restoring natural and hydrologic features while allowing compatible agricultural uses to continue. Development is limited and must support ecological connectivity, with all uses subject to the broader	<ul style="list-style-type: none"> • These policies are derived from the Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> • Introduce policy flexibility for existing operations: Explore opportunities to recognize and permit existing on-farm diversified uses and agriculture-related uses on rural lands in ORM Natural Core and Natural Linkage Areas, where such uses are compatible with ecological functions and do not compromise conservation goals.

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		environmental policies of the Township's Natural Heritage System.		
6.7	Mineral Aggregate and Petroleum Resources	This section outlines policies for managing mineral aggregate and petroleum resources that balances resource extraction with environmental protection, agricultural viability, and land use compatibility, recognizing extraction as an interim use and emphasizing rehabilitation and impact mitigation.	<ul style="list-style-type: none"> These policies are derived from the PPS 2020, ORMCP, and Greenbelt Plan (2017). York Region OP (2010) also provides oversight. 	<ul style="list-style-type: none"> Revise land use policies for mineral aggregate and petroleum resources to set clearer criteria for assessing extraction in prime agricultural areas, ensuring long-term protection and compatibility with agriculture and natural heritage, as directed by the PPS 2024. Update the rehabilitation policies to ensure consistency with the policies of the applicable PPS (2020 or 2024), depending on if the lands are within the Greenbelt Plan area. Introduce a policy that requires all new or expanded mineral aggregate operations in prime agricultural areas to be supported by a comprehensive Agricultural Impact Assessment (AIA), which will evaluate potential impacts on agricultural lands, operations, and the broader agri-food network. Recognize the extraction of mineral aggregate resources within prime agricultural areas as an interim land use, and incorporating the rehabilitation criteria specified in the PPS 2024. Integrate Sections 6.7.2 and 6.7.3 of the YROP in relation to Mineral Aggregate and Petroleum Resources.
6.7.1	Objectives	This section sets out objectives for managing mineral aggregate and petroleum resources by protecting known deposits for long-term use and minimizing land use	<ul style="list-style-type: none"> These policies are derived from the PPS 2020, Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> No new policy directions are proposed.

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		conflicts. It also aims to ensure that extraction activities are environmentally responsible, compatible with surrounding land uses, and followed by appropriate site rehabilitation.	<ul style="list-style-type: none"> 	
6.7.2	General Policies	This section outlines general policies for mineral aggregate and petroleum resources that prioritize the protection of known deposits for long-term use while minimizing land use conflicts. It emphasizes that extraction activities must be environmentally responsible, compatible with surrounding land uses, and followed by rehabilitation that restores the land to agricultural use or integrates it into the surrounding landscape.	<ul style="list-style-type: none"> These policies are derived from the PPS 2020, Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> Add policy direction for the next Site Plan Control By-law update to consider incorporating relevant provisions from the <i>Aggregate Resources Act (ARA) and Ontario Regulation 244/97</i>. Revise land use policies for mineral aggregate and petroleum resources to set clearer criteria for assessing extraction in prime agricultural areas, ensuring long-term protection and compatibility with agriculture and natural heritage, as directed by the PPS, 2024.
6.7.3	Policies for New and Expanding Mineral Aggregate or Petroleum Operations	This section outlines policies for new and expanding mineral aggregate and petroleum resource operations. It requires that such proposals demonstrate compatibility with surrounding land uses, particularly agricultural and natural heritage systems, and that they include progressive and final rehabilitation plans to restore the land for future use. Additionally, the policies emphasize minimizing environmental impacts, ensuring public safety, and aligning with provincial guidelines for long-term resource protection.	<ul style="list-style-type: none"> These policies are informed by the PPS 2024, Growth Plan, Greenbelt Plan, and Oak Ridges Moraine Conservation Plan. As well as community engagement and best practices have informed these policy efforts. 	<ul style="list-style-type: none"> Update the rehabilitation policies to ensure consistency with the policies of the applicable PPS (2020 or 2024), depending on if the lands are within the Greenbelt Plan area. Introduce a policy that requires all new or expanded mineral aggregate operations in prime agricultural areas to be supported by a comprehensive Agricultural Impact Assessment (AIA), which will evaluate potential impacts on agricultural lands, operations, and the broader agri-food network. Recognize the extraction of mineral aggregate resources within prime agricultural areas as an interim land use and incorporating the rehabilitation criteria specified in the PPS 2024.

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				<ul style="list-style-type: none"> Integrate Sections 6.7.2 and 6.7.3 of the YROP in relation to Mineral Aggregate and Petroleum Resources.
6.7.4	Mineral Aggregate Operations and Wayside Pits in the Oak Ridges Moraine Conservation Plan Area	This section outlines that new mineral aggregate operations, petroleum operations, and wayside pits are not permitted in Oak Ridges Moraine (ORM) Natural Core Areas. In ORM Natural Linkage Areas, such operations may be considered only if they meet strict environmental criteria, including no extraction within 1.5 metres of the water table, staged and expedited rehabilitation, and protection of water quality, natural heritage features, and areas of scientific interest.	<ul style="list-style-type: none"> These policies are derived from the Oak Ridges Moraine Conservation Plan. 	<ul style="list-style-type: none"> No new policy directions are proposed.
6.7.5	Mineral Aggregate Operations and Wayside Pits in the Greenbelt Plan Area	This section outlines that mineral aggregate operations and wayside pits in the Greenbelt Plan Area must comply with the 2017 Greenbelt Plan. New operations in prime agricultural areas require an agricultural impact assessment and should aim to maintain or enhance the Agricultural System's connectivity. All operations must follow specific Greenbelt Plan sections for site rehabilitation, ensuring alignment with source protection and watershed plans where applicable.	<ul style="list-style-type: none"> These policies are informed by the Greenbelt Plan. 	<ul style="list-style-type: none"> No new policy directions are proposed.

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6.8	Oak Ridges Moraine Conservation Plan	This section provides an overview of the Oak Ridges Moraine Conservation Plan 2017, and its requirements regarding certain matters that span the entirety of the Countryside. This section also identifies that planning decisions must be in conformity with the policies of the Oak Ridges Moraine Conservation Plan.	<ul style="list-style-type: none"> The Oak Ridges Moraine Conservation Plan, 2017, forms the basis of the policies of this section. 	<ul style="list-style-type: none"> No new policy directions are proposed.
6.8.1	Existing and Previously Authorized Uses	This section provides policies outlining that uses, buildings, and structures legally existing on or before November 15, 2001, may continue in accordance with Section 6(1) of the Oak Ridges Moraine Conservation Plan. It also allows for limited expansion of existing buildings, structures, institutional uses, and mineral aggregate operations, provided they comply with the specific provisions of Sections 6(2) to 6(4) of the Conservation Plan and do not extend beyond licensed boundaries in Natural Core Areas.	<ul style="list-style-type: none"> The Oak Ridges Moraine Conservation Plan, 2017, forms the basis of the policies of this section. 	<ul style="list-style-type: none"> Reinforce conformity with ORMCP: Maintain and strengthen the Township's commitment to full integration of ORMCP policies in all planning decisions affecting lands within the Moraine. Strengthen environmental protection measures: Reinforce policies for protecting key natural heritage and hydrological features, including landform conservation, groundwater recharge areas, and ecological linkages.
6.8.2	General Policies	This section outlines that that uses, buildings, and structures legally existing on or before November 15, 2001, may continue in accordance with Section 6(1) of the Oak Ridges Moraine Conservation Plan. It also allows for limited expansion of existing buildings, structures, institutional uses, and mineral aggregate operations, provided they comply with the specific	<ul style="list-style-type: none"> The Oak Ridges Moraine Conservation Plan, 2017, forms the basis of the policies of this section. 	<ul style="list-style-type: none"> Reinforce conformity with ORMCP: Maintain and strengthen the Township's commitment to full integration of ORMCP policies in all planning decisions affecting lands within the Moraine. Strengthen environmental protection measures: Reinforce policies for protecting key natural heritage and hydrological features, including landform conservation, groundwater recharge areas, and ecological linkages.

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		provisions of Sections 6(2) to 6(4) of the Conservation Plan and do not extend beyond licensed boundaries in Natural Core Areas.		
6.9	Greenbelt Plan	This section provides an overview of the Greenbelt Plan 2017 and recognizes that the Greenbelt Plan complements other provincial policy and aims to ensure the long-term protection of a thriving base of agricultural land, and to protect a broad natural heritage system.	<ul style="list-style-type: none"> The Greenbelt Plan, 2017, forms the basis of the policies of this section. 	<ul style="list-style-type: none"> No new policy directions are proposed.
6.9.1	General Policies	This section identifies that the Greenbelt Plan provides permanent protection to agricultural lands and natural heritage systems while supporting rural communities and sustainable infrastructure. It establishes a policy framework that prohibits urbanization in designated areas, promotes agricultural production, and encourages recreational and tourism opportunities, all while maintaining ecological and hydrologic integrity.	<ul style="list-style-type: none"> The Greenbelt Plan, 2017, forms the basis of the policies of this section. 	<ul style="list-style-type: none"> No new policy directions are proposed.
6.9.2	Existing Uses, Lots of Record in the Protected Countryside	This section outlines that existing uses and lots of record within the Protected Countryside may continue, provided they were legally established prior to the Greenbelt Plan coming into effect. Expansions or alterations to these uses are permitted only if they maintain compatibility with surrounding land uses and comply with	<ul style="list-style-type: none"> The Greenbelt Plan, 2017, forms the basis of the policies of this section. 	<ul style="list-style-type: none"> No new policy directions are proposed.

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		applicable environmental and servicing policies.		
6.10	Provincial Agricultural System	This section outlines the Township's approach to the Provincial Agricultural System by recognizing it as a connected network of prime agricultural areas and agri-food assets that support a thriving agricultural economy. The policies aim to protect this system from fragmentation, promote its long-term viability, and ensure that land use decisions support both agricultural production and the broader agri-food network.	<ul style="list-style-type: none"> These policies are from the Growth Plan, as well as the PPS 2020, which emphasized the protection of prime agricultural areas and the long-term viability of the agricultural system by introducing the Provincial Agricultural System. 	<ul style="list-style-type: none"> Adopt a unified agricultural system framework that incorporates Provincial mapping and aligns with the mapping detailed in the YROP 2022. Revise land use designations and schedules to reflect updated provincial boundaries and classifications. Support agri-food innovation and diversification through updated policies for value-added processing, agri-tourism, and infrastructure. Promote ecological connectivity and landform conservation in areas where agricultural lands intersect with natural heritage systems
6.11	Lake Simcoe Protection Plan	This section outlines the Township's commitment to implementing the Lake Simcoe Protection Plan by protecting water quality, natural heritage features, and hydrologic functions within the Lake Simcoe watershed. It emphasizes coordinated efforts with the Lake Simcoe Region Conservation Authority and other stakeholders to manage stormwater, reduce phosphorus loading, and guide development in a way that supports the ecological health of the lake and its tributaries.	<ul style="list-style-type: none"> These policies stem from the Lake Simcoe Protection Plan (2009). 	<ul style="list-style-type: none"> No new policy direction proposed.
6.12	Countryside Site-Specific Policy Areas	This section provides direction for site-specific policy areas within King's Countryside.	<ul style="list-style-type: none"> These policies were informed by previous planning decisions, OLT proceedings and direction from York Region. 	<ul style="list-style-type: none"> Develop a new site-specific policy area for the Township's Whitebelt lands, located south of the Hamlet of Laskay, both east and west of Weston Road. These lands constitute rural lands that are

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				<p>located outside of the Greenbelt and Oak Ridges Moraine. The site-specific policy area shall provide direction for:</p> <ul style="list-style-type: none"> ○ Future studies to assess the feasibility of recognizing these lands as a new settlement area, including in terms of servicing, transportation, and market demand; ○ A secondary plan to review land use options for the lands, focusing on Employment Area uses due to its proximity to Highway 400 and the future Highway 413. ● Provide a new site-specific policy area that recognizes lands along the Highway 400 Corridor as a strategic location for future employment uses, subject to conformity with Provincial policy.
6.12.1	C-SSPA-1: King City Institutional Uses	This section recognizes significant institutional uses located adjacent to the King City Village boundary. These include Seneca College, a future Township recreational facility, St. Thomas of Villanova College, the Country Day School, and the Marylake Shrine, all of which provide educational, religious, and community services and were established prior to the Oak Ridges Moraine Conservation Plan.	<ul style="list-style-type: none"> ● These policies originated in the Township’s previous Official Plan and were incorporated into the Our King Official Plan. 	<ul style="list-style-type: none"> ● Update references to the Township recreational facility: Replace “the future Township recreational facility” with “Township recreational facility” to reflect its current operational status. ● Revise enrollment figures for Country Day School: Update the permitted enrollment to reflect the current capacity of 810 students. ● Acknowledge approved site plan application for Marylake Shrine: Incorporate policy language recognizing the approved site plan application for an addition to the Monastery at the Marylake Shrine facility, supporting its continued institutional role within the community.

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6.12.2	C-SSPA-2: Highway 11 Corridor Area	This section recognizes the Highway 11 Corridor as a unique area within the Greenbelt's Protected Countryside that includes historically established commercial and other uses. The policy supports regeneration through a land use study and future amendments, aiming to promote economic development, agri-food opportunities, and recreational and tourism uses, while safeguarding the natural environment and ensuring compatibility with surrounding rural and agricultural lands.	<ul style="list-style-type: none"> • These policies are developed through community engagement and guided by the direction of Council. • Conform to, and consistent with the current Provincial policy framework. 	<ul style="list-style-type: none"> • Monitor and evaluate Corridor performance by undertaking a review of C-SSPA-2 five years after being adopted. • Ensure coordination and collaboration with the Lake Simcoe Region Conservation Authority (LSRCA), York Region, Simcoe County, Bradford West Gwillimbury, East Gwillimbury, and the Province to assess the feasibility of extending municipal water and wastewater services to lands located within the Highway 11 Corridor. • Advance servicing solutions by working with the LSRCA and York Region, to recognizes advancements in individual on-site wastewater treatment technology and support landowners implementing upgrades and improvements to on-site systems. • Identify new opportunities for transportation enhancements in collaboration with the Region, the Township may propose recommended enhancements to Highway 11 as part of the Region's 10-year Capital Plan process. • Consult with the Province and the Region regarding land use and transportation considerations as related to the policies of C-SSPA-2 and the planned Bradford Bypass.
6.12.3	C-SSPA-3: York Energy Centre (18781, 18765 and 18815 Dufferin Street)	This section provides site-specific policies for the lands occupied by the York Energy Centre.	<ul style="list-style-type: none"> • These policies are informed by Minster's Zoning Order (O.Reg. 305/10 and Ontario Municipal Board Decision PL130352. 	<ul style="list-style-type: none"> • Introduce policies to guide land use planning in response to the potential closure of the York Energy Centre, including coordination with the IESO and York Region to identify transitional energy solutions and infrastructure needs.

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Section No.	Section Name	Summary		
6.12.4	C-SSPA-4: 199 Church Street	This section identifies permissions for 199 Church Street to permit the development of a retirement home with a maximum of 20 units or suites, each with a private bathroom. The development is subject to a zoning by-law amendment and site plan approval, must respect environmental setbacks, and may extend water and wastewater services from Schomberg only if capacity exists and the proponent bears the cost without impacting planned growth in the Village.	<ul style="list-style-type: none"> These policies are informed by Amendment No. 32 to the King Rural Official Plan Official Plan (1970). 	<ul style="list-style-type: none"> Continue to review the maximum number of permitted units be reviewed to assess its appropriateness in light of current economic conditions, planning objectives, and the policy framework applicable to lands within the Greenbelt Plan area. Consider additional policies for density, height, and mass for future development/redevelopment.
6.12.5	Countryside Site-Specific Policy Areas – C-SSPA-5: 3655 and 3653 Lloydtown-Aurora Road	This section applies to lands municipally known as 3655 and 3653 Lloydtown-Aurora Road and permits the two existing detached dwellings on these properties to be divided into two separately conveyable parcels, subject to a zoning by-law amendment and a successful application for consent to sever.	<ul style="list-style-type: none"> These policies were directed by York Region Council during the approval of the Official Plan. 	<ul style="list-style-type: none"> C-SSPA-5 is associated with both a landowner initiated Zoning By-law Amendment (ZBLA) application and a Consent application. On June 27, 2022, the ZBLA was passed through implementing By-law 2022-056. On August 10, 2022, the approval of the consent was considered final and binding. On December 15, 2023, the Certificate of Official for the consent was issued. As the development application process for these properties has concluded, it is recommended to remove this section from the Official Plan.
Section 7: Our Flourishing Economy				
7.1	Vision	This section presents the Township's economic vision, emphasizing a sustainable, vibrant, and balanced local	<ul style="list-style-type: none"> These policies were derived from The Township's Economic Development Strategy, best 	<ul style="list-style-type: none"> Foster innovation and entrepreneurial growth by supporting small businesses, creative industries, and knowledge-based sectors.

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		<p>economy. It supports protecting employment lands, diversifying the economic base, and promoting innovation, agri-food initiatives, and tourism. The section also highlights the importance of broadband infrastructure, collaboration with educational institutions, and alignment with the Township’s Economic Development Strategy to foster entrepreneurship and community-wide prosperity.</p>	<p>practices and community engagement.</p>	<ul style="list-style-type: none"> • Identify broadband as core infrastructure as directed in the PPS 2024 • Encourage diversification of business types and sectors to build a resilient local economy that can adapt to changing market conditions. • Support innovation and diversification of King’s economy through supporting small businesses and rural enterprises. • Preserve and promote culture heritage, arts, and creative assets through festivals, events, and public art initiatives. • Promote rural and agricultural economic development, including agri-food innovation, agri-tourism, and value-added agricultural activities. • Strengthen partnerships across all levels: <ul style="list-style-type: none"> ○ Local: Collaborate with the King Chamber of Commerce and local business groups. ○ Regional: Align with York Region’s Economic Development Action Plan and Agriculture & Agri-Food Sector Strategy. ○ Inter-governmental: Coordinate with provincial and federal agencies on funding and investment attraction. ○ Key Parties: Engage post-secondary institutions (e.g., Seneca Polytechnic, University of Guelph, York University) to support workforce development and research partnerships. ○ Indigenous Communities and First Nations.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> Track and assess agri-tourism activities to measure policy effectiveness and guide future improvements. Conduct regular evaluations to identify emerging opportunities and ensure alignment with cultural, economic, and sustainability objectives.
7.2	Utilizing Our Employment Lands Effectively	This section provides policies on maximizing the use of employment lands to support a sustainable and diverse local economy. It emphasizes protecting existing employment areas, encouraging a mix of uses including office and industrial, and exploring opportunities along the Highway 400 corridor. Collaboration with businesses and other levels of government is encouraged to reduce emissions and promote economic growth.	<ul style="list-style-type: none"> These policies stem from the PPS 2020, Growth Plan, and the Township’s Economic Development Strategy. 	<ul style="list-style-type: none"> Prioritize investment-ready employment lands by ensuring infrastructure servicing (water, wastewater, hydro, broadband) and transportation connectivity planned for. Continue to explore the opportunities for new employment lands, including strategic additions in Nobleton and Schomberg, to meet projected employment needs to 2051. Expand designated employment lands in Nobleton (minimum of 39 ha) and continue to explore the opportunity for additional employment lands in Schomberg (maximum of 10 ha). Advance the Highway 400 Economic Corridor as a potential future key employment and investment zone, with policies that support compatible industrial, office, and logistics uses, subject to Provincial policy conformity. Integrate corridor planning with regional transportation and infrastructure strategies to enhance accessibility and market readiness. Support the growth of major office, light and heavy industrial, and employment uses through updated land use designations and zoning policies.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Promote rural and agricultural economic development, including agri-food innovation, agri-tourism, and value-added agricultural activities. • Advance commercial expansion in King City to support retail, service, and professional employment growth. • Continue to evaluate the Whitebelt lands as a potential future settlement area for employment uses, subject to environmental, infrastructure, and policy feasibility assessments. • Develop criteria for land conversion and removal, ensuring employment lands are safeguarded from incompatible uses and premature redesignation. • Support infill and redevelopment in mature industrial areas, with incentives and streamlined processes for landowners and developers. • Create transitional land use policies to buffer non-industrial uses and ensure compatibility with surrounding areas. • Expand the Business Concierge Program to support investment attraction and expedite employment-related development applications. • Align Official Plan policies with the 2024 Provincial Planning Statement, York Region Official Plan (2022), and Strategic Plan (2023–2027). • Update designations, definitions and terminology to ensure alignment with the new definition for “Area of Employment”.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Monitor employment growth and land absorption to ensure alignment with the 2051 employment forecast of 17,700 jobs. • Coordinate with Regional and Provincial partners to support economic development, infrastructure funding, and strategic land use planning. • Use data to evaluate the effectiveness of rural employment policies and guide future updates. • Expand Commercial designations in strategic locations to support local service needs. • Encourage the revitalization and redevelopment of underutilized commercial properties. • Review permitted uses to ensure that a broad range of population related service uses are permitted within the Commercial and Mixed Use designations.
7.3	Small Businesses and The Creative Economy	This section focuses on supporting small businesses and the creative economy. It highlights the importance of home-based and knowledge-based work, encouraging entrepreneurship through partnerships, infrastructure, and quality of life. The Township aims to foster innovation and local business growth across both urban and rural areas.	<ul style="list-style-type: none"> • These policies stem from community engagement, best practices, the PPS 2020 and Growth Plan. 	<ul style="list-style-type: none"> • Foster innovation and entrepreneurial growth by supporting small businesses, creative industries, and knowledge-based sectors. • Encourage diversification of business types and sectors to build a resilient local economy that can adapt to changing market conditions. • Provide direction to expand the Community Improvement Plan (CIP) to more broadly include Hamlet, Agricultural and Rural areas to support small-scale enterprises. • Encourage home based businesses and live-work units through direction for the Township's Zoning By-laws. • Strengthen partnerships with external organizations to deliver programming and mentorship.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Promote knowledge-based industries and flexible work models through broadband expansion and digital infrastructure. • Promote smart infrastructure and digital equity, especially in rural and underserved areas. • Enable business incubation and innovation through targeted programs and partnerships with educational institutions. • Preserve and promote culture heritage, arts, and creative assets through festivals, events, and public art initiatives. • Support tourism infrastructure such as wayfinding signage, trail systems, and visitor amenities. • Align with York Region’s supportive employment framework to accommodate flexible, commercial employment opportunities. • Designate Supporting Employment Areas on the periphery of Employment lands to foster economic diversity. • Plan for transitions between Employment and Community to ensure land use compatibility and economic viability. • Support creative and cultural industries as a vital sector of the local economy, including arts, design, media, and technology. • Promote rural entrepreneurship through partnerships with educational institutions and innovation hubs. • Encourage seasonal events, farm tours, and farmers markets that contribute to rural vitality.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Promote innovation in the agri-food sector through updated land use permissions and targeted incentives. • Facilitate agriculture-related uses like grain drying, equipment repair, and distribution hubs that serve multiple farms. • Permit secondary uses such as home occupations, small-scale food processing, and renewable energy installations. • Regularly review and expand the list of permitted uses to reflect emerging rural economic trends. (See Section 3.8.) • Support opportunities for urban agriculture, including community gardens, rooftop farming, and other innovative practices within settlement areas or near urban areas.
7.4	Agri-Food Strategy	This section provides policies that outline the Township’s support for the York Region-wide Agriculture and Agri-Food Sector Strategy. It emphasizes aligning local policies with regional goals to strengthen the agri-food sector and promote sustainable growth. The section reinforces the Township’s commitment to advancing agriculture-related economic development and long-term rural vitality.	<ul style="list-style-type: none"> • These policies were derived from the PPS 2020, Growth Plan, Agriculture & Agri-Food Sector Strategy 2017-2022, community engagement and best practices. • These policies also align with the PPS 2024, and Agriculture & Agri-Food Sector Strategy 2024-2027 	<ul style="list-style-type: none"> • Promote opportunities for agri-tech and food-tech solutions, by supporting innovation hubs, pilot projects, and partnerships that advance smart farming technologies and digital food systems. • Better recognize agri-tourism, agriculture-related uses, and on-farm diversified uses as essential components of King’s agricultural economy and cultural identity, by recognizing these uses as vital to King’s agricultural economy and cultural identity, contributing to economic development, farmland protection, and the long-term sustainability of the rural landscape.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Encourage engagement and relationship building with Indigenous communities related to agri-food initiatives. • Monitor and evaluate agri-tourism initiatives to refine policies and identify emerging opportunities. • Expand the Township’s Community Improvement Plan (CIP) to provide financial support for rural employment uses, including agri-tourism and value-added agriculture.
7.5	Culture and Tourism	This section includes policies that emphasize the importance of culture and tourism in enhancing the Township’s identity and economic vitality. It supports the development of cultural assets, events, and tourism experiences that celebrate local heritage, arts, and natural features. The section encourages collaboration with community partners to strengthen King’s appeal as a destination for both residents and visitors.	<ul style="list-style-type: none"> • These policies were based on the PPS 2020, Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, community engagement and best practices. 	<ul style="list-style-type: none"> • Promote rural and agricultural economic development, including agri-food innovation, agri-tourism, and value-added agricultural activities. • Preserve and promote culture heritage, arts, and creative assets through festivals, events, and public art initiatives. • Support tourism infrastructure such as wayfinding signage, trail systems, and visitor amenities. • Encourage agri-tourism and rural experiences including farm tours, artisan markets, and seasonal events. • Encourage seasonal events, farm tours, and farmers markets that contribute to rural vitality. • Promote innovation in the agri-food sector through updated land use permissions and targeted incentives.
7.6	Broadband Strategy	This section provides policies that recognize the importance of having access to fast, reliable internet service, and that	<ul style="list-style-type: none"> • The Province passed the Supporting Broadband and Infrastructure Expansion Act, 	<ul style="list-style-type: none"> • Recognize broadband and telecommunications as essential infrastructure in the Official Plan.

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		<p>funding and partnership opportunities should be leveraged to increase access to broadband.</p>	<p>2021 to help speed up the construction of high-speed energy projects, with the goal of achieving universal access to high-speed internet for all communities by the end of 2025.</p>	<ul style="list-style-type: none"> • Update protocols for telecommunications towers to reflect 5G deployment and public engagement standards. • Promote smart infrastructure and digital equity, especially in rural and underserved areas. • Explicitly identify broadband and telecommunications as core infrastructure in the Official Plan. • Integrate digital infrastructure planning into all stages of land use and development review. • Support policies that ensure universal access to high-speed internet, particularly in rural and underserved areas. • Require broadband conduit in all new subdivisions and major developments. • Provide direction to update the Township's Telecommunications Tower Protocol to reflect federal 5G deploying guidelines, public engagement expectations, and siting best practices. • Encourage small cell infrastructure in urban areas, integrated with street furniture and right-of-ways. • Encourage the integration of smart city technologies, including sensors, digital monitoring, and adaptive systems. • Support partnerships with the private sector and other levels of government to pilot innovative service delivery models. • Require that infrastructure be located underground and within road rights-of-way where feasible.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Ensure that infrastructure in sensitive areas complies with the Greenbelt Plan, ORMCP, and environmental best practices. • Review and update the Protocol for Establishing Telecommunication Towers/Antenna Facilities to reflect current technologies, public engagement expectations, and federal regulations. • Establish clear criteria for evaluating infrastructure proposals in protected or constrained areas. • Align local infrastructure planning with York Region's broadband strategy and the PPS 2024. • Leverage funding and technical support through the Supporting Broadband and Infrastructure Expansion Act and related programs.
Section 8: Our Infrastructure and Networks				
8.1	Vision	This section provides an overarching vision for King's infrastructure networks with the intent of promoting infrastructure networks that exemplify the principles of sustainability, balancing environmental, socio-cultural, financial and economic considerations.	<ul style="list-style-type: none"> • The PPS provides direction on how infrastructure and public service facilities should be provided by municipalities. • In particular, the PPS identifies that infrastructure shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs, and that it shall be coordinated and integrated with land use 	<ul style="list-style-type: none"> • Place an emphasis on infrastructure that supports climate adaptation and lifecycle sustainability. • Reinforce the need for infrastructure planning to be coordinated with land use planning and growth management. • Include goals for equitable access to services and support for emerging technologies. • Update the Official Plan's transportation vision to reflect the Vision and Objectives with the Transportation Master Plan, Active Transportation Strategy and Trails Master Plan for a connected, safe, and sustainable mobility system.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
			<ul style="list-style-type: none"> planning and growth management. 	<ul style="list-style-type: none"> Embed the Complete Streets approach in all road planning and design policies to ensure roads accommodate all users; pedestrians, cyclists, transit riders, and drivers.
8.2	General Infrastructure Policies	This section provides general infrastructure policies and emphasizes that infrastructure planning must support intensification by ensuring that water, wastewater, stormwater, and transportation systems are aligned with growth targets and can accommodate increased density within the built boundaries of King City, Nobleton, and Schomberg. It also highlights that intensification proposals must demonstrate servicing feasibility and compatibility with existing infrastructure capacity, while promoting sustainable, efficient, and fiscally responsible development.	<ul style="list-style-type: none"> The PPS, Growth Plan, ORMCP and Greenbelt Plan all provide general policies for infrastructure. The PPS, Growth Plan, Greenbelt Plan and ORMCP required infrastructure to be provided in an efficient manner, coordinated with land use planning and growth management. The Township’s Master Plans emphasized the need for coordinated, efficient and resilient infrastructure networks. In particular, these policies identify that green infrastructure shall be promoted, and that existing infrastructure shall be optimized before consideration is given to developing new infrastructure. 	<ul style="list-style-type: none"> Place an emphasis on infrastructure that supports climate adaptation, lifecycle sustainability, and digital equity. Reinforce the need for infrastructure planning to be coordinated with land use planning and growth management. Include goals for equitable access to services and support for emerging technologies. Update the transportation vision to reflect the Vision and Objectives with the Transportation Master Plan, Active Transportation Strategy, and Trails Master Plan for a connected, safe, and sustainable mobility system. Embed the Complete Streets approach in all road planning and design policies to ensure roads accommodate all users—pedestrians, cyclists, transit riders, and drivers.
8.2.1	General Infrastructure Policies	This section identifies general infrastructure policies and establishes principles and requirements that will apply to all	<ul style="list-style-type: none"> The PPS, Growth Plan, ORMCP and Greenbelt Plan all provide general policies for infrastructure. 	<ul style="list-style-type: none"> Provide policies that clarify that development approvals are contingent on servicing availability and infrastructure readiness.

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		infrastructure provided or proposed in the Township.	<ul style="list-style-type: none"> In particular, these policies identify that green infrastructure shall be promoted, and that existing infrastructure shall be optimized before consideration is given to developing new infrastructure. 	<ul style="list-style-type: none"> Establish policies to facilitate the development of a prioritization framework for areas with existing or planned servicing, especially in areas with constraints, or areas forecast to accommodate new growth. Add policies that provide transparency, including public reporting on servicing timelines and capacity studies. Strengthen requirements for engagement with residents on servicing related decisions and infrastructure planning. Develop clear criteria for locating new or expanded facilities including Joint Operations Centres (JOC) and works yards, prioritizing accessibility, compatibility, and integration with transportation and servicing infrastructure. Encourage the use of green building standards, renewable energy systems, and low-impact development (LID) techniques in facility design. Explore opportunities to co-locate operations centres with other municipal services (e.g., fire, parks, or transit) to improve efficiency and reduce land consumption. Introduce policies to emphasize compatibility with surrounding land uses and integration with broader infrastructure planning. Engage the public in the planning of new facilities to address concerns related to noise, traffic, and environmental impacts.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
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				<ul style="list-style-type: none"> • Ensure that Official Plan policies are aligned with the Township’s asset management and facilities master plans to support long-term capital planning and service delivery. • Continue to pursue provincial and federal funding and grant programs to support infrastructure upgrades and expansion.
8.2.2	Infrastructure in the Oak Ridges Moraine Conservation Plan Area	This section provides infrastructure policies for infrastructure within the Oak Ridges Moraine Conservation Plan Area.	<ul style="list-style-type: none"> • Section 41 of the ORMCP provides policies for infrastructure in the ORMCP area. • The policies of 8.2.2 of Our King are derived directly from this section of the ORMCP. 	<ul style="list-style-type: none"> • The policies of Our King generally conform with the ORMCP as the Plan was developed after the last update to the ORMCP. However, the following changes can be made to current policies to assist with clarity and usability: <ul style="list-style-type: none"> ○ Prohibit infrastructure that compromises recharge areas and sensitive hydrologic features. ○ Require hydrogeological and water balance studies for all infrastructure proposals. ○ Promote infiltration based systems and naturalized stormwater solutions. ○ Require hydrogeological studies and servicing feasibility assessments for development on private services. ○ Clarify policies regarding partial servicing within the Oak Ridges Moraine Conservation Plan Area.
8.2.3	Infrastructure in the Greenbelt Plan Area	This section provides infrastructure policies for infrastructure within the Greenbelt Plan area.	<ul style="list-style-type: none"> • The policies for infrastructure in the Greenbelt Plan area are primarily derived from Section 4.2.1 of the Greenbelt Plan. • Policies are also based on the PPS, particularly around coordination across levels of 	<ul style="list-style-type: none"> • The policies of Our King generally conform with the Greenbelt Plan as the Official Plan was developed after the last update to the Greenbelt Plan. However, the following changes can be made to current policies to assist with clarity and usability: <ul style="list-style-type: none"> ○ Require infrastructure to demonstrate necessity and minimal ecological impact.

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Section No.	Section Name	Summary		
			<p>government, preparing for the impacts of climate change, and policies to ensure that human health is considered and protected.</p>	<ul style="list-style-type: none"> ○ Direct infrastructure to existing settlement areas to avoid fragmentation of natural systems, except where no alternative options are available. ○ Require environmental impact studies/natural heritage evaluations for all infrastructure proposals in a natural heritage feature or its area of influence. ● Require hydrogeological studies and servicing feasibility assessments for development on private services.
8.3	Water and Wastewater Servicing Policies	Section 8.3 provides policies for sustainable, resilient, and reliable water and wastewater servicing, recognizing these services as essential infrastructure for King Township’s growth, health, and environmental protection. The section ensures that servicing is coordinated with land use planning, supports intensification, and aligns with climate adaptation and asset management goals.	<ul style="list-style-type: none"> ● The PPS, Growth Plan, Greenbelt Plan and ORMCP required efficient, coordinated, and environmentally responsible servicing. ● King’s Master Plans emphasized the need for reliable, resilient, and sustainable water and wastewater systems. 	<ul style="list-style-type: none"> ● Add policies requiring servicing capacity assessments as part of development approvals. ● Integrate water conservation, leak detection, and drought-resilient infrastructure into servicing objectives. ● Support smart water systems and provide a policy framework for decentralized or communal servicing models where appropriate. ● Reinforce coordination with York Region and protection of groundwater recharge areas.
8.3.1	General Water and Wastewater Servicing Policies	This section provides policies for sustainable, resilient and reliable water and wastewater servicing, and recognizes these services as essential components of King’s infrastructure, providing basic human services.	<ul style="list-style-type: none"> ● The PPS, Growth Plan, Greenbelt Plan and ORMCP all provide policies for water and wastewater servicing. ● The Greenbelt Plan and ORMCP provide policies for the requirements for environmental assessments for settlement area expansions within the Protected 	<ul style="list-style-type: none"> ● Add policies requiring servicing capacity assessments as part of development approvals. ● Clarify criteria and policies for extending services beyond settlement areas, within the context of the Provincial planning framework, to provide clarity. ● Integrate policies for water conservation, leak detection and drought-resilient infrastructure. ● Support smart water systems and provide a policy framework for decentralized/communal servicing models in appropriate contexts.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
			<ul style="list-style-type: none"> Countryside and prime agricultural lands. 	<ul style="list-style-type: none"> Reinforce policies requiring coordination with York Region and protection of groundwater recharge areas. Align with the PPS 2024 direction on infrastructure in rural and agricultural areas, where applicable. Support the use of green infrastructure and low-impact development to manage wastewater and reduce system loads. Continue to explore new initiatives to reduce water usage and promote conservation. Maintain strong protections for groundwater recharge areas, headwaters, and sensitive hydrological features.
8.3.2	Water and Wastewater in the Villages and Hamlets	This section provides policies for water and wastewater servicing within the Villages, and policies for the consideration of the extension of municipal servicing outside of the Villages. This section also provides policies for individual on-site sewage and water services within the Hamlets.	<ul style="list-style-type: none"> Provincial policy directs growth to settlement areas or places with existing infrastructure. The PPS has policies around efficient use of sewage systems, including private systems, provided servicing is provided for the long-term with no negative impacts. 	<ul style="list-style-type: none"> Reinforce policies requiring coordination with York Region and protection of groundwater recharge areas. Support smart water systems and provide a policy framework for decentralized/communal servicing models where municipal infrastructure is not available. Introduce policies for growth/service integration to establish clear criteria for servicing extensions. Introduce policies requiring regular capacity assessments to support development readiness. Maintain strong protections for groundwater recharge areas, headwaters, and sensitive hydrological features.
8.4	Stormwater Management	This section highlights the importance of managing stormwater and drainage and places an emphasis on the need to provide	<ul style="list-style-type: none"> All Provincial plans have policies on stormwater management and how municipalities will plan for 	<ul style="list-style-type: none"> Incorporate updated terminology and policy direction from the PPS 2024, including references to climate

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
		<p>sustainable stormwater management solutions as increased frequency and intensity of storm events will pose a greater burden on King’s infrastructure.</p>	<p>stormwater facilities and have municipal stormwater management master plans.</p> <ul style="list-style-type: none"> • The PPS promotes best practices for stormwater management, including low impact development. 	<p>resilience, green infrastructure, and integrated watershed planning.</p> <ul style="list-style-type: none"> • Introduce policies that require stormwater systems to be designed for future climate conditions, including more intense rainfall and extreme weather events. • Require cumulative impact assessments for major developments in sensitive recharge areas. • Align stormwater management with watershed and sub-watershed plans, including those developed by the Lake Simcoe Region Conservation Authority and other partners. • Reinforce policies that prohibit stormwater ponds and infiltration galleries in Wellhead Protection Areas (WHPAs) and Significant Groundwater Recharge Areas (SGRAs), consistent with the Clean Water Act and Source Protection Plans 5. • Encourage the use of smart stormwater technologies and real-time monitoring systems. • Require post-construction monitoring and maintenance plans for stormwater infrastructure. • Encourage the use of smart water systems, energy-efficient pumping, and advanced treatment technologies. • Promote the use of naturalized stormwater facilities that provide co-benefits such as habitat creation and urban cooling. • Continue to work with York Region, conservation authorities, and provincial ministries to ensure integrated and efficient stormwater planning and implementation.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> Strengthen policies that require or encourage LID techniques such as permeable surfaces, bioswales, rain gardens, and green roofs in both public and private developments.
8.5	Transportation, Transit and Mobility	Section 8.5 provides the policy framework for developing a safe, connected, and sustainable transportation system in King Township. It emphasizes a multimodal approach, integrating roads, transit, active transportation, and goods movement, to support complete communities, reduce reliance on personal vehicles, and ensure accessibility for all residents.	<ul style="list-style-type: none"> Provincial policy required municipalities to coordinate transportation and land use planning, promote transit and active transportation, and protect transportation corridors. 	<ul style="list-style-type: none"> Update the transportation vision to reflect the Transportation Master Plan, Active Transportation Strategy, and Trails Master Plan for a connected, safe, and sustainable mobility system. Embed the Complete Streets approach in all road planning and design policies to ensure roads accommodate pedestrians, cyclists, transit riders, and drivers. Prioritize accessibility and safety for all ages and abilities, including compliance with the Accessibility for Ontarians with Disabilities Act (AODA). Integrate transportation planning with growth management, climate resilience, and asset management strategies.
8.5.1	General	This section provides policies that promote the development of a multimodal transportation system that supports transit, active transportation, and road connectivity. It encourages coordination between transportation planning and land use to improve accessibility and reduce reliance on personal vehicles.	<ul style="list-style-type: none"> The PPS provides policies around coordinating planning infrastructure and transportation planning with land use. The PPS provides policies to promote transit and transit-oriented development. Provincial policy encourages trails and active transportation in proximity to development. 	<ul style="list-style-type: none"> Update the Official Plan’s transportation vision to reflect the Vision and Objectives with the Transportation Master Plan, Active Transportation Strategy and Trails Master Plan for a connected, safe, and sustainable mobility system. Promote coordinated planning between King Township, York Region, and provincial agencies to ensure seamless infrastructure delivery and integration. Reinforce “growth pays for growth” principles and support partnerships with York Region and the Province.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Identify and implement funding tools such as development charges and community benefits to support transportation infrastructure. • Embed the Complete Streets approach in all road planning and design policies to ensure roads accommodate all users. • Apply context-sensitive design standards that reflect the unique character of King’s rural and village settings. • Ensure accessibility and safety for all ages and abilities, incorporating barrier-free design principles and compliance with the Accessibility for Ontarians with Disabilities Act (AODA). • Promote energy-efficient and low-emission transportation modes through design and infrastructure. • Prioritize the use of existing and planned transportation infrastructure before expanding the network. • Require development applications to demonstrate how they support infrastructure optimization and reduce the need for new capital investment. • Integrate Transportation Demand Management (TDM) measures into development approvals (e.g., carpooling, transit incentives, bike parking). • Support emerging mobility options such as on-demand transit and e-bike/scooter sharing. • Phase growth with transportation infrastructure availability and funding.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> Phase goods movement infrastructure improvements with new development to ensure timely delivery and functionality. Emphasize trail connections within and between settlements to support complete and connected communities.
8.5.2	Transit	Transportation Transit and Mobility – Transit	<ul style="list-style-type: none"> This section provides policies to support expanding public transit options in collaboration with York Region to improve service coverage and frequency. It prioritizes transit-oriented development and policies that increase transit ridership. 	<ul style="list-style-type: none"> The provision and use of transit is prioritized by the PPS and other Provincial plans. The YROP identifies that an expanded, comprehensive and interconnected transit system is required to reduce vehicular traffic and to provide convenient and efficient access to housing, jobs and services. Section 6.3 of the YROP provides detailed policies for the provision of transit. Align TOD policies with housing, employment, and infrastructure strategies to support complete communities. Promote improving mobility for seniors in dispersed communities, allowing them better access to essential services and aligning with the Township’s goal of an inclusive, accessible transportation system for all ages.
8.5.3	Rail	This section outlines policies that recognize the role of rail infrastructure in regional connectivity and goods movement. It supports protecting existing rail corridors and exploring opportunities for future rail service enhancements.	<ul style="list-style-type: none"> The PPS provides policies for rail, including policies around land use compatibility, safe development, and prioritizing employment areas near freight rail. 	<ul style="list-style-type: none"> Phase new development in alignment with road improvements and transit investments to ensure infrastructure keeps pace with growth. Support first- and last-mile connectivity through infrastructure improvements and urban design standards.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
			<ul style="list-style-type: none"> The YROP and the Region's 2022 Transportation Master Plan provide policies for commuter rail, primarily through the Barrie GO line which provides service to King City. 	<ul style="list-style-type: none"> Incorporate policies that support the provision of rail as a form of transit, and align with the requirements of Metrolinx for the provision of GO transit service through the Barrie GO line and the King City GO Station. Support Metrolinx's corridor protection and expansion efforts and require compatibility and mitigation for noise, vibration and safety impacts on adjacent land uses. Ensure new development is phased in alignment with rail and transit investments.
8.5.4	Road Network	This section outlines the need for a well-maintained and connected road network that accommodates all users, including vehicles, cyclists, and pedestrians. It supports road improvements that enhance safety, efficiency, and environmental sustainability.	<ul style="list-style-type: none"> Provincial policy provides policies around the development of complete streets and protecting transportation systems. The YROP and the Region's 2022 Transportation Master Plan provide direction on road classifications in King, including policies to maximize the effectiveness of the existing road network, and to provide for a resilient and adaptable transportation network. 	<ul style="list-style-type: none"> Phase new development in alignment with road improvements and transit investments to ensure infrastructure keeps pace with growth. Phase growth with transportation infrastructure availability and funding. Require sidewalks or multi-use paths on all new arterial and collector roads.
8.5.5	Right-of-Way Widths and Road Widening	This section establishes standards for road right-of-way widths to support future transportation needs and infrastructure upgrades. It includes provisions for road widenings to accommodate growth and improve traffic flow.	<ul style="list-style-type: none"> Right-of-way widths for Provincial infrastructure and roads under the Province's jurisdiction are provided by the Province. The YROP provides policies for right-of-ways, particularly within 	<ul style="list-style-type: none"> Phase growth with transportation infrastructure availability and funding. Align with the recommendations of the York Region Transportation Master Plan and Township Transportation Master Plan.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
			<p>Map 11 of the Plan which identifies the street network.</p> <ul style="list-style-type: none"> The Region's 2022 Transportation Master Plan provides direction related to recommended road widenings. 	
8.5.6	Planned Corridors and Interchanges	This section identifies strategic corridors and interchanges for long-term development, including the extension of the 15th Sideroad. It emphasizes planning for future infrastructure while balancing environmental and fiscal considerations.	<ul style="list-style-type: none"> The PPS and Greenbelt Plan include policies that support protecting corridors for future development and new transportation networks. Map 11 of the YROP provides the street network for the Region, including identifying potential freeways. The Region's 2022 Transportation Master Plan identifies the recommended road network for the Region, including identifying future road improvements and potential interchanges. 	<ul style="list-style-type: none"> Phase growth with transportation infrastructure availability and funding. Align with the Province's interchange and corridor mapping, the recommendations of the York Region Transportation Master Plan, York Region's commitments beyond their 2022 Transportation Master Plan, and the recommendations of the Township's Transportation Master Plan.
8.5.7	Goods Movement, Truck Traffic and Village By-pass	This section includes policies to support the efficient movement of goods through designated truck routes and bypasses to reduce congestion in village centres. It promotes land use compatibility to minimize conflicts between freight traffic and sensitive land uses.	<ul style="list-style-type: none"> The PPS and Greenbelt Plan provide policies for the coordination of efforts for infrastructure, particularly goods movements. Section 6.3 of the YROP includes policies on goods movements. This section recognizes that an 	<ul style="list-style-type: none"> Phase growth with transportation infrastructure availability and funding. Identify and protect existing and planned transportation and goods movement corridors. Update and map the Township's Goods Movement Network (key freight and truck routes). Update Schedule F to reflect York Region and Township TMP-recommended road widenings and

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
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			interconnected, efficient, and multi-modal goods movement network is integral to York Region's economic vitality.	<p>new connections and York Region's commitments beyond their 2022 Transportation Master Plan.</p> <ul style="list-style-type: none"> • Ensure that trails and active transportation routes are considered in all mobility and infrastructure decisions. • Require compatibility assessments for development adjacent to these corridors. • Include mitigation policies for noise, vibration, and safety impacts on sensitive land uses. • Incorporate policies to protect major transportation corridors from encroaching development, avoid placing sensitive land uses (e.g. homes, schools) near highways and freight routes. • Support planning for truck routing and future transportation corridors. This supports the efficient goods movement and land use compatibility along highways and major roads in King. • Plan employment areas in locations that are well-served by goods movement infrastructure to support logistics and manufacturing. • Implement truck routing policies to direct heavy vehicles away from village cores and residential areas. • Identify and plan for bypass routes around villages to reduce traffic conflicts and enhance safety. • Coordinate truck routing with regional and provincial transportation plans to ensure consistency and efficiency. • Phase goods movement infrastructure improvements with new development to ensure timely delivery and functionality.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Use development charges, community benefits, and other funding tools to support freight infrastructure investments. • Collaborate with York Region, Metrolinx, and provincial agencies to align goods movement planning with regional and provincial priorities.
8.5.8	Parking	This section outlines policies that encourages parking strategies that support walkability, transit use, and compact development. It includes policies for managing parking supply and integrating it with broader transportation goals	<ul style="list-style-type: none"> • Parking is included in the definition of transportation systems under the Greenbelt Plan and PPS. • The Greenbelt Plan and PPS provide policies to ensure sufficient transportation systems are provided. • The YROP encourages local municipalities to incorporate parking management policies into their Official Plans and recognizes that on-street parking can assist in creating complete streets. 	<ul style="list-style-type: none"> • Encourage shared and structured parking in transit-supportive areas. • Reduce minimum parking requirements in transit-accessible areas. • Encourage EV charging infrastructure and shared parking strategies. • Promote efficient land use by limiting excessive surface parking. • Ensure that transit stations are accessible via sidewalks, bike lanes, and secure bicycle parking. • Promote structured or shared parking solutions instead of expansive surface lots to optimize land use and reduce environmental impacts. • Encourage the integration of EV charging stations and car-share spaces in new developments. • Require multimodal access to transit stations and stops, including sidewalks, bike lanes, and secure bicycle parking.
8.5.9	Active Transportation	This section promotes walking and cycling through the development of safe, connected, and accessible active transportation networks. It supports	<ul style="list-style-type: none"> • The PPS, Greenbelt Plan and ORMCP all provide policies to support facilitating new active transportation networks, encouraging the creation of 	<ul style="list-style-type: none"> • Phase new development in alignment with road improvements and transit investments to ensure infrastructure keeps pace with growth. • Support emerging mobility options such as on-demand transit and e-bike/scooter sharing.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
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		integrating trails and bike paths into new developments and existing communities.	<p>complete streets, improving connectivity within settlement areas, and the creation of new trails.</p> <ul style="list-style-type: none"> • The YROP has a “people and transit first approach” to connect land use and transportation planning and encourages all new development to be in proximity to active transportation connections. • 6.1 of the YROP provides policies for active transportation that encourage reducing automobile dependence through enhancing opportunities for residents to walk, cycle, take transit, and carpool. 	<ul style="list-style-type: none"> • Ensure that transit stations are accessible via sidewalks, bike lanes, and secure bicycle parking. • Identify funding tools such as development charges and community benefits to support TOD-related infrastructure. • Ensure that trails and active transportation routes are considered in all mobility and infrastructure decisions. • Require all new developments to include infrastructure that supports walking, cycling, and transit access. • Require multimodal access to transit stations and stops, including sidewalks, bike lanes, and secure bicycle parking. • Embed the updated Active Transportation Network Map (planned cycling routes and trails) into Official Plan Schedules and policies. • Include policy that require new subdivisions and site plans to implement planned trails and bike lanes that run through or adjacent to their property to support expanding King’s trail and cycling network as development occurs. • Require new subdivisions and site plans to implement planned trails and bike lanes that run through or adjacent to their property. • Reference key trail routes on transportation maps to ensure they are considered in all mobility and infrastructure decisions. • Require sidewalks or multi-use paths on all new arterial and collector roads.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Require cycling and transit-supportive design in road projects and subdivisions. • Encourage multi-use trails where feasible - serving pedestrians, cyclists, mobility devices, e-bikes/scooters, and in certain rural areas, equestrians. • Require new subdivisions and site plans to implement planned trails and bike lanes that run through or adjacent to their property. • Reference key trail routes on transportation maps to ensure they are considered in all mobility and infrastructure decisions. • Endorse a collaborative approach to trail expansion by directing the Township to work with neighboring municipalities, York Region, and agencies like TRCA to connect cross-boundary trails. • Identify funding tools such as development charges and community benefits to support trail and cycling infrastructure.
8.6	Energy	This section provides policies pertaining to power generation facilities and renewable energy facilities. The policies support the intent of only permitting small scale, rural or locally oriented power generation facilities on certain lands in the Township and establish locational criteria and a framework to evaluate proposals for power generation facilities.	<ul style="list-style-type: none"> • The PPS provides definitions for alternative energy system, renewable energy source and renewable energy system, to help guide and direct new energy systems. • The PPS provides policies for energy supply, including that municipalities should provide opportunities for the development 	<ul style="list-style-type: none"> • Encourage the integration of solar panels, geothermal systems, and other renewable technologies in new housing developments. • Align with the recommendations of the King Community Climate Action Plan, including energy efficiency, GHG reduction and climate resilience. • Promote net-zero energy and emissions-ready buildings by encouraging high-performance building standards (e.g., Passive House, Net Zero Ready, LEED).

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			<p>of energy supply including energy generation facilities and transmission and distribution system, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.</p>	<ul style="list-style-type: none"> • Support electrification of buildings and transportation. • Update locational criteria to ensure renewable energy projects are sited to minimize impacts on natural heritage, agricultural lands, and sensitive uses, while maximizing community benefit. • Encourage community energy planning and the development of local energy cooperatives or partnerships. • Require public engagement and transparency for all major energy projects, including early consultation with affected residents and stakeholders. • Promote distributed energy resources (DERs) and microgrids to enhance local energy resilience and reliability. • Encourage energy storage solutions (e.g., batteries, thermal storage) to support renewable integration and grid stability. • Support pilot projects and innovation hubs for emerging clean energy technologies. • Integrate energy planning with land use, transportation, and infrastructure planning to ensure a holistic approach to sustainability. • Require energy and emissions impact assessments for major developments and municipal projects. • Monitor progress toward energy and climate targets and update policies as needed to reflect advances in technology, regulation, and best practices.
8.7	Utilities	This section provides policies to accommodate the construction, development and implementation of	<ul style="list-style-type: none"> • The Greenbelt Plan and PPS provide policies enable utility construction and to protect right 	<ul style="list-style-type: none"> • Explicitly identify broadband and digital infrastructure as essential public services—supporting digital

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		<p>leading-edge communications technologies, including broadband and communications/telecommunications networks.</p>	<p>of ways for new infrastructure, including utilities.</p> <ul style="list-style-type: none"> Section 6.7 of the YROP provides policies for utilities, including the objective of encouraging the coordinated, efficient and safe integration of utilities to better service residents and businesses. 	<p>equity, smart community goals, and economic development.</p> <ul style="list-style-type: none"> Require all new subdivisions and major developments to include broadband conduit and utility corridors to future-proof infrastructure and support digital transformation. Prioritize underground placement of utilities in new developments and intensification areas to reduce visual and physical impacts, and improve climate resilience. Align utility planning with King’s Community Climate Action Plan (KCCAP) and climate resilience objectives. Encourage the use of smart infrastructure and adaptive systems (e.g., sensors, digital monitoring, adaptive energy/water management) to improve efficiency, reliability, and sustainability. Support the integration of green infrastructure (e.g., bioswales, permeable surfaces) with utility corridors to manage stormwater, reduce heat island effects, and enhance biodiversity. Require that utility infrastructure in sensitive areas complies with Greenbelt and Oak Ridges Moraine Conservation Plan (ORMCP) policies. Develop clear criteria for evaluating utility proposals in protected or constrained areas, ensuring minimal ecological disruption and compatibility with surrounding land uses. Require environmental impact assessments for utility projects in or near sensitive natural heritage features.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> • Encourage co-location of utilities within shared corridors to reduce land consumption, minimize environmental impact, and improve cost efficiency. • Expand permitted uses to include next-generation digital infrastructure (e.g., 5G, fiber optic networks, smart grid, EV charging). • Support partnerships with the private sector and other levels of government to pilot innovative service delivery models and smart city technologies. • Require asset management plans for all major utility infrastructure, including lifecycle costing and climate adaptation measures. • Promote public engagement and transparency in utility planning, especially for projects with significant community or environmental impacts. • Require early and ongoing coordination between utility providers, the Township, and other agencies to ensure infrastructure is planned in tandem with growth and development.
8.8	Waste Management	This section provides policies to guide the provision of waste management systems, and to ensure that they are of an appropriate size and type to accommodate present and future requirements, and to facilitate, encourage and promote reduction, reuse and recycling objectives.	<ul style="list-style-type: none"> • The Greenbelt Plan and PPS provide policies related to waste management. • Section 6.6 of the YROP provides policies for waste management, with the objective of achieving an efficient waste management system that minimizes material entering the waste stream, and is managed in the most economically efficient, 	<ul style="list-style-type: none"> • Recognize waste management systems as a major facility to align with the PPS 2024 definition. • Introduce policies that promote source reduction, reuse, and material recovery in alignment with York Region's SM4RT Living Plan. • Encourage local innovation in waste diversion and circular business models. • Establish community-wide diversion goals and performance indicators.

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			<p>environmentally sensitive, and socially responsible manner.</p> <ul style="list-style-type: none"> The policies of the YROP are derived from the Region’s Integrated Waste Management Plan; the SM4RT Living Waste Management Plan, which has a visionary goal of a world in which nothing goes to waste. 	<ul style="list-style-type: none"> Require new developments to include infrastructure and education plans that support high diversion rates. Expand three-stream collection requirements to other forms of development. <ul style="list-style-type: none"> Extend three-stream collection requirements to all new developments, including low-density residential where feasible. Promote on-site composting and shared waste facilities in rural and hamlet areas. Support energy-from-waste and biogas recovery projects where appropriate. Align waste management with the Township’s broader climate change and energy strategies. Update the Township’s Waste Management Strategy to include lifecycle costing, infrastructure needs, and funding strategies. Identify opportunities for regional collaboration and shared infrastructure with York Region and neighbouring municipalities. Expand public awareness campaigns on waste reduction, recycling contamination, and composting best practices. Partner with schools, community groups, and businesses to promote waste literacy.
Section 9: Implementation of Our Plan				
9.1	Land Use Policy and Regulation	This section sets out the regulatory framework for land use in King Township, including conformity with the Official Plan,	<ul style="list-style-type: none"> The Planning Act, PPS, Growth Plan, Greenbelt Plan and ORMCP provided the legislative 	<ul style="list-style-type: none"> Update conformity requirements to reflect the Provincial Planning Statement, 2024, and recent changes to the Planning Act (e.g., Bill 23, Bill 185).

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		zoning by-laws, site plan control, complete application requirements, and the use of holding, temporary, and interim control by-laws.	and policy basis for land use regulation, conformity requirements, and the tools available to municipalities.	<ul style="list-style-type: none"> Remove references to outdated or repealed policy tools (e.g., Municipal Comprehensive Review, certain complete application requirements).
9.1.1	Non-Conformity with this Plan	This section focuses on existing uses that are not in conformity with the Official Plan. Notwithstanding the provisions of the Official Plan, those non-conforming uses are allowed to continue, are encouraged to come into greater conformity with the Official Plan overtime, and any application for their enlargement must follow the criteria set out in the section.	<ul style="list-style-type: none"> The Planning Act, PPS, Growth Plan, Greenbelt Plan and ORMCP provided the legislative and policy basis for land use regulation, conformity requirements, and the tools available to municipalities. 	<ul style="list-style-type: none"> Reinforce existing policies that permit the continuation of legal non-conforming uses while encouraging gradual alignment with the Official Plan. Clarify criteria for enlargement or extension of non-conforming uses to ensure consistency with the Township’s planning objectives and minimize adverse impacts. Introduce guidance for transition in use, where appropriate, to support the evolution of non-conforming uses toward conformity over time. Ensure alignment with updated Provincial legislation, including any changes to the treatment of non-conforming uses under the Planning Act.
9.1.2	Complete Applications	<p>The deeming of a complete application is a necessary and important step of the development application. The Planning Act requires certain studies for an application.</p> <p>A municipality is allowed to request more studies and material in order to deem an application complete. This section highlights key interests the Township will take in determining an application complete and what studies and materials may be requested.</p>	<ul style="list-style-type: none"> The Planning Act outlines the required materials and time requirements surrounding complete applications. Municipalities are allowed to require additional material for a complete application. Once an application has been deemed complete, the Planning Authority is required to make a determination on the application within a statutory timeline. 	<ul style="list-style-type: none"> Municipalities are no longer permitted to require sun/shadow, wind or lighting studies, or urban design studies as part of a complete application. The updated Official Plan will need to remove any requirements for these studies for a complete application. Municipalities must deem materials that are provided by a qualified professional as complete, without regard for the actual content. Municipalities must seek Ministerial approval when changes to complete application requirements are made.

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				<ul style="list-style-type: none"> • Update the list of required studies in Section 9.1.2 to remove references to studies that can no longer be requested as part of a complete application under Bill 17. • Clarify the Township's expectations for submission quality, emphasizing that while certain studies may not be required for completeness, they may still be requested during the review process where appropriate. • Develop internal guidelines for staff to support consistent application of the new legislative requirements and ensure transparency in the deeming process. • Monitor the impact of these changes on application quality and review timelines and consider future policy adjustments as needed. • Ensure alignment with other implementation tools in Section 9, including pre-application consultation and development agreements, to maintain a coordinated and effective review framework.
9.1.3	Pre-Application Consultation	This section highlights the importance of pre-application consultation in providing comments for proposal before a formal application has been made. Pre-application consultation is encouraged and mandatory for official plan amendments, zoning by-law amendments, draft plan of subdivision, draft plan of condominium, consents and site plan approval.	<ul style="list-style-type: none"> • At the time of Our King Official Plan, 2019, the Planning Act allowed municipalities to require pre-consultation for development applications. 	<ul style="list-style-type: none"> • Bill 185 removed the ability for a Municipality to require pre-consultation prior to a formal application. • While the Township of King can no longer mandate pre-consultation, the updated Official Plan should still support the utilization of pre-consultation as a way to better inform applicants around submission requirements, which will aid in a quicker application review timeline. • Update Section 9 to reflect legislative changes under Bill 185, removing references to mandatory pre-

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
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				<p>consultation while maintaining language that promotes and encourages its use.</p> <ul style="list-style-type: none"> • Develop clear guidelines and resources to support voluntary pre-application consultation, including checklists, submission standards, and contact protocols. • Introduce flexibility in the consultation process, allowing applicants to request tailored advice based on the scale and complexity of their proposal. • Monitor the impact of voluntary consultation on application quality and review timelines, and consider future policy adjustments based on performance. • Ensure alignment with other implementation tools in Section 9, such as complete application requirements and development agreements, to maintain a coherent and effective review framework.
9.1.4	Health Impact Assessments	This section is intended to ensure that new development and major planning applications consider the potential impacts on public health, well-being, and access to healthy environments. HIAs are a tool to systematically evaluate the health implications of proposed plans, policies, or projects.	<ul style="list-style-type: none"> • The Planning Act, PPS and Growth Plan provided direction for municipalities to consider public health in land use planning, especially for complete communities, active transportation, and access to services. • The YROP 2010 supported the use of HIAs for major development proposals, especially in areas of intensification or near sensitive uses. 	<ul style="list-style-type: none"> • Clarify where HIAs are required, and require HIAs for major applications (e.g., large subdivisions, mixed-use projects, major institutional or employment uses, or proposals in sensitive locations such as near schools, long-term care, or hospitals). • Align HIA requirements with York Region and Provincial guidance, ensuring consistency and clarity for applicants. • Define the scope of HIAs to include assessment of: <ul style="list-style-type: none"> ○ Access to active transportation, parks, and recreation. ○ Air quality, noise, and exposure to environmental hazards.

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				<ul style="list-style-type: none"> ○ Access to healthy food, healthcare, and community services. ○ Social determinants of health, including equity and inclusion. ○ Climate resilience and mitigation of urban heat, flooding, and extreme weather. ● Require HIAs to identify both positive and negative health impacts and propose mitigation or enhancement measures. ● Require HIAs to be submitted as part of a complete application for relevant planning approvals (e.g., Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision). ● Ensure HIA findings are integrated into staff reports and recommendations to Council, and that mitigation measures are secured through conditions of approval, agreements, or design requirements.
9.1.5	Development Agreements	This section considers mandating any landowners within a development area to enter into an agreement (s) amongst themselves to address distribution of costs related to development which the Township is not able to recuperate through the Development Charges Act.	<ul style="list-style-type: none"> ● The Planning Act provided the legislative basis for development agreements, cost-sharing and securing infrastructure and community benefits. 	<ul style="list-style-type: none"> ● Clarify scope and applicability by defining the types of infrastructure and community benefits that may be secured through development agreements, including those not covered by Development Charges or Community Benefits Charges. ● Support cost-sharing among landowners with policies that encourage landowners within a development block or area to enter into cost-sharing agreements, ensuring that infrastructure costs are distributed fairly and do not fall disproportionately on individual proponents. ● Integrate development agreements with other implementation mechanisms such as subdivision

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				<p>approvals, site plan control, and the Community Planning Permit System (CPPS), to streamline delivery and avoid duplication.</p> <ul style="list-style-type: none"> • Reinforce the requirement that all necessary agreements be executed prior to development proceeding, with clear timelines and conditions for infrastructure delivery. • Promote transparency and accountability by establishing standard templates or guidelines for development agreements to ensure consistency, transparency, and ease of implementation.
9.1.6	Zoning By-laws	Zoning By-Laws provide the most thorough tool for implementing the policies of the Official Plan. They regulate the use of land, buildings and structures. The Township will implement detailed zones to implement land use designation. The Township will also conduct a review and update to its zoning by-laws within three (3) years of a new Official Plan.	<ul style="list-style-type: none"> • The Township receives applications to amend its Zoning By-Laws to facilitate development or uses not generally permitted. • The Planning Act outlines required materials for the submission of a Zoning By-Law Amendment, but Municipalities are allowed to require additional material, so long as policies exist within the Official Plan. 	<ul style="list-style-type: none"> • The Township will need to review and update its Zoning By-Laws within three years of completion of its Official Plan review. • Zoning By-Law amendments may be impacted by the removal of mandatory pre-consultation and the changes to complete application. • The Province has also limited the Zoning By-Law amendments decision appeal rights to the Minister, public bodies, the applicant, impacted landowners, and other “specified persons.” • Municipalities can now publish notice of passing on their website if there is no newspaper of sufficient circulation. • Ensure alignment between zoning provisions and updated Official Plan policies, including designations, density targets, and urban design objectives. • Revise application processing policies to reflect changes to pre-consultation and complete application requirements under Bill 185 and Bill 17.

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				<ul style="list-style-type: none"> Clarify public notification procedures, including the use of digital platforms for notice of passing where permitted. Monitor the impact of narrowed appeal rights on public engagement and transparency and consider procedural enhancements to maintain community involvement in the planning process.
9.1.7	Holding By-laws	Holding By-Laws are used to prohibit the development of lands until technical or other matters are addressed. This section details the matters in which a Holding By-Law may be used and the requirement for the applicant to apply to 'lift' it.	<ul style="list-style-type: none"> Section 36 of the Planning Act allows for the passing of Holding By-Laws and mandates municipalities to include provisions related to the use of the holding symbol. The Township uses Holding By-Laws for the orderly development of lands. Section 9.1.7.4 outlines the matters where a Holding By-Law may be used. 	<ul style="list-style-type: none"> The Township will continue to use Holding By-Laws to ensure the orderly development of certain lands, in accordance with current Official Plan policies. The Township will also explore the appropriateness of Council delegating the approval of Holding By-Laws to Township staff, as permitted by Bill 13. Reinforce existing policies related to Holding and Temporary Use By-laws in the updated Official Plan, ensuring clarity around their purpose, application, and removal or renewal processes.
9.1.8	Temporary Use By-laws	Temporary Use By-Laws allow for the use of land, buildings and structures in ways not otherwise permitted by the By-Law, for a period of time not exceeding three (3) years. This section details when a Temporary Use By-Law may be considered by council.	<ul style="list-style-type: none"> Section 39 of the Planning Act allows for the passing of Temporary Use By-Laws for a time not exceeding three years, while also allowing for extension. The Township considers the use of Temporary Use By-Laws on the basis of section 9.1.8 of the current Official Plan, considering matters around the temporary nature of the proposed use, the 	<ul style="list-style-type: none"> The Township will consider Temporary Use-By laws where the application shows consistency with the considerations under section 9.1.8 of the current Official Plan. The Township will also explore the appropriateness of Council delegating the approval of Temporary Use By-Laws to Township staff, as permitted by Bill 13. Reinforce existing policies related to Holding and Temporary Use By-laws in the updated Official Plan, ensuring clarity around their purpose, application, and removal or renewal processes.

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			<p>conformity to the policies of the plan, compatibility with the surrounding area, need for servicing, traffic and parking issues.</p>	<ul style="list-style-type: none"> Update permissions for Temporary Use By-laws in relation to garden suites, to allow for their temporary use for a period not exceeding 20 years, where authorized to be established. Evaluate the potential for delegation of approval authority for Holding and Temporary Use By-laws to Township staff, as permitted under Bill 13, with consideration for transparency, efficiency, and public input. Clarify procedural requirements for the lifting of Holding provisions and renewal of Temporary Use By-laws, including submission standards and decision-making timelines.
9.1.9	Interim Control By-laws	Interim Control By-Laws allow for a municipality to restrict development within an area while a planning study is conducted. The By-Law can be in place for one year and then extended for another year. The Township will consider the use of Interim Control By-Laws where appropriate.	<ul style="list-style-type: none"> Section 38 of the Planning Act allows for the passing of Interim Control By-Laws, for the purposes of conducting a study within a defined area. 	<ul style="list-style-type: none"> Clarify the scope and purpose of ICBLs by clearly defining the circumstances under which they may be used, such as: <ul style="list-style-type: none"> Addressing emerging land use conflicts or policy gaps; Protecting areas subject to significant change, development pressure or environmental risk; and Allowing time to complete studies on land use, servicing, infrastructure, or community needs.
9.1.10	Site Plan Control	This section establishes the entirety of the Township as under site plan control. Site Plan will not be used for development of single detached, duplexes or semi-detached dwellings, except when the development is in the Oak Ridges Moraine Conservation Plan Area, Established	<ul style="list-style-type: none"> Section 41 of the Planning Act informs the policies of the Official Plan regarding Site Plan Control. 	<ul style="list-style-type: none"> The Township can no longer require Site Plan applications to engage in a pre-consultation with the Township. Bill 23 exempted residential development under ten (10) units from Site Plan Control, except as provided for under regulation.

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		Neighbourhood designation, or Hamlet Residential designation. This section also details certain conditions related to urban design that will be a part of Site Plan approval. Financial security will also be required prior to development.		<ul style="list-style-type: none"> • Incorporate this change in its policies regarding development of single detached, duplexes or semi-detached dwellings within the Oak Ridges Moraine Area, the Established Neighbourhood Designation and the Hamlet Residential Neighbourhood. • Bill 23 also restricted Site Plan as a tool to control the exterior designs of development. Exterior design can only be considered as a condition of Site Plan approval in relation to access for buildings with affordable units. • Update Site Plan policies to reflect the changes in exterior design conditions. • Update Section 9 policies to reflect the exemption of residential developments with 10 units or fewer from Site Plan Control, in accordance with Bill 23. • Remove references to exterior design regulation for aesthetic or character-based purposes, except where permitted under the Planning Act. • Clarify the scope of Site Plan Control in the Official Plan, focusing on commercial, institutional, employment, and multi-unit residential developments. • Introduce policies enabling lapsing provisions for Site Plan Approvals, allowing the Township flexibility to enable approvals to expire if a building permit is not issued within a specified timeframe. • Develop internal guidelines for voluntary pre-consultation, supporting applicants while maintaining transparency and efficiency. • Ensure Site Plan Control policies reflect updated regulations regarding proximity to waterbodies and

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				<p>rail corridors, where environmental and safety considerations remain relevant.</p> <ul style="list-style-type: none"> • Provide direction for updates to the Site Plan Control By-law, to ensure that the By-law is brought up to date with current legislation and Township standards. • Ensure alignment with other implementation tools, including zoning by-laws, development agreements, and urban design guidelines, to maintain a coordinated approach to site development.
9.1.11	Comprehensive Development Plans	This section details the potential need for a Comprehensive Development Plan (CPD) to be prepared with a development application, in some cases. The section sets out the requirements in determining if a plan is needed, what materials will be addressed by the Comprehensive Development Plan, and incorporates public consultations part of the process.	<ul style="list-style-type: none"> • The Planning Act, PPS, Growth Plan and Greenbelt Plan provided the legislative and policy basis for requiring comprehensive planning for large or complex development areas. • Best practices emphasized the importance of integrated, multi-disciplinary planning, public engagement, and alignment with broader municipal objectives. 	<ul style="list-style-type: none"> • Clarify when a comprehensive development plan (CDP) is required and define clear thresholds or triggers. • Specify required components of a CDP and require CDPs to align with the Official Plan, Secondary Plans (as applicable) and Master Plans. • Mandate robust public engagement in the CDP process including early and ongoing consultation with residents, landowners, agencies and Indigenous communities, with opportunities for public review and comment. • Require Council approval of CDPs prior to or concurrent with major development applications (e.g., subdivision, rezoning). • Coordinate CDPs with development agreements, cost-sharing, and infrastructure funding mechanisms to ensure fair and timely delivery of required improvements.

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				<ul style="list-style-type: none"> • Allow for flexibility in CDP updates to respond to changing conditions, new policy directions, or community needs. • Require CDPs to address Township priorities such as: <ul style="list-style-type: none"> ○ Climate resilience, GHG reduction, and sustainable design (e.g., green infrastructure, energy efficiency, low-impact development); ○ Equitable access to housing, including affordable and attainable housing; and ○ Access to a variety of services and amenities including parkland, trails, community facilities and commercial uses.
9.2	Land Division	This section establishes the framework for land division in King, ensuring that new lots created through subdivision, condominium, or consent processes support orderly growth, protect agricultural and rural character, and comply with provincial, regional, and municipal policy requirements.	<ul style="list-style-type: none"> • The Planning Act established the legislative authority and requirements for land division. • The PPS provided direction for orderly development, protection of agricultural lands, and compatibility with rural character. • The Greenbelt Plan and ORMCP set additional restrictions and criteria for land division in protected and environmentally sensitive areas. • The YROP provided regional growth management, infrastructure, and servicing policies that shaped local land division criteria. 	<ul style="list-style-type: none"> • Align with new legislation to reflect changes from Bill 185, Bill 97, and the Provincial Planning Statement 2024, including new requirements for application processing, notification, and appeal rights. • Reinforce criteria to prevent fragmentation of prime agricultural lands and ensure land division does not compromise natural heritage systems. • Clarify submission requirements, timelines, and evaluation criteria for subdivision and consent applications, ensuring transparency and consistency. • Integrate updated York Region Official Plan (2022) and King Township’s strategic directions for growth, infrastructure, and complete communities. • Establish mechanisms for ongoing monitoring of land division outcomes and policy effectiveness, with flexibility to adapt to future legislative or community changes.

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			<ul style="list-style-type: none"> The policies were also informed by community input and local experience, including the desire to limit rural fragmentation, protect agricultural viability, and maintain the character of established neighbourhoods. 	<ul style="list-style-type: none"> Update public notification procedures (including digital notice), and maintain opportunities for community and Indigenous consultation.
9.2.1	Plans of Subdivision and Plans of Condominium	This section details the requirements and policies to be considered for every Plan of Subdivision and Plans of Condominium.	<ul style="list-style-type: none"> The Planning Act established the legislative authority and requirements for land division. The PPS provided direction for orderly development, protection of agricultural lands, and compatibility with rural character. The Greenbelt Plan and ORMCP set additional restrictions and criteria for land division in protected and environmentally sensitive areas. The YROP provided regional growth management, infrastructure, and servicing policies that shaped local land division criteria. The policies were also informed by community input and local experience, including the desire to limit rural fragmentation, protect agricultural viability, and 	<ul style="list-style-type: none"> Reflect the removal of mandatory public meetings for subdivision applications under Bill 23, while maintaining alternative opportunities for public engagement. Clarify submission requirements for plan of subdivision and condominium applications, ensuring alignment with updated provincial regulations and the Township’s technical review standards. Reflect changes to appeal rights, limiting appeals to the applicant, Minister, public bodies, impacted landowners, and other “specified persons,” in accordance with Bill 23. Maintain consistency across land division tools, including zoning, site plan control, and development agreements, to support the coordinated and efficient implementation of Our King.

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			maintain the character of established neighbourhoods.	
9.2.2	Consents	This section details the requirements and considerations for the granting of consents. Considerations include conformity to the Official Plan, adequate regard for the relevant zoning provisions, maintain public safety, ensuring no negative impact to ecological features and servicing requirements. The approval authority may attach conditions to the consent, as authorized under the Planning Act.	<ul style="list-style-type: none"> • The Planning Act established the legislative authority and requirements for land division. • The PPS provided direction for orderly development, protection of agricultural lands, and compatibility with rural character. • The Greenbelt Plan and ORMCP set additional restrictions and criteria for land division in protected and environmentally sensitive areas. • The YROP provided regional growth management, infrastructure, and servicing policies that shaped local land division criteria. • The policies were also informed by community input and local experience, including the desire to limit rural fragmentation, protect agricultural viability, and maintain the character of established neighbourhoods. 	<ul style="list-style-type: none"> • There have been a number of Provincial changes to the technical and procedural aspects of a Consent application. • These changes include: the extension of time to fulfill conditions of approval (now two years); new safeguards to prevent the accidental merger of abutting properties; purchasers can now apply for consents; in progress applications can be changed; other technical changes. • The Township's current Official Plan policies that govern consents will largely remain consistent and unchanged. • Revise policies to reflect changes to appeal rights, limiting appeals to the applicant, Minister, public bodies, impacted landowners, and other "specified persons," in accordance with Bill 23. • Incorporate new procedural requirements for consent applications, including mandatory disclosure of concurrent planning applications and updated notice provisions, as outlined in amended Ontario Regulation 197/96. • Introduce flexibility in lapsing periods for provisional consents, allowing extensions where appropriate, and update Official Plan policies to reflect this change. • Ensure environmental and safety considerations are addressed in consent applications, particularly for lands near regulated infrastructure such as propane

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				operations, as required under Ontario Regulation 211/01.
9.3	Other Implementation Tools		<ul style="list-style-type: none"> The Planning Act provided the legislative authority for a range of implementation tools, including holding by-laws, temporary use by-laws, interim control by-laws, site plan control, community improvement plans, and financial management tools. The PPS set the policy context for the use of implementation mechanisms to achieve conformity and consistency with Provincial land use planning objectives. The YROP set regional expectations for the use of implementation tools to manage growth, infrastructure, and community improvement. 	<ul style="list-style-type: none"> Update implementation tool policies to reflect changes from Bill 13, Bill 185, and the Provincial Planning Statement 2024, including new permissions for delegating approval authority for holding and temporary use by-laws to staff. Refine procedural requirements for the lifting of holding provisions, renewal of temporary use by-laws, and lapsing of site plan approvals, ensuring clear submission standards and decision-making timelines. Provide direct to broaden the scope of CIPs to support revitalization, affordable housing, climate resilience, and infrastructure upgrades, and align with updated regional and township strategies. Integrate new financial management approaches, such as community benefits charges and municipal capital facility agreements, to support infrastructure and community benefits delivery.
9.3.1	Community Improvement Plans	This section outlines that Community Improvement Plans (CIPs) are intended to support revitalization, economic development, and the provision of affordable housing through targeted public and private investment. In the context of intensification, CIPs are used to encourage redevelopment and infill in strategic areas	<ul style="list-style-type: none"> The authority to designate an area for community improvement is found under section 28 of the Planning Act. The Township has two Community Improvement Plans; The Village Vibrancy Grant 	<ul style="list-style-type: none"> The Township will continue to implement its Community Improvement Plans to better revitalize areas and provide financial support for this effort. Expanded Eligibility and Incentive Structures: There is potential to broaden the scope of eligible projects and refine incentive structures to better support evolving community needs, including housing affordability and climate resilience.

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		by offering incentives that align with infrastructure capacity, urban design goals, and the creation of complete communities.	<p>Stream and the Rural Resiliency Grant Stream.</p> <ul style="list-style-type: none"> • These plans have been informed by council directives as well as an extensive series of public consultation strategies and events. 	<ul style="list-style-type: none"> • Integration with Broader Economic Development Strategies: CIPs may be more closely tied to initiatives such as the Township’s business retention and expansion efforts, tourism promotion, and digital economy programs. • Alignment with Infrastructure and Servicing Policies: As King refines its infrastructure policies through the Official Plan Review, CIPs could be leveraged to support infrastructure upgrades in designated improvement areas, ensuring cohesive and future-ready development. • Monitoring and Performance Metrics: The Township is tracking CIP grant uptake and economic outcomes, which may inform future adjustments to program design and delivery.
9.3.2	Parkland Dedication	This section sets out the rates of parkland dedication that will be acquired for residential development, and for industrial/commercial development. It also sets out what can be counted towards parkland dedication and what won’t be included. The section further sets out the standards or receiving cash-in-lieu of parkland.	<ul style="list-style-type: none"> • The Planning Act established the legislative framework for parkland dedication, including rates and eligible lands for dedication, and cash-in-lieu policies. • The PPS and Growth Plan emphasized the role of parks and open space in creating complete communities, supporting public health, and the importance of ensuring equitable access, especially in intensification areas. 	<ul style="list-style-type: none"> • Reflect Bill 23 and Planning Act Amendments through: <ul style="list-style-type: none"> ○ Recognizing the reduced parkland dedication rates (max 1 ha/1,000 net residential units; 10–15% land/value cap for subdivisions). ○ Addressing new permissions for encumbered parkland (e.g., lands with easements or below-grade infrastructure) and clarify standards for usability and accessibility. ○ Defining the role of Privately Owned Publicly Accessible Spaces (POPS) in meeting parkland requirements, ensuring they supplement but do not replace traditional parkland.

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			<ul style="list-style-type: none"> The YROP provided direction on parkland provision standards, connectivity, and alignment with regional growth forecasts. The Township's Parks, Recreation and Culture Master Plan set local targets for parkland provision (e.g., 3.0 ha per 1,000 residents) and established a hierarchy of park types and service levels. 	<ul style="list-style-type: none"> Integrate the PPS 2024 by emphasizing the protection, enhancement, and equitable distribution of parkland as a core component of complete communities, especially in intensification areas. Align with new policy requirements for parkland planning, including the preparation of a Parks Plan prior to passing a Parkland Dedication By-law. Review and update parkland service targets and provision strategies to ensure the Township can maintain or enhance current service levels as growth occurs to 2051. Provide direction to use the Parks Master Plan to guide future parkland acquisition, partnerships, and innovative funding mechanisms to address constraints from reduced dedication rates. Establish clear criteria for what lands are eligible for dedication (e.g., exclude stormwater management facilities unless surface is usable as parkland). Set standards for encumbered lands and POPS to ensure they are functional, accessible, and contribute meaningfully to the open space network. Explore land acquisition, partnerships, and alternative funding to supplement parkland supply where dedication rates are insufficient. Encourage asset management and regular assessment of parkland needs, canopy cover, and community use metrics.
9.3.3	Property Standards By-law, Clean Yards By-law and	This section provides direction for Property Standards, Clean Yards and Demolition Control By-laws which establish standards	<ul style="list-style-type: none"> Property Standards By-law (98-182): Established minimum standards for the maintenance 	<ul style="list-style-type: none"> Provide direction to explore the use of the Administrative Monetary Penalty System (AMPs) for violations of property standards and clean yards by-

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	Demolition Control By-law	for properties and buildings to ensure that properties and buildings are maintained, repaired or safely demolished.	<p>and occupancy of properties, including requirements for repair, maintenance, and the prohibition of unsafe or unsightly conditions.</p> <ul style="list-style-type: none"> • Clean Yards By-law (2016-68): Set minimum standards for yard maintenance, including rules on grass, weeds, debris, standing water, and storage, to ensure properties are safe, clean, and attractive relative to adjacent properties. • Demolition Control By-laws are permitted under Section 33 of the Planning Act and would allow the Township to regulate and control the demolition of residential buildings, ensuring that substandard properties are either repaired or safely demolished. • The Municipal Act and Building Code Act provide the legislative authority for enforcement, compliance, and penalties related to property standards and demolitions. 	<p>laws, providing a more efficient and customer focused enforcement process.</p> <ul style="list-style-type: none"> • Ensure that property standards and clean yards by-laws are harmonized and updated to reflect current community expectations, including new provisions for composting, firewood and vehicle storage. • Clarify standards for property maintenance, yard cleanliness, and demolition, making them easier for residents to understand and for staff to enforce. • Develop demolition control policies to ensure that demolition of residential units is managed in accordance with Section 33 of the Planning Act, with a focus on protecting community character and housing supply. • Promote public awareness of property standards and clean yards requirements, and provide clear channels for reporting and resolving complaints
9.3.4	Height or Density Bonusing	This section contemplates the implementation of site-specific zoning under Section 37 of the Planning Act to permit increases in height and density. The section	<ul style="list-style-type: none"> • Section 37 of the Planning Act allowed a municipality to negotiate with a developer to allow for greater height and/or 	<ul style="list-style-type: none"> • Section 37 has been restructured away from density bonusing and toward Community Benefits Charges (CBCs) under recent amendments to the Planning Act.

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		outlines what benefits can be secured under the Section 37 Agreement.	<p>density in exchange for community benefits (such as affordable housing, public art or infrastructure improvements).</p> <ul style="list-style-type: none"> The PPS and Growth Plan supported the use of bonusing as a tool to achieve complete communities and secure public benefits through development approvals. The Township did not have a Height/Density bonusing By-Law. 	<ul style="list-style-type: none"> Remove references to height/density bonusing and Section 37 agreements and instead reference the new CBC framework. Clearly define what types of community benefits may be secured through CBCs (e.g., affordable housing, parkland, public realm improvements). Establish transparent processes for calculating, collecting, and allocating CBCs, ensuring consistency with provincial regulations.
9.3.5	Land Acquisition	This section details the options and conditions for the conveyance of land to the Township and provides direction to work with School Boards and public agencies to maintain lands for public purposes. Owners may be required to dedicate land for development approval.	<ul style="list-style-type: none"> The Planning Act provides the legislative authority for municipalities to require land dedication or cash-in-lieu as a condition of development approval. Municipal best practices emphasized collaboration with school boards and public agencies to ensure that lands are available and maintained for public purposes. 	<ul style="list-style-type: none"> Update policies to reflect new legislative requirements and best practices for land conveyance, including the use of alternative acquisition strategies (e.g., partnerships, land swaps, easements). Provide clear criteria for when and how land will be acquired or dedicated for public purposes, ensuring transparency and consistency. Ensure land acquisition policies support the Township's long-term goals for parks, schools, and community facilities, especially in areas of growth and intensification. Encourage proactive planning and coordination with school boards, public agencies, and developers to secure land in strategic locations. Integrate land acquisition with asset management planning to ensure that acquired lands contribute to sustainable service delivery and community benefit.

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				<ul style="list-style-type: none"> Consider innovative funding and partnership models to supplement traditional land dedication, especially where dedication rates may be insufficient.
9.3.6	Community Planning Permit System	This section contemplates the development of a Community Planning Permit System (CPPS) as part of a further review of the Official Plan, enabling streamlined and flexible land use approvals by combining zoning, site plan, and minor variance processes within designated areas.	<ul style="list-style-type: none"> The Planning Act provided the legislative authority for municipalities to establish a CPPS, which integrates Zoning, Site Plan and Minor Variances into a singular application, under shorter timelines. The Growth Plan and PPS supported the use of innovative planning tools to facilitate efficient, transparent, and responsive land use decision-making. Municipal best practices recognized the value of CPPS in supporting complete communities, intensification, and context-sensitive development, particularly in areas targeted for growth or regeneration. 	<ul style="list-style-type: none"> Introduce enabling policies to support the implementation of a CPPS in designated areas, beginning with the Doctors Lane and Old King Road Study Areas. Define the objectives and geographic scope of the CPPS in the Official Plan, aligned with the Neighbourhood Plans and Strategic Growth Areas. Develop policies to enable the creation of a Community Planning Permit By-law that replaces the zoning by-law for the designated areas and includes clear standards, discretionary criteria, and design guidelines. Ensure the CPPS can regulate aspects of development no longer covered by Site Plan Control due to recent legislative changes. Ensure alignment with recent changes to the Planning Act and leverage the CPPS to support streamlined approvals, design quality, and community objectives. Integrate CPPS policies with broader Township goals for intensification, housing, urban design, and sustainability. Establish a monitoring and review framework to evaluate the effectiveness of the CPPS and enable adjustments as needed. Include policies to ensure engagement with the community and development industry in the drafting

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				of the CPPS By-law to ensure transparency, clarity, and shared ownership of the planning vision.
9.4	Financial Management and Development Charges	This section focuses on financial tools, including development charges by-laws. The section also considers requiring a Financial Impact Assessment from proponents of development applications which would address servicing costs, impact on budgets and the ability to financially and technically provide for the required servicing infrastructure.	<ul style="list-style-type: none"> The Development Charges Act allows for municipalities to charge developers for the cost of new infrastructure needed for their development. A Municipality must update their Development Charge by-laws every ten (10) years. 	<ul style="list-style-type: none"> Bill 23 introduced a 'phasing' period for the increase of development charges over a period of five years. It also exempted certain infrastructure studies from Development charges. However, Bill 185 rescinded these two changes. Some development is now exempt from development charges. These include affordable housing rental units, additional dwelling Units, non-profit housing development. The Township will continue to collect development charges in accordance with Provincial policies and any recent changes. Provide direction to explore other financial tools. The Municipal Act permits municipalities to enter Municipal Capital Facility Agreements (MCFAs) with relevant parties. MCFAs allow for the securing of funding for Municipal Capital Projects from developers. These projects can include roads, highways, bridges, community centres and other facilities otherwise paid for by taxes. In exchange, the relevant party may receive an exemption from municipal and/or school taxes.
9.5	Consulting the Community	Section 9.5 outlines the requirements for public consultation and circulation of notices for planning applications, including Official Plan Amendments, Zoning By-law Amendments, and plans of subdivision, and	<ul style="list-style-type: none"> The Planning Act established the requirements for public consultation and notification for planning applications, including the giving of notice, public 	<ul style="list-style-type: none"> Update policies to reflect legislative changes allowing public notice to be given on a municipality's website, in addition to or instead of traditional newspaper notices.

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		emphasizes the necessity for consultation with Indigenous communities.	<p>meetings, and opportunities of community input.</p> <ul style="list-style-type: none"> • The Growth Plan emphasized the importance of Indigenous consultation and engagement in the planning practice. • Municipal best practices encouraged meaningful engagement with residents, stakeholders, and Indigenous communities to ensure transparency, inclusivity and responsiveness in land use planning. 	<ul style="list-style-type: none"> • Expand the use of digital engagement tools and platforms to reach a broader and more diverse audience. • Reinforce the requirement for meaningful, early, and culturally appropriate consultation with Indigenous communities, consistent with the Provincial Planning Statement 2024 and the principles of reconciliation. • Document and report on engagement activities and outcomes and encourage the development of formal capacity or protocol agreements with Indigenous partners.
9.6	Monitoring the Performance of this Plan	This section focuses on evaluating the Official Plan's effectiveness in meeting its vision and goals, providing for outcome analysis and policy updates, and referencing legislative requirements regarding the timing of Official Plan amendments.	<ul style="list-style-type: none"> • The Planning Act established requirements for monitoring and evaluating the implementation and effectiveness of Official Plans, including restrictions on amendments within two years of a new plan coming into effect (now repealed). • Municipal best practices identified the importance of regular review, outcome analysis, and policy updates to ensure the Official Plan remains relevant and responsive to community needs and legislative changes. 	<ul style="list-style-type: none"> • Update policies to acknowledge the repeal of Section 22.1 of the Planning Act, which now allows a new Official Plan to receive amending applications within two years of coming into effect. • Establish clear indicators and metrics for evaluating the Plan's performance in achieving its vision, goals, and objectives. • Require regular reporting to Council and the public on progress, outcomes, and areas for improvement. • Ensure that monitoring results inform timely policy updates and adjustments to respond to changing community needs, growth trends, and legislative requirements. • Encourage public and stakeholder engagement in the monitoring and review process.

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Section No.	Section Name	Summary		
				<ul style="list-style-type: none"> Align monitoring activities with other municipal plans, such as asset management, infrastructure, and master plans, to support coordinated and evidence-based decision-making.
Section 10: Interpretation of Our Plan				
10.1	General	Section 10.1 provides general guidance for interpreting the Official Plan, clarifying how its policies, schedules, and definitions should be read and applied together to ensure consistent and effective implementation.	<ul style="list-style-type: none"> The Planning Act established the legislative framework for the structure, interpretation, and application of municipal official plans. Municipal best practices emphasized the need for clear, consistent interpretation of plan policies, schedules, and definitions to avoid ambiguity and ensure effective administration. 	<ul style="list-style-type: none"> Update language to reinforce that all sections, schedules, and definitions of the Official Plan must be read together and interpreted as a whole. Provide explicit direction for resolving conflicts between policies, schedules, or definitions, prioritizing the intent and objectives of the Plan. Ensure consistency with recent amendments to the Planning Act and Provincial Planning Statement 2024 regarding plan interpretation and administration. Reference any new or updated definitions, schedules, or mapping requirements introduced through legislative or policy changes. Promote the use of plain language and accessible formats in all plan documents and supporting materials. Encourage public access to up-to-date versions of the Plan, including digital schedules and definitions. Provide guidance for staff, Council, and the public on how to interpret and apply the Plan in decision-making, development review, and policy updates.
10.2	Schedules	Section 10.2 provides direction on the use and interpretation of schedules (maps, diagrams, and tables) that form part of the	<ul style="list-style-type: none"> The Planning Act established the requirement for Official Plans to 	<ul style="list-style-type: none"> Reinforce that all schedules are legally binding components of the Official Plan and must be read in conjunction with the policy text.

Current Official Plan Policy			What Informed This Policy	Proposed Policy Direction(s)
Section No.	Section Name	Summary		
		Official Plan, clarifying that these schedules are integral to understanding and applying the Plan's policies.	include schedules as part of the statutory planning framework.	<ul style="list-style-type: none"> • Provide explicit direction for resolving discrepancies between schedules and policy text, prioritizing the intent and objectives of the Plan. • In particular, the following updates are proposed to the Schedules and the structure of the Official Plan Schedules: <ul style="list-style-type: none"> ○ New Schedules for the Villages of King City and Nobleton (e.g., D1A, D1B, D2A, D2B, etc.) that delineate Strategic Growth Areas, the Intensification Hierarchy, and Neighbourhood Plan Areas. ○ Natural Heritage System Updates to reflect updated mapping of natural heritage features and ecological corridors. ○ Updates to Active Transportation and Trails mapping. ○ Updated schedules to show settlement area boundary expansions (if applicable). ○ New Schedule for the southwest quadrant of the Nobleton Village Reserve, and updates to the Schedules to show the V-SSPA for the future secondary planning area. ○ Schedules to define the geographic scope of CPPS areas, as contemplated for the Doctors Lane and Old King Road Neighbourhood Plan Areas.
10.3	Definitions	This section provides definitions for key terms used throughout the Official Plan ensuring clarity, consistency and effective	<ul style="list-style-type: none"> • The Planning Act required Official Plans to include clear definitions to support statutory interpretation and administration. 	<ul style="list-style-type: none"> • Revise and expand the definitions section to incorporate new or updated terms introduced by the Provincial Planning Statement 2024, Planning Act amendments, and other relevant legislation.

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		interpretation and application of the Plan's policies.	<ul style="list-style-type: none"> The PPS and Growth Plan provided standardized definitions for planning terms to ensure consistency across municipalities. 	<ul style="list-style-type: none"> Ensure definitions reflect current best practices, technical standards, and local planning context. Harmonize definitions with those used in the PPS 2024, Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and York Region Official Plan to ensure consistency and reduce confusion. Use plain language and accessible formatting for all definitions to improve usability for staff, Council, and the public. Provide cross-references to related policies, schedules, and legislative sources where appropriate.