



# Our King

2051 Official Plan Review  
Shaping Our Future

# Official Plan Review: Proposed Policy Directions

October 2025

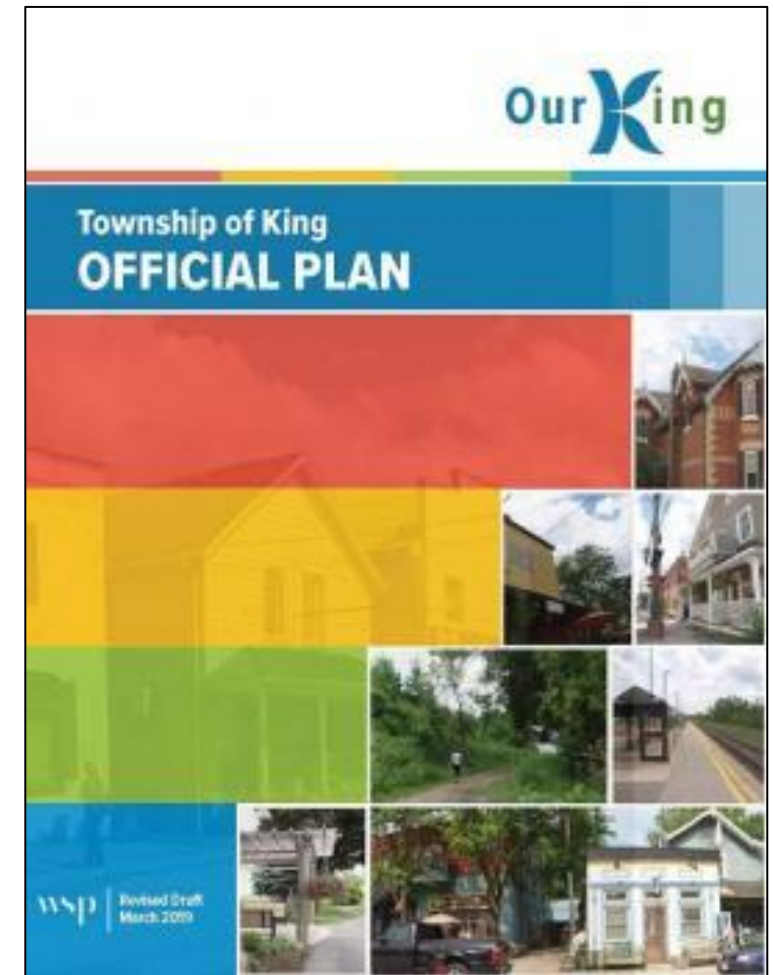
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# Agenda

1. Why the Official Plan Matters
2. What We've Accomplished Together
3. Timeline
4. Engagement and Consultation
5. Discussion Papers
6. Key Policy Areas
7. Preliminary Policy Directions
8. Next Steps
9. Questions



# Why the Official Plan Matters

- Guides Growth
- Protects Resources
- Shapes Communities
- Supports Sustainability
- Coordinate Investments
- Ensure Compliance
- Provides Certainty
- Drives Economic Development
- Promotes Equity
- Sets Long-Term Vision



# What We've Accomplished Together

**Launched the Comprehensive Review** in September 2023 to foundation for guiding growth to 2051

**Engaged the Community** with open houses, surveys, and interactive sessions to gather input from residents, businesses, and landowners

**Completed the Growth Management & Employment Lands Strategy**

- Analyzed population, housing, and employment forecasts to 2051
- Identified strategic employment areas and land needs for long-term economic growth

**Released 16 Discussion Papers in total** to address key topics like housing, intensification, economic development, climate change, transportation, and natural heritage

**Building Partnerships** by connecting with Indigenous communities and stakeholders to ensure inclusivity and shared vision





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# Official Plan Review Project Timeline

Throughout each phase, the Township will offer opportunities for meaningful public engagement to hear from residents, landowners, and business owners.

The Township is also engaging with **Indigenous and First Nations communities** to collaboratively shape a Plan that reflects their perspectives, rights, and aspirations, along with those of other stakeholders.



## Wrapping Up Phase 3

**Prepared** 13 Topic Area Discussion Papers, Updated Neighbourhood Concept Plans and Visualizations, and Our King Official Plan Proposed Policy Direction Matrix, and Comment Response Matrix

**Hosted** 3 Community Engagement Sessions in September 2025

**Seeking** Council endorsement for preliminary directions and priorities (Whitebelt, Nobleton Village Reserve, Neighbourhood Plans, Intensification Hierarchy, Hamlet of Laskay)



# Consultation and Engagement by the Numbers

**8** Public Open Houses, to date with **3** in Phase 3

**180+** Phase 3 Open House participants

**133** Written public submissions

**36** External Agency and Indigenous, First Nations & Metis Communities



**10,000+** Webpage visits

**2,600** Document downloads



# What We Heard – Phase 3 Open Houses

## King City

- Calls for more diverse housing for seniors and young families
- Concerns with traffic and infrastructure capacity related to growth and intensification
- Support for intensification near village cores, not within established residential areas

## Nobleton

- Concerns with lack of water and wastewater servicing capacity
- Preference for employment area (Option 1) and concerns with potential land use conflicts
- Calls for more recreation facilities and youth spaces

## Schomberg

- Support for preserving the village's small-town character and settlement boundary
- Calls for parking and Main Street improvements



# What We Heard – Phase 3 Open Houses

## Hamlets

- Support for minor infill aligning with the existing built form
- Support for preserving landmarks and heritage
- Concerns with persistent gaps in broadband and cellular coverage

## Countryside

- Strong support for protecting farmland and rural character
- Concern about rural estate development and loss of farmland
- Support for on-farm diversified uses that remain secondary to agriculture

## Township-wide

- Concerns with traffic congestion, limited transit service, and safe streets
- Broad agreement for complete, vibrant, and livable villages - offering shops, restaurants, green spaces, and essential services, while retaining their distinct charm



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# Discussion Papers



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## Official Plan Review Discussion Papers

- 13 Discussion Papers have been prepared by the Township.
- Each Discussion Paper covers a different theme/section of the Official Plan:
  1. The Vision for King
  2. Complete Communities
  3. Intensification
  4. Housing
  5. Planning the Village Reserve
  6. Economic Development and Employment
  7. Natural Heritage
  8. Energy and Climate Change
  9. King's Countryside
  10. King's Hamlets
  11. Transportation
  12. Servicing Our Communities
  13. Implementing Our King
- The Discussion Papers are in their final form and have informed the preliminary policy directions for key policy areas and each section of Our King that will be outlined on the following slides.





# Key Policy Areas

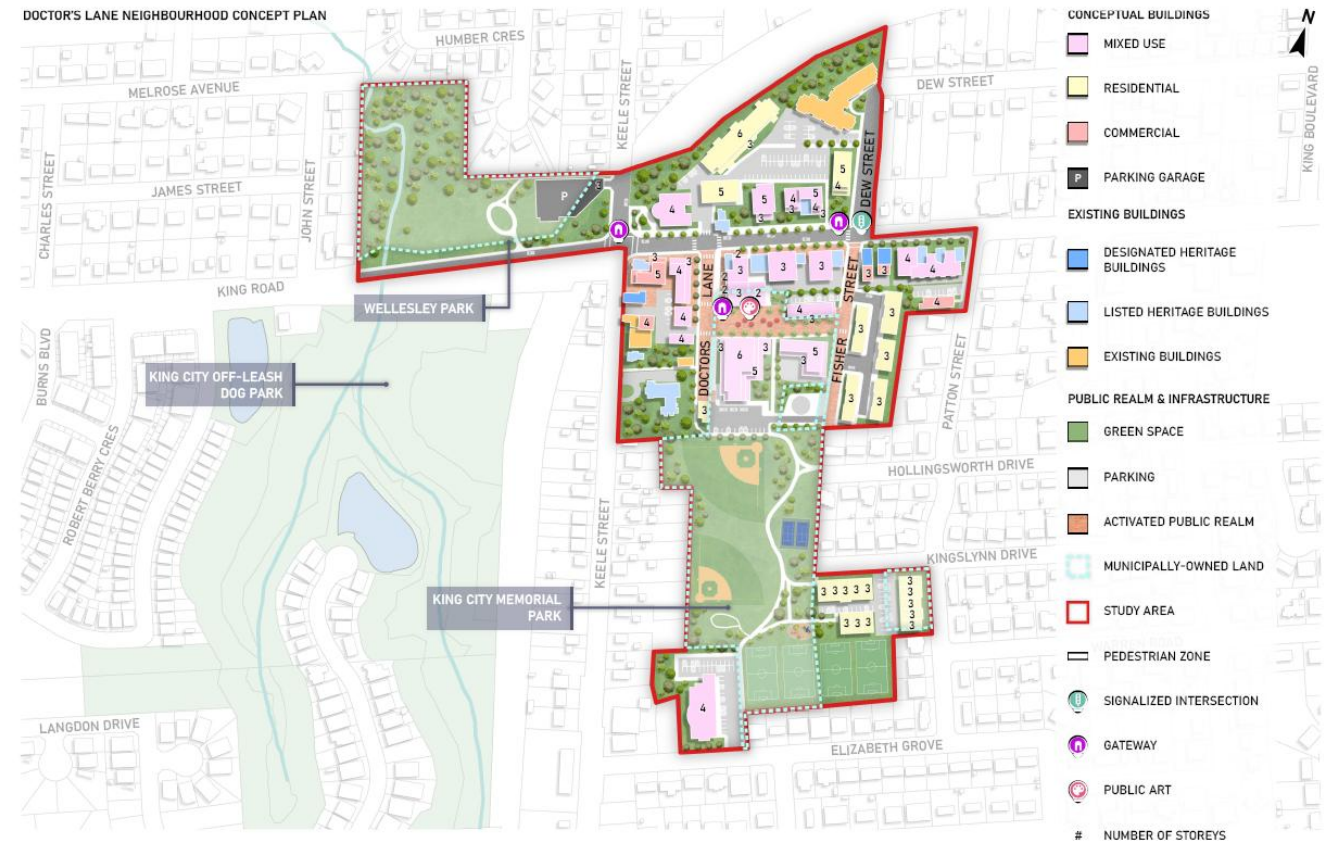
# Doctors Lane and Old King Road Neighbourhood Plan Study

- Neighbourhood Plans have been integrated into the intensification strategy
- Updated Concept Plans and new renderings provide a visual representation for how intensification may be accommodated in the Study Areas
- Council Report seeks direction to prepare draft Amendments
- Amendments would enable the development of a CPP By-law and future development as depicted in the Concept Plans.



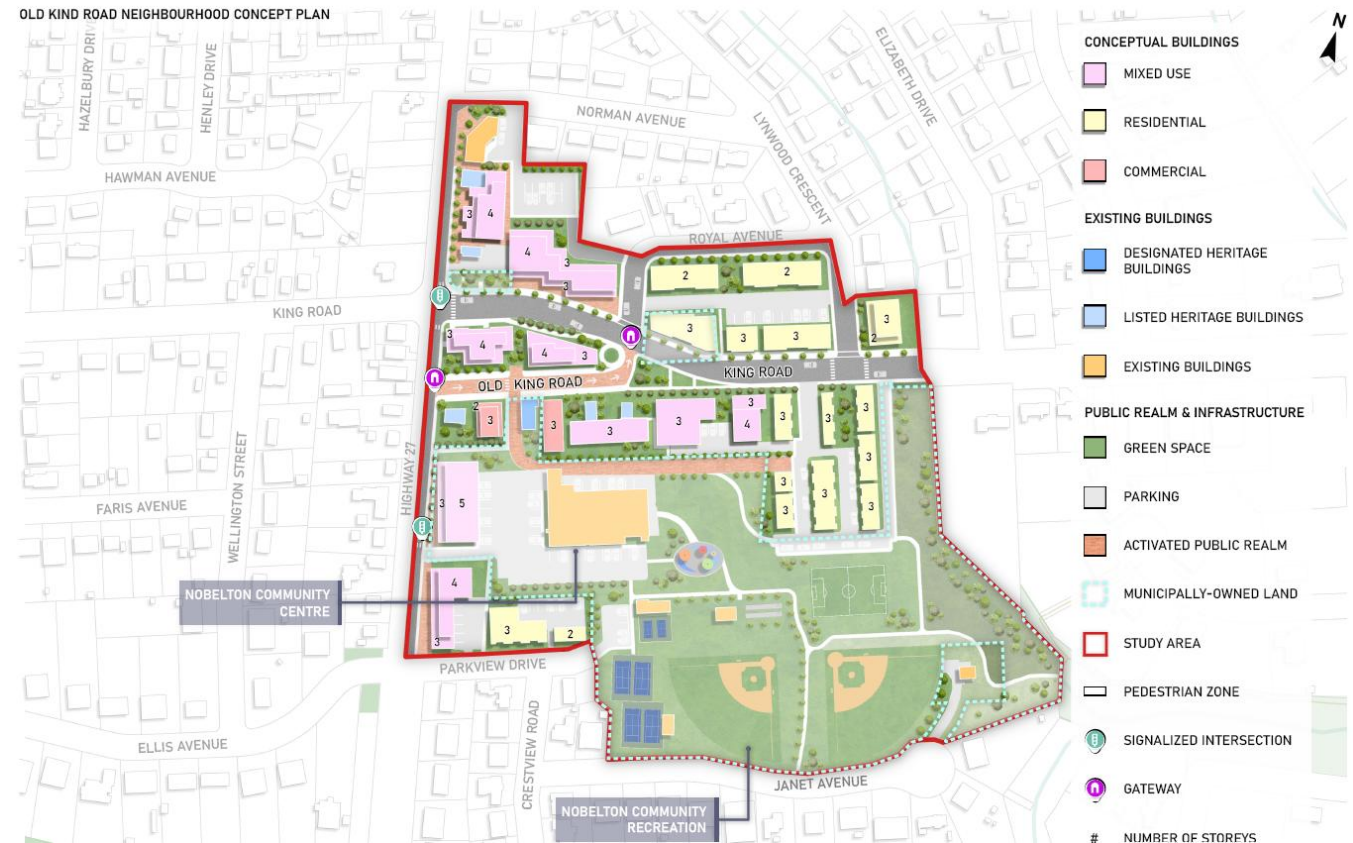
# Policy Directions for the Doctors Lane Study Area

- Delineate the Neighbourhood Plan Area in a Site-Specific Policy Area.
- Re-designating lands at Kingslynn Drive and Patton Street.
- Refinements to the delineation of the Village Natural Heritage System designation for Wellesley Park, subject to further natural heritage study.
- New policies for:
  - Urban design;
  - Parking;
  - Parkland;
  - Active transportation;
  - Parkland; and
  - Cultural Heritage.



# Policy Directions for the Old King Road Study Area

- Delineate the Neighbourhood Plan Area in a Site-Specific Policy Area;
- Re-designating the lands on Royal Ave, Lynwood Cres, and Parkview Drive.
- New policies for:
  - Urban design;
  - Parking;
  - Parkland;
  - Transportation;
  - Cultural Heritage;
  - Pedestrian connectivity; and
  - Site Access.



## Neighbourhood Plan Study – Next Steps

- Finalize the following ongoing technical studies based on the updated Concept Plans:
  - Natural Heritage Evaluation
  - Water and Wastewater Servicing Assessment
  - Parking and Traffic Assessments
  - Cultural Heritage Evaluations
- Prepare final Concept Plans; and,
- Draft Official Plan Amendments.



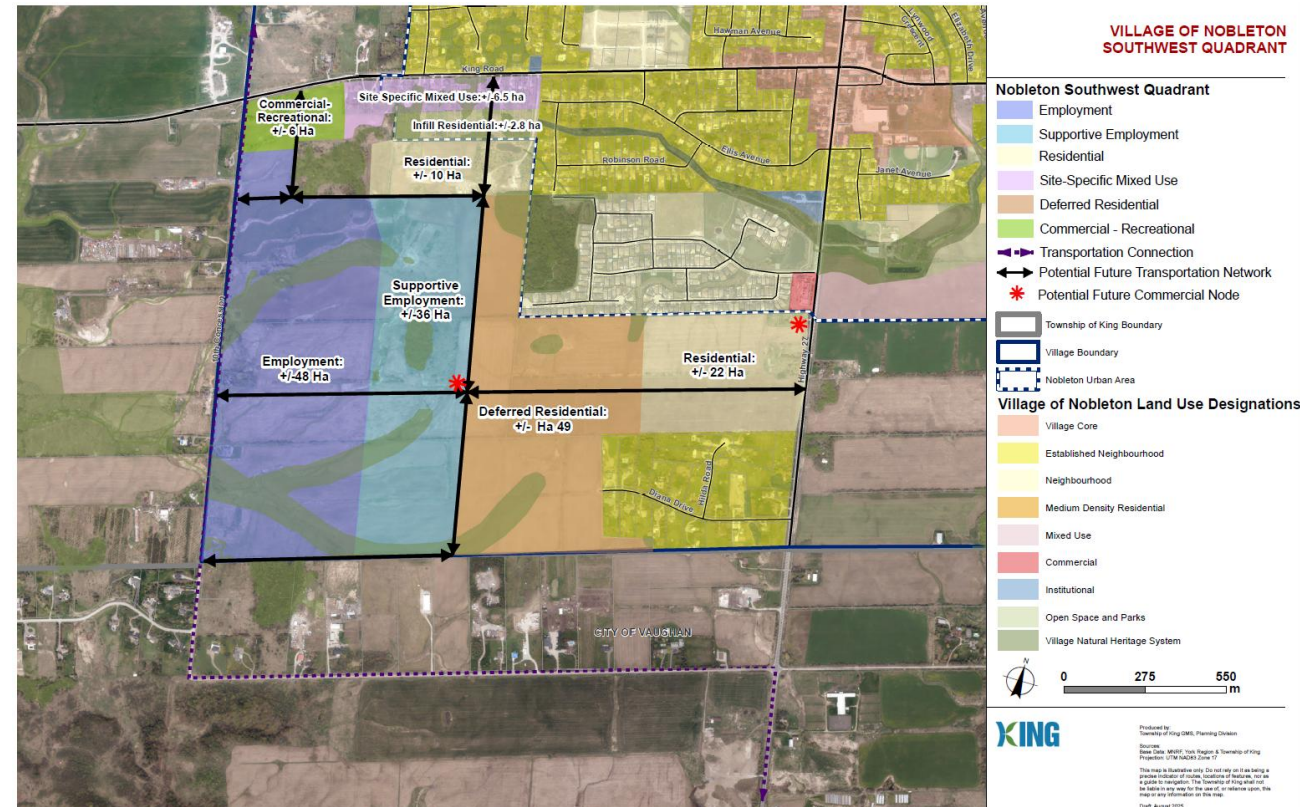
# Intensification Hierarchy

- A structured intensification hierarchy is proposed to effectively manage intensification, define priorities and help distinguish between areas suited for higher, moderate, and gentle forms of growth.
- Four levels of intensification potential:
  - **Primary** – delineated Strategic Growth Areas, portions of the Neighbourhood Plan areas, Major Transit Station Area.
  - **Secondary** – portions of the Village Cores outside the SGAs, Mixed Use Areas, Medium Density Areas.
  - **Tertiary** – New Transition Areas and Medium-Low Density Areas
  - **Limited** – Residential neighbourhoods where change will be minimal.



# Planning the Nobleton Village Reserve

- Requesting Council endorsement of the Nobleton Village Reserve Concept Plan for the southwest quadrant.
- Proposed land uses include:
  - Residential and mixed-use areas;
  - Employment areas;
  - Supportive employment;
  - Commercial and recreational areas; and
  - Deferred Residential Areas



# Settlement Area Boundary Adjustments

## King City:

- Responds to a 9-ha shortfall of commercial lands.
- Located in the southeast corner of Highway 400 and King Road
- Within the Protected Countryside of the Greenbelt, designated Rural.
- Requires further analysis for servicing capabilities and natural heritage.

## Schomberg:

- Responds to 10-ha shortfall of Employment Area lands in Schomberg.
- Within the Protected Countryside and Natural Heritage System of the Greenbelt.

## Next Steps:

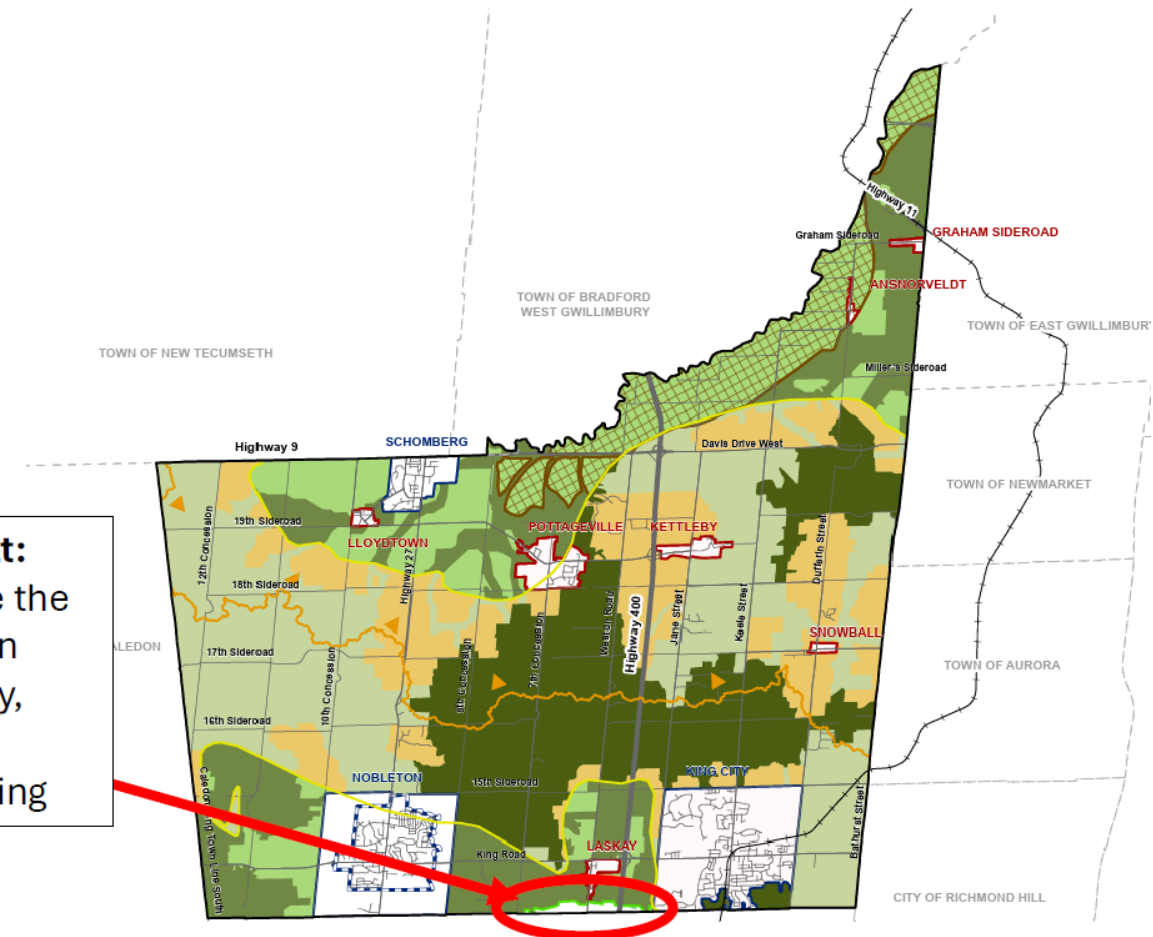
- North-South Environmental Inc. has conducted site visits that will inform a a Natural Heritage Study.
- Study targeted to be presented to Council on **December 8, 2025**.



## King's Whitebelt

- The Whitebelt is comprised of lands outside of the Greenbelt and Oak Ridges Moraine, located south of the Hamlet of Laskay.
- Strategic location for a new settlement area to accommodate long-term employment growth beyond 2051.
- Proximity to major transportation routes, including Highway 400 and Highway 413.
- PPS 2024 provides flexibility to plan for Employment Areas beyond a 30-year horizon.

**The Whitebelt:**  
Lands outside the Greenbelt Plan Area Boundary, within the Township of King



## Laskay's Hamlet Boundary

- Delineation of the Hamlet boundary for 25 Laskay Mills Drive was deferred as part of the approval of Our King in 2020.
- Staff recommend that the lands be included in the Hamlet and captured within a site-specific policy area.
- West portion of the lands may be suitable for residential uses that are compatible with the existing lot pattern in Laskay.
- East portion of the site adjacent to Highway 400 presents an opportunity to accommodate employment uses that do not rely on municipal servicing.





# Proposed Policy Directions



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## Section 1: Introduction

Key proposed policy directions include:

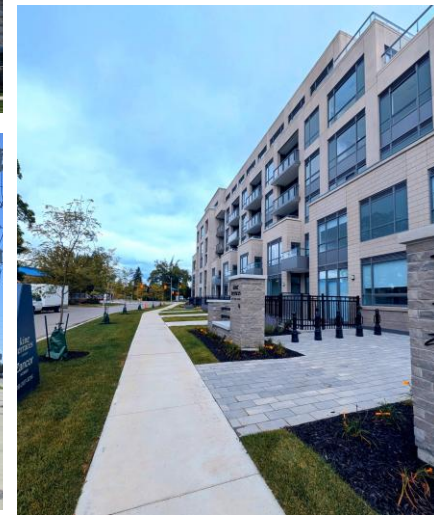
- Updating the basis to respond to Provincial changes to the Planning Act, PPS 2024, York Region planning responsibilities;
- Revisiting the vision statement to respond to emerging opportunities and challenges, shifting priorities, and the aspirations of a growing and diverse population; and
- Updating the goals and objectives to include:
  - refreshed guiding principles that reflect shared community values;
  - strategic priorities that address current and future needs; and
  - commitment to inclusive, sustainable, and resilient growth.



## Section 2: Our Community of Communities

Key proposed policy directions include:

- Updating the policies to align with the PPS, 2024;
- Incorporating the household, population and employment forecasts and targets, in accordance with previous Council direction;
- Providing for growth in the southwest quadrant of the Nobleton Village Reserve;
- Identifying the need for comprehensive secondary planning exercise for the entirety of the Village Reserve; and
- Incorporating the “Intensification Hierarchy”.



## Section 3: Our Sustainable Neighbourhoods

Key proposed policy directions include:

- Aligning with Township Master Plans (Trails, Parks, Facilities, Age-Friendly)
- Updating for Provincial legislation changes (green building, soil reuse, facilities, parkland)
- Introducing housing policies for affordability and attainability
- Refreshing cultural heritage policies under Ontario Heritage Act
- Incorporating archaeological potential policies from York Region Official Plan
- Enhancing Indigenous engagement practices and terminology
- Revisiting rural use policies (agriculture, on-farm uses, secondary units)



## Section 4: Our Pristine Environment

Key proposed policy directions include:

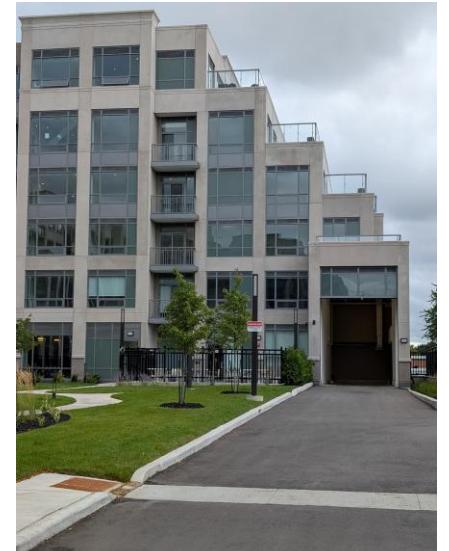
- Exploring updates to align with Provincial policy changes (PPS 2024, Bill 5, Species Conservation Act).
- Incorporating policies from York Region Official Plan and King's objectives and master plans.
- Preparing a comprehensive Natural Heritage Background Report with field verification, mapping audits, and policy recommendations.
- Reporting to Council on **December 8, 2025**, following study completion and public release.



## Section 5: Our Thriving Villages

Key proposed policy directions include:

- Incorporating the Intensification Hierarchy into land use designations
- Developing new designations for medium-high and medium-low density areas
- Introducing density targets (units per hectare)
- Revising maximum floor space indexes for built form certainty
- Updating Employment designation to align with Provincial policy
- Implementing Supportive Employment designation to buffer sensitive uses and encourage lower-impact employment
- Updating urban design and sustainability policies to reflect Township guidelines and climate action plans.



## Section 6: Our Vibrant Countryside

Key proposed policy directions include:

- Supporting agricultural lands and the agri-food network
- Promoting rural employment and new opportunities (agriculture-related jobs, small businesses, on-farm uses, Hamlet employment)
- Supporting the rural economy through expanding permissions for small-scale rural commercial and industrial uses
- Recognizing Hamlet character and celebrating historic and cultural heritage
- Encouraging context-sensitive small-scale growth in Hamlets



## Section 7: Our Flourishing Economy

Key proposed policy directions include:

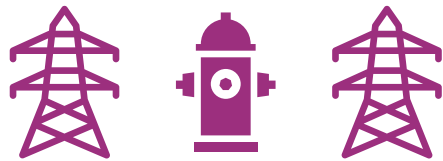
- Aligning with minimum employment growth targets (17,700 jobs by 2051)
- Introducing policies for a diversified tax base and expanded commercial opportunities
- Protecting employment lands and strategic corridors (Highway 11, Highway 400, and the Whitebelt)
- Exploring settlement area boundary expansions (SABEs) for employment and population-related employment purposes
- Strengthening economic resilience through new opportunities for agri-food, creative economy, and entrepreneurship



## Section 8: Our Infrastructure and Networks

Key proposed policy directions include:

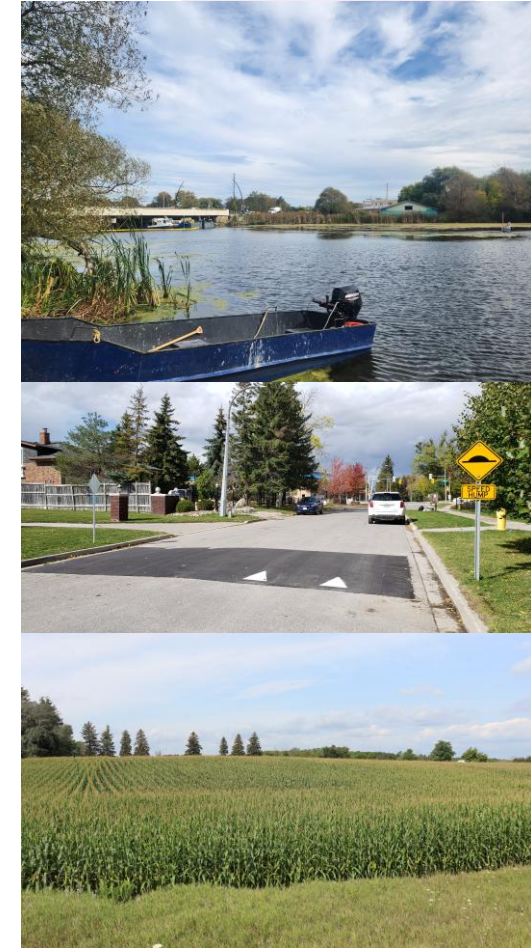
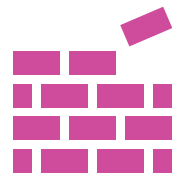
- Integrating updated transportation frameworks from regional and Township plans
- Embedding net-zero targets to support climate adaptation and resilience
- Promoting equitable access and emerging technologies
- Strengthening coordination between infrastructure and land use decisions
- Aligning housing, growth, and employment with infrastructure planning (freight routes, transit, walking, cycling)



## Section 9: Implementation of Our Plan

Key proposed policy directions include:

- Updating site plan control policies to reflect Planning Act changes
- Updating pre-consultation and complete application requirements
- Introducing policies for tracking progress with annual reporting and performance indicators
- Enabling development of a Community Planning Permit System for Neighbourhood Plan area



## Section 10: Interpretation of Our Plan

Key proposed policy directions include:

- Clarifying interpretive principles and guidance
- Providing direction for resolving policy conflicts
- Updating interpretive policies and definitions to align with legislation
- Revising schedules to reflect land use changes, natural heritage refinements, and new growth area delineations



# Next Steps



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## Next Steps

- Report to Council on **December 8, 2025**, on policy directions and Settlement Area Boundary Expansions, pending a final report from North-South Environmental Inc.
- Draft Official Plan Amendments, for public release in February 2026.
- Public Open Houses in February 2026.
- Statutory Public Open House and Public Meeting in March/April 2026.
- Council Adoption anticipated in **May/June 2026**.





**Thank you.  
Questions?**