



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055
KLMPLANNING.COM

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October 27, 2025

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

Attention: Mayor and Members of Township of King Council

**Re: Township of King Official Plan Review
Township of King Council Meeting, Monday, October 27, 2025 (Agenda Item 8.1)
Request for Inclusion of Lands in Nobleton Urban Area – [REDACTED]
Township of King, Region of York**

KLM Planning Partners Inc. has been retained by Vitullo Farms Inc. c/o Vitullo Development Group and 2160322 Ontario Inc. (the “**Client**”), to provide comments on King Township’s Official Plan Review (the “**OPR**”) regarding their lands, municipally known as [REDACTED] in Nobleton (the “**Subject Lands**”). Our Client has been actively participating in the Township’s OPR engagement initiatives to date and looks forward to continued participation in building the Township’s vision for Nobleton.

It is our submission that the current OPR presents an opportunity to include the Subject Lands within the Nobleton Urban Area as “Commercial,” “Mixed Use” and “Residential” lands, creating a logical boundary to the south and ensuring sufficient Community Area lands to accommodate growth for up to 30 years, in accordance with the Provincial Planning Statement, 2024 (the “**PPS**”).

Background

The Subject Lands are located directly to the south of the Nobleton Urban Area boundary, currently designated “Nobleton Village Reserve” on Schedule D2: Village of Nobleton Land Use Designations in the King Township Official Plan, 2019. It is acknowledged that the Subject Lands are being considered for inclusion in the Urban Area as part of Option 1 for Employment Area growth in Nobleton through the OPR, but that the Option 2 Employment Area is currently preferred as outlined in *Discussion Paper 5: Planning the Village Reserve*. We are also aware of the recent approval of the Prebrick System Corp. Draft Plan of Subdivision and associated applications (the, “**Prebrick Development**”) which are directly north of the Subject Lands.

At this time, we respectfully request that the Subject Lands, together with [REDACTED] (collectively, the “**Proposed Expansion Area**”), be considered for Community Area growth in Nobleton through the OPR. In this regard, our Client would request the Subject Lands be designated “Commercial,” “Mixed

Use” and “Neighbourhood” to enable the lands to be developed (at the appropriate time, subject to servicing capacity and Township phasing policies) with a mix of uses, including retail/commercial fronting Highway 27 with residential uses beyond (see **Attachment 1: Preliminary Concept**). It is our opinion that the Proposed Expansion Area represents an appropriate location for Community Area uses for the following reasons:

1. The Proposed Expansion Area provides the same benefits as the Community Area options considered to date through the OPR.

The Proposed Expansion Area contributes to each of the identified benefits as outlined in the Growth Management Strategy work and *Discussion Paper 5* for lands that are being considered for additions to the Urban Area as Community Area lands (see Table 1):

Table 1: Benefits of specific Community Land Area locations as identified through Growth Management Strategy

Benefit	Applicability to the Proposed Expansion Area
The proposed parcels have proximity and connection to major transportation corridors (Highway 27 and/or King Road)	The Proposed Expansion Area has +/-400 m frontage on Highway 27. In addition, the Proposed Expansion Area is within +/- 2 km of the location of the planned Highway 413 interchange at Highway 27 (see Attachment 2: Highway 413).
The proposed lands are contiguous with existing designated Community Area lands in the Official Plan	The Proposed Expansion Area is contiguous with the approved Prebrick Development, which introduces mixed-use and residential uses on the lands directly to the north, within the Urban Area.
The identified areas are close to the existing BUA boundary of the Village and would potentially provide efficiencies regarding the extension of services to these areas	The Proposed Expansion Area is within +/- 100m of the existing built-up area (across Highway 27), and servicing for the Proposed Expansion Area could be coordinated with the Prebrick Development.
The areas also offer proximity to commercial uses in Nobleton’s Village Centre	The Proposed Expansion Area is within +/- 700 m of the Village Centre, in very close proximity for future residents and employees to access local commercial services.

Including the Proposed Expansion Area within the Urban Area boundary would also demonstrate regard for community concerns as identified in *Discussion Paper 5*, by locating growth next to adjacent communities (in this case, the Prebrick Development), and addressing land use compatibility issues by planning for Employment Area uses elsewhere, at a distance from residential uses.

2. Building on the above, the Proposed Expansion Area is in proximity to a range of existing community services.

The Proposed Expansion Area is within +/-1 kilometre of a range of important community services, including a fire station and paramedic station, dental office, recreational facility, and several childcare centres. Locating future Community Area uses on the Proposed Expansion Area would ensure that local services are available for new residents, which would in turn support the ongoing viability of these uses.

3. Adding the Proposed Expansion Area to the Urban Area as Community Area Lands would build upon the Township's direction with respect to the Prebrick Development.

Including the Proposed Expansion Area in the Nobleton Urban Boundary would be a logical extension of the existing and planned land use pattern given the approval of the Prebrick Development. Specifically, introducing commercial, mixed-use and residential uses for the Proposed Expansion Area would:

- Enable the completion of approved residential street connections from the Prebrick Development to the Proposed Expansion Area;
- Permit mixed-use land uses in alignment with the Prebrick Development to introduce a range of uses, including but not limited to commercial and office uses;
- Provide additional residential density to support planned community facilities including the park block which directly abuts the Proposed Expansion Area;
- Establish efficient planning for growth by identifying lands that could be jointly serviced with infrastructure investments planned for the Prebrick Development;
- Create a rational southern boundary for Nobleton's Urban Area, aligning with other potential future Urban Area lands to the west; and
- Result in the conveyance of substantial natural areas into public ownership for the long-term health and protection of their ecological functions.

4. Additional land area can be considered within the 30-year planning horizon.

It is recognized that the Township's current Growth Management Strategy identifies 30 hectares of developable land (excluding environmental features) needed to accommodate Community Area growth in Nobleton at a density of 35 residents and jobs per hectare. It is further understood that the PPS restricts municipalities from allocating land for Community Area growth beyond the 30-year planning horizon.

Because King Township's current Growth Management and Employment Land Strategy plans to 2051, there are five years (2051-2056, assuming 2026 approval of the new Official Plan) of additional growth potential within the 30-year PPS limit for Community Area growth allocation. This means that the Township can allocate additional land beyond the identified 30-hectare shortfall. Based on the current need of 30 hectares for 25 years, at least 6 additional hectares could potentially be identified through the current OPR process. We believe it would be prudent to consider a 30-year horizon to 2056 in the interest of comprehensive long-range planning for matters such as servicing infrastructure.

Based on our preliminary calculation, the Proposed Expansion Area represents approximately 38 hectares, after excluding environmental features. This means that the Proposed Expansion Area is the

appropriate size to accommodate the entirety of Nobleton's future Community Area land need to the 30-year horizon, in a location that is a logical extension of approved growth.

Summary

In summary, we believe that the Proposed Expansion Area should be considered for the Nobleton Urban Area and to accommodate growth to 2056. These lands have proximity to existing and planned mixed-use, commercial and residential lands, direct access to the planned Highway 413, proximity to existing and planned community services and land uses, and are a logical expansion of the Urban Area. The Proposed Expansion Area is an appropriate size and in an appropriate location to accommodate Nobleton's Community Area land need for the 30-year planning horizon. In this regard, we respectfully request that the Proposed Expansion Area be considered for inclusion as Community Area lands with "Commercial," "Mixed Use" and "Neighbourhood" designations within the Nobleton Urban Area boundary through the current OPR process.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.







Madison Van West MES, MCIP, RPP
Intermediate Planner II



Rob Lavecchia BURPI, MCIP, RPP
Partner












**SCHEDULE 'D2'
VILLAGE OF NOBLETON
LAND USE DESIGNATIONS**

**TOWNSHIP OF KING
OFFICIAL PLAN**

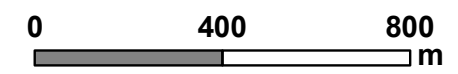
-  Township of King Boundary
-  Village Boundary
-  Nobleton Urban Area
-  Built Boundary

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

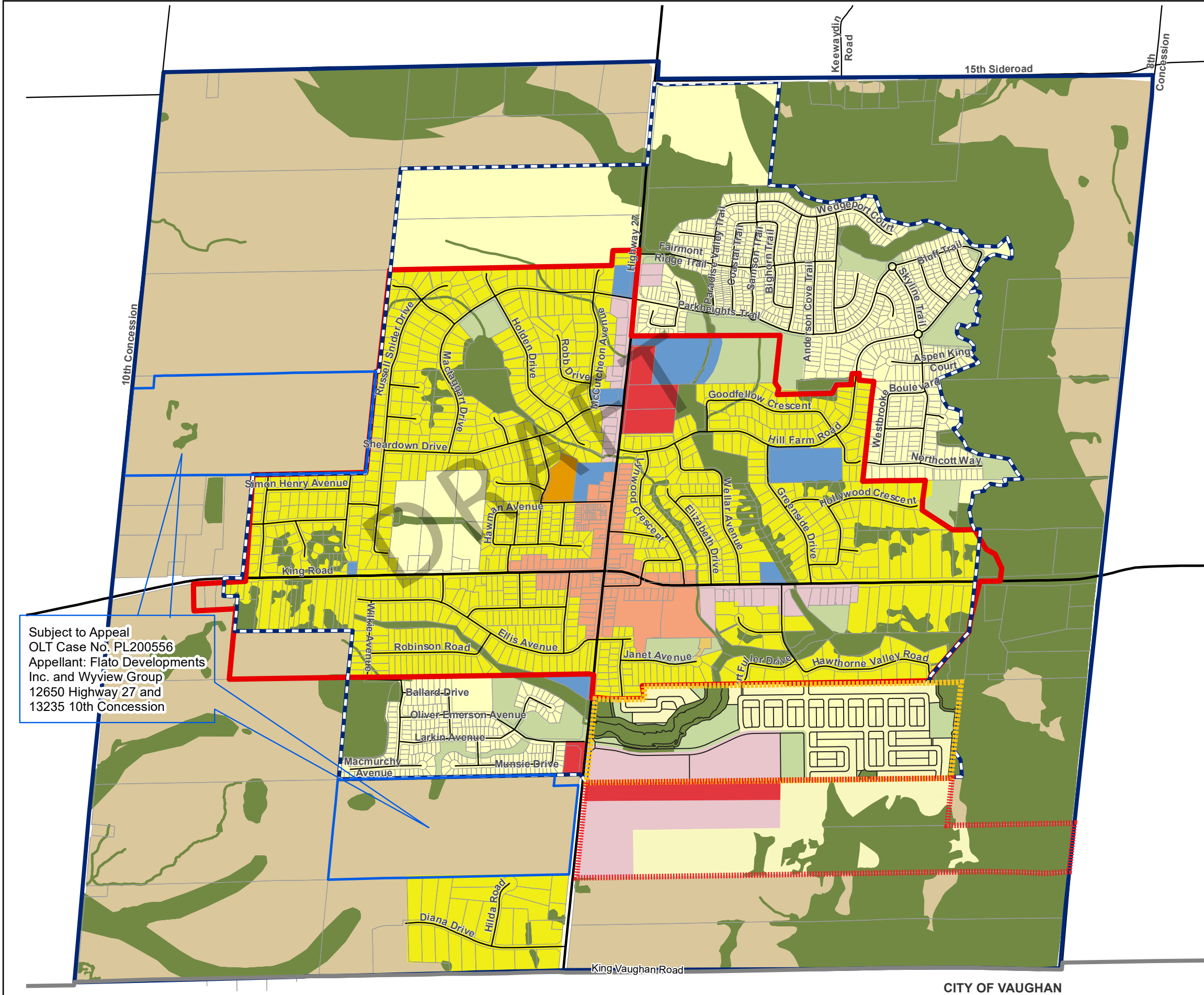
Village of Nobleton Land Use Designation

-  Village Core
-  Established Neighbourhood
-  Neighbourhood
-  Medium Density Residential
-  Mixed Use
-  Commercial
-  Employment
-  Institutional
-  Open Space and Parks
-  Village Natural Heritage System
-  Nobleton Village Reserve

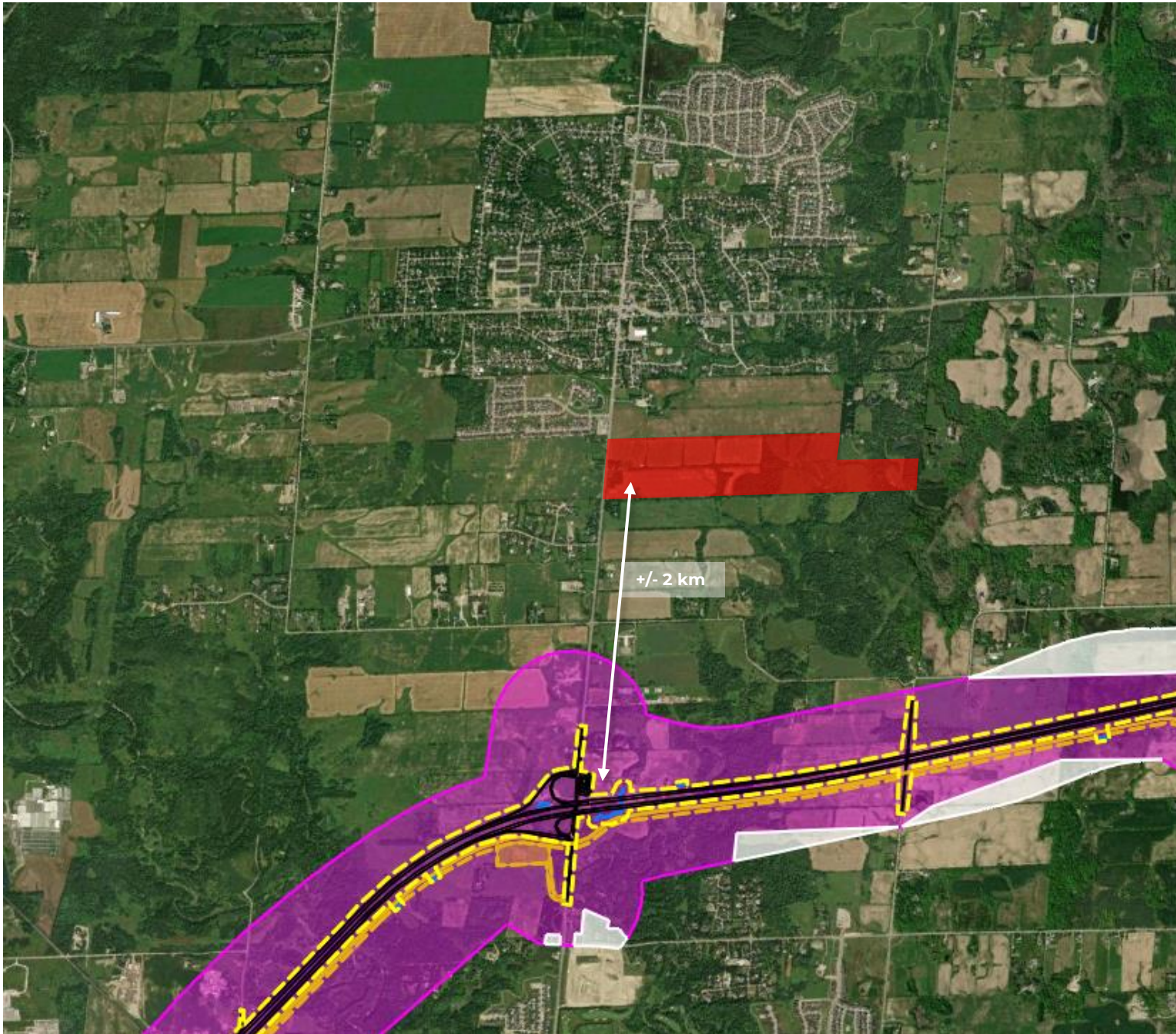
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Produced by:
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Sources:
Base Data: MNR, York Region & Township of King
Projection: UTM NAD83 Zone 17
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Draft: March, 2022



Subject to Appeal
OLT Case No. PL200556
Appellant: Flato Developments
Inc. and Wyview Group
12650 Highway 27 and
13235 10th Concession



Highway Design Lines

- Preliminary Highway ROW
- Preliminary Transitway ROW
- Preliminary Transitway Design
- Preliminary Transitway Station
- Preliminary Highway Design
- Proposed New Structure
- Proposed Stormwater Management Ponds and Creek Realignments
- Existing Highway and Road

Highway Design Areas

- Proposed New Structure
- Proposed Transitway Station
- Proposed Commercial Vehicle Inspection Facility
- Proposed Maintenance Yard Location

