



INNOVATIVE PLANNING SOLUTIONS

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

October 27, 2025

Attention: Mayor Steve Pellegrini & Members of Township of King Council

Re: Our King: 2051 Official Plan Review
October 27, 2025 King Township Council Meeting
Item 8.1: Official Plan Review – Proposed Policy Directions, Policy
Planning (File No. PP-2023-04), Recommendation 6
3600 Lloydtown-Aurora Road, Township of King (Kettleby)

Innovative Planning Solutions Inc. (IPS) are the authorized planning consultants for the landowners of 3600 Lloydtown-Aurora Road (the Subject Lands), which is located on the northeast corner of Lloydtown-Aurora Road and Weston Road (Refer to Figure 1). The Subject Lands are legally described as:

PART SW 1/4 LOT 28 CON 5 & PART N 1/2 LOT 28 CON 5 KING, EXCEPT PARTS 1 TO 8 65R14654, PART 1 PLAN D909 & PART 1 ON EXPROPRIATION PLAN YR2599362; S/T KI19870; S/T EASE OVER PART 2 PLAN D909; SUBJECT TO A TEMPORARY EASEMENT OVER PART 1 ON EXPROPRIATION PLAN YR2599592 UNTIL DECEMBER 31, 2020, AS IN YR2599362; S/T EASE OVER PART 2 PLAN D909; SUBJECT TO A TEMPORARY EASEMENT OVER PART 1 ON EXPROPRIATION PLAN YR2751094 UNTIL OCTOBER 31, 2020, AS IN YR2751094; TOWNSHIP OF KING



Figure 1 – Aerial View of the Subject Lands

As identified above, the Subject Lands are located on the west side of Highway 400 and west of the Hamlet of Kettleby. They are approximately 21-hectares in land area and are primarily agricultural with no existing buildings. The site contains centralized natural features with a hedgerow framing its norther portion. A headwater drainage feature is identified on the Subject Lands and primarily connect wetland communities and drain northwest, conveying water into the Holland River Watershed. Enclosed with this letter are graphics identifying existing environmental conditions, constraints, and opportunities, and LSRCA mapping.

We have reviewed the Township of King's Staff Report associated with Item 8.1 at the October 27th Council Meeting. We understand that the Council is intending on endorsing the Staff Report, GMS-PL-2025-043, and through Recommendation 9, intending on directing Staff to report back in Q1 2026 with the Draft King Official Plan policies and schedules for public review and consultation. The landowner intends to review the Draft King Official Plan upon its release and provide detailed comments and input as part of the public consultation process.

This correspondence constitutes a formal submission to King Township Council in relation to the King Township Official Plan Review process and Item 8.1: Official Plan Review – Proposed Policy Directions, Policy Planning (File No. PP-2023-04) being considered at the October 27th Council Meeting.

The King Township, Our King Official Plan, 2019 designates the Subject Lands (and surrounding lands) as the following:

1. *Agricultural and Rural Areas & Natural Heritage System* per Schedule 'A' – Township Structure;
2. *Countryside Area* within the Oak Ridges Moraine Conservation Plan per Schedule 'B' – Provincial Plan Areas and Designations;
3. *Agricultural Area* per Schedule 'E' – Countryside Land Use Designations;
 - a. The Hodson Avenue / Williams Court residential subdivision framed by 19th Sideroad to the south, Weston Road to the west and Highway 400 to the east are designated as *Rural Area* per Schedule 'E';
 - b. Lands east of Highway 400 are located within the Hamlet of Kettleby and subject to Schedule 'E3'; and,
4. *Prime Agricultural Area* per Schedule 'M' – Provincial Agricultural System.

As identified in this letter, the Subject Lands are located within the Oak Ridges Moraine Conservation Plan (ORMCP) and are designated *Countryside Areas* – they are not designated *Natural Core Areas* or *Natural Linkage Areas*. It is our understanding that the Province of Ontario intends on reviewing the ORMCP in 2026-2027. The ORMCP permits

municipalities to consider the need to change or refine the boundaries of Settlement Areas as part of an official plan review in accordance with policy 2.2.8 of the Growth Plan for the Greater Golden Horseshoe in areas whereby lands are not designated *Natural Core Areas* or *Natural Linkage Areas*.

It is the landowners' intention to submit planning applications to facilitate the development of the Subject Lands and aims to pre-consult with Staff on a future development concept. The landowner has undertaken preliminary technical study of the natural heritage features on the Subject Lands.

We request that the Township consider re-designating the Subject Lands from Rural Areas in the future Official Plan to a designation that would permit a range of strategically planned uses, including residential, employment, and complementary mixed-use development, while respecting the environmental and agricultural policies applicable to the Oak Ridges Moraine and the Greenbelt Plan. Such a designation would reflect the site's strategic location along the Highway 400 corridor, support the Township's objectives for smart growth and economic diversification, and enable development that is sensitive to the natural heritage features and headwater drainage systems present on the Subject Lands.

The Subject Lands are strategically located along the Highway 400 corridor, a major provincial transportation artery that provides direct connectivity to the Greater Toronto Area and northern Ontario. This location presents unique opportunities to support sustainable growth, enhance regional accessibility, and optimize economic development potential within King Township. Its proximity to Highway 400 positions the site to serve as a key node for employment, commercial activity, and complementary land uses that benefit from high visibility and excellent transportation linkages.

The Highway 400 corridor is recognized as a significant growth and investment corridor within the region, with established policies emphasizing the importance of leveraging strategic transportation access to guide development. The Subject Lands, by virtue of their location, can contribute meaningfully to the Township's vision for balanced, well-planned growth that aligns with provincial and regional planning objectives. Concentrating higher-intensity or strategically planned land uses along this corridor can reduce pressure on adjacent rural areas, promote efficient transit and infrastructure utilization, and enhance the Township's economic competitiveness.

Development that thoughtfully responds to this context can advance King Township's goals for smart growth, employment diversification, and improved access to amenities for residents and businesses alike. The landowner is committed to working collaboratively

with Township Staff to ensure that any future development concept reflects these priorities and contributes positively to the Township's long-term planning objectives.

The landowner also looks forward to actively participating and providing input during the Township of King's upcoming Official Plan process in early 2026, including discussions on implementing relevant and appropriate land use designations to support future residential and employment uses on the Subject Lands.

Should you require additional information, please contact the undersigned at mhalo@ipsconsultinginc.com or 905-291-7525 extension 41.

Respectfully submitted,
Innovative Planning Solutions

A handwritten signature in black ink that reads "Mathew Halo". The signature is written in a cursive, flowing style.

Mathew Halo, MCIP, RPP
Associate

cc. Client

Encl. Existing Environmental Conditions, prepared by Palmer (now SLR), dated April 8, 2021;
Environmental Constrains & Opportunities, prepared by Palmer (now SLR), dated April 8, 2025
LSRCA Online Mapping, dated October 27, 2025



CLIENT: Tiago Investments Ltd

PROJECT: 3600 Lloydtown-Aurora Road

PREPARED BY:

0 40 80 metres		
PROJECT NO. 2102101	REVISION: 1-1	
DATE: Apr 08, 2021	SCALE: 1:3200	
DRAWN: CV	DATUM: NAD 1983	
CHECKED: RM	PROJECTION: UTM zone 17	

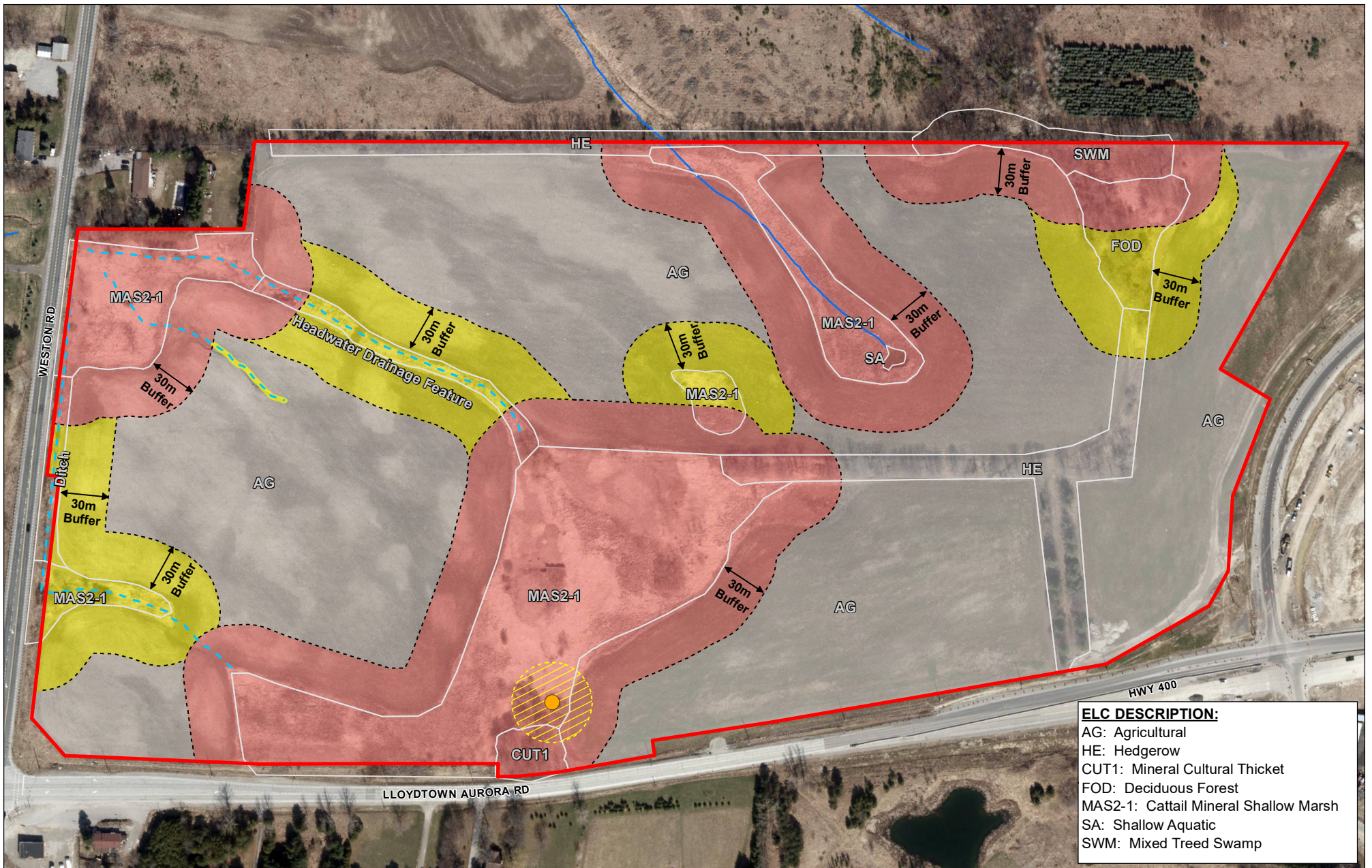
- LEGEND:
- Butternut Location
 - Headwater Drainage Feature
 - Watercourse (MNRF)
 - Ecological Land Classification (ELC)
 - Subject Site

ELC DESCRIPTION:

AG: Agricultural
 HE: Hedgerow
 CUT1: Mineral Cultural Thicket
 FOD: Deciduous Forest
 MAS2-1: Cattail Mineral Shallow Marsh
 SA: Shallow Aquatic
 SWM: Mixed Treed Swamp

TITLE: **Existing Environmental Conditions** **DRAFT**

Figure 2



ELC DESCRIPTION:	
AG:	Agricultural
HE:	Hedgerow
CUT1:	Mineral Cultural Thicket
FOD:	Deciduous Forest
MAS2-1:	Cattail Mineral Shallow Marsh
SA:	Shallow Aquatic
SWM:	Mixed Treed Swamp

CLIENT: Tiago Investments Ltd

PROJECT: 3600 Lloydtown-Aurora Road

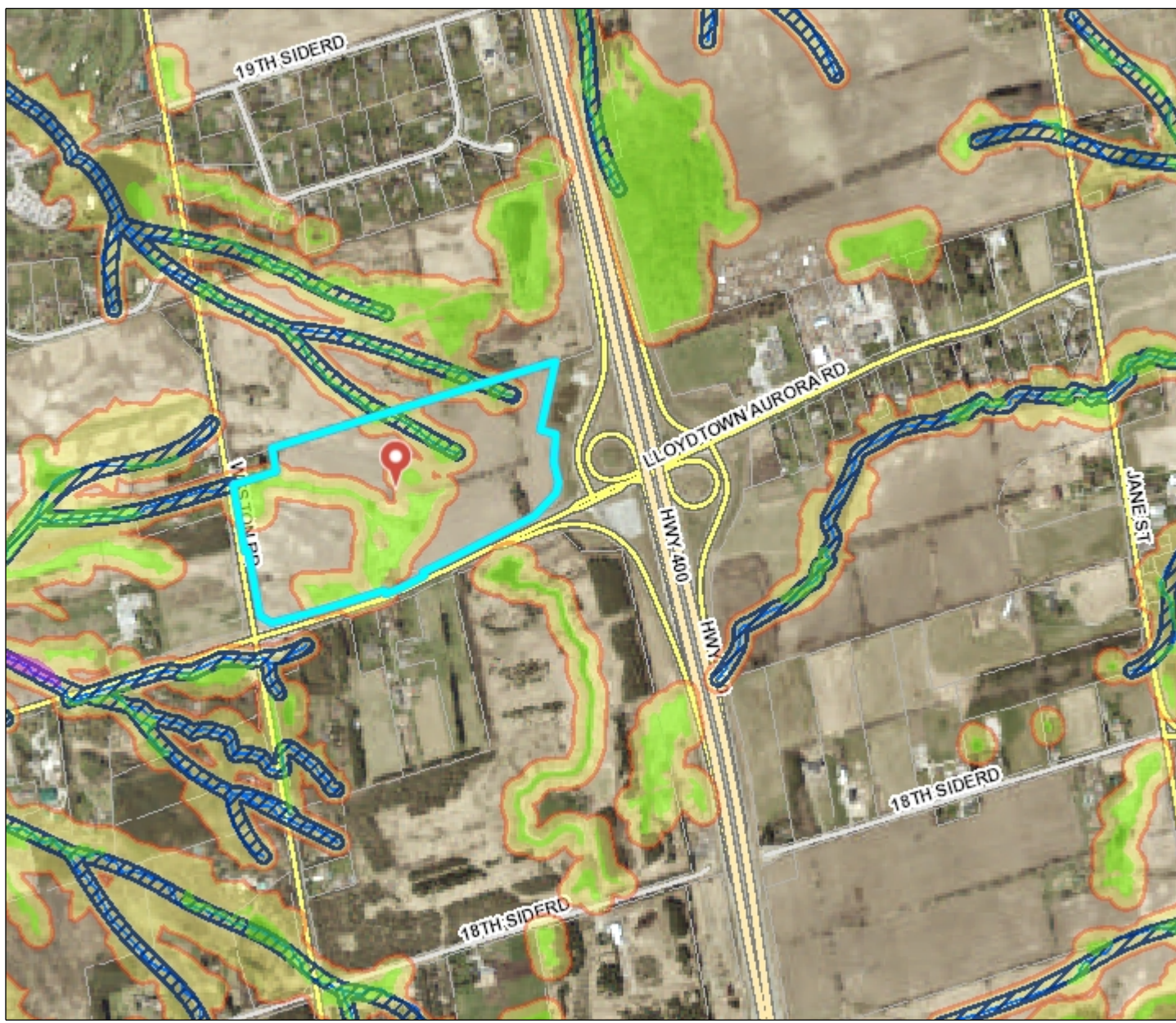
PREPARED BY: **Palmer™**

0 40 80 metres		
PROJECT NO. 2102101	REVISION: 1-1	
DATE: Apr 08, 2021	SCALE: 1:3200	
DRAWN: CV	DATUM: NAD 1983	
CHECKED: RM	PROJECTION: UTM zone 17	

LEGEND:			
	High Constraint (9.63 ha)		Butternut Location
	Moderate Constraint - Further Study (3.40 ha)		Headwater Drainage Feature
	No Constraint (13.40 ha)		Watercourse (MNR)
	Butternut 25m Buffer - Moderate Constraint		Ecological Land Classification (ELC)
	Subject Site		

TITLE: **Environmental Constraints & Opportunities** **DRAFT**

Figure 3



Features

Current Wetland

PSW

Non PSW

Meanderbelt

LSRCA Watershed Boundary

Lake Simcoe

Watercourse

Current Regulation Limit

Assessment Parcel

Roads

Hwy 400 Series

Highway, Arterials

Local Road

Railway

Printed On:
10/27/2025



WGS_1984_Web_Mercator_ Auxiliary_Sphere

Mapped By:

This product was produced by the Lake Simcoe Region Conservation Authority and some information depicted on this map may have been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes from an interactive web mapping site. LSRCA GIS Services DRAFT printed 2024. © LAKE SIMCOE REGION CONSERVATION AUTHORITY, 2024. All Rights Reserved. The following data sets of Assessment Parcel, Roads, Upper & Lower Tier Municipalities, Wetlands are © Kings Printer for Ontario. Reproduced with Permission, 2024. The Current Regulation Limit and Boundary data sets are derived products from several datasets. Orthophotography 2002, 2005, 2007-2009, 2011-2024, © First Base Solutions, Inc.

Scale 1: 14,154

