

TOWNSHIP OF KING COUNCIL MEETING  
OCTOBER 27, 2025

KING OFFICIAL PLAN 2025

3600 LLOYTOWN-AURORA ROAD  
KETTLEBY



**INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS














# SUBJECT LANDS

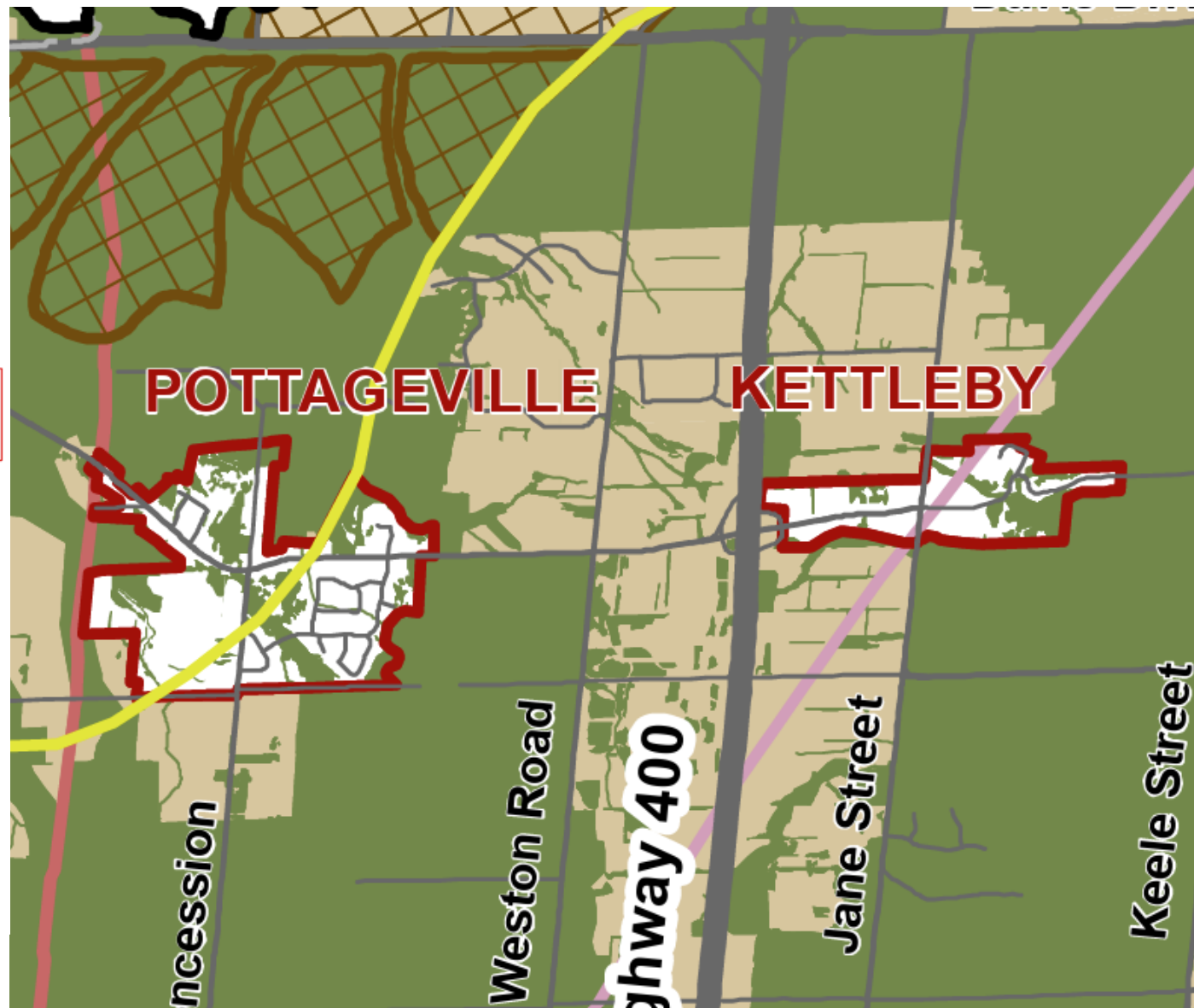


# KING OP (2019) TOWNSHIP STRUCTURE

**SCHEDULE 'A'  
TOWNSHIP STRUCTURE**

**TOWNSHIP OF KING  
OFFICIAL PLAN**

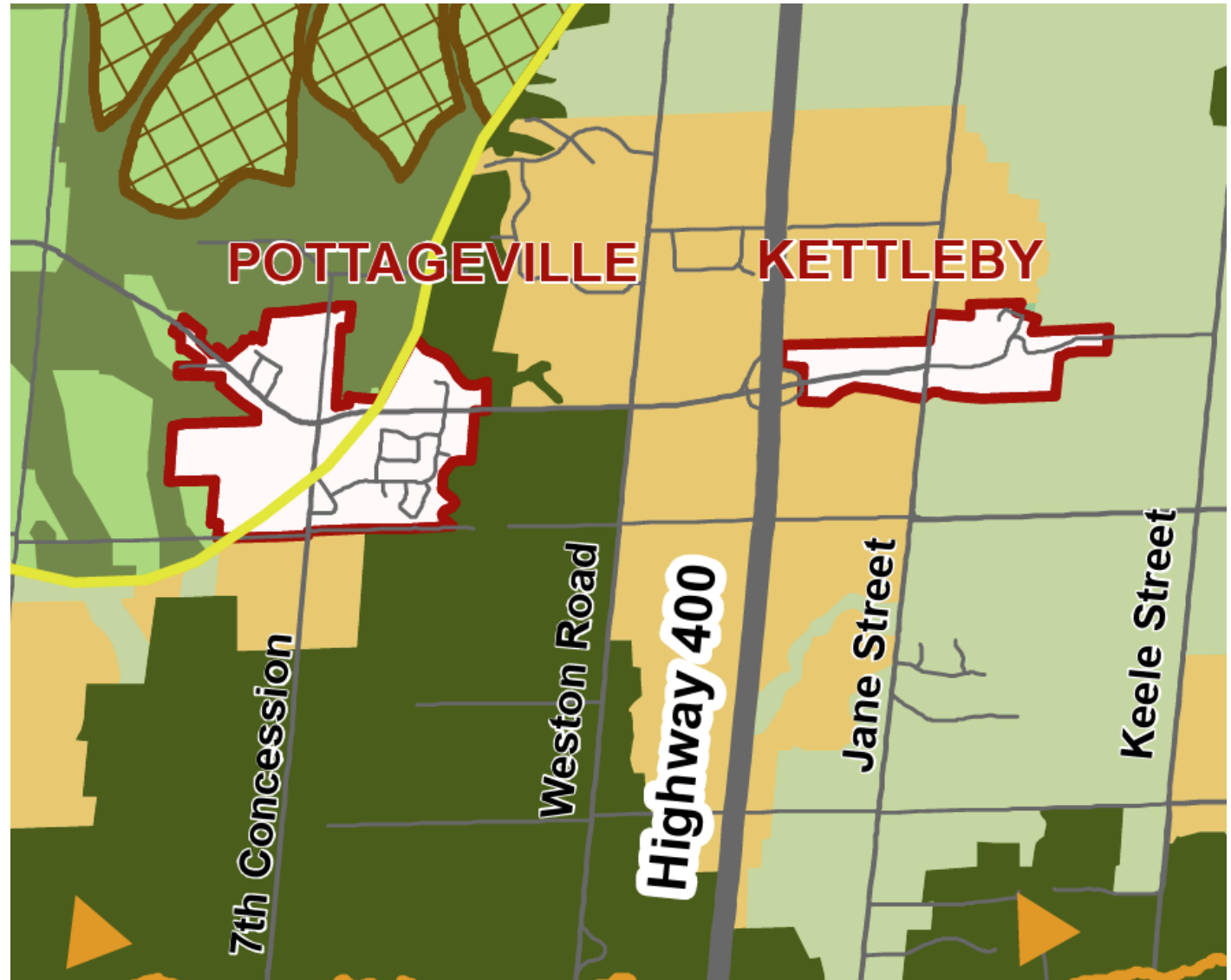
-  Township of King Boundary
-  Village Boundary
-  Nobleton Urban Area Subject to Appeal  
OLT Case No. PL200556  
Appellant: Flato  
Developments Inc.  
and Wyview Group
-  Hamlet Boundary
-  Greenbelt Plan Area Boundary
-  Oak Ridges Moraine Conservation Plan Area Boundary
-  Area Subject to the Lake Simcoe Protection Plan
-  GO Rail Line
-  Hydro Corridor
-  TransCanada Pipeline
-  Holland Marsh Specialty Crop Area
-  Natural Heritage System
-  Agricultural and Rural Areas (Refer to Schedule E)



**SCHEDULE 'B'  
PROVINCIAL PLAN AREAS  
AND DESIGNATIONS**

**TOWNSHIP OF KING  
OFFICIAL PLAN**

- Township of King Boundary
- Village Boundary
- Nobleton Urban Area Subject to Appeal  
OLT Case No. PL200558  
Appellant: Flato  
Developments Inc.  
and Wyview Group
- Hamlet Boundary
- Holland Marsh Specialty Crop Area
- GO Rail Line
- Oak Ridges Moraine Conservation Plan**
  - Oak Ridges Moraine Conservation Plan Area Boundary
  - Natural Core Area
  - Natural Linkage Area
  - Countryside Area
- Greenbelt Plan**
  - Greenbelt Plan Area Boundary
  - Natural Heritage System
  - Protected Countryside
- Lake Simcoe Protection Plan**
  - Area Subject to the Lake Simcoe Protection Plan



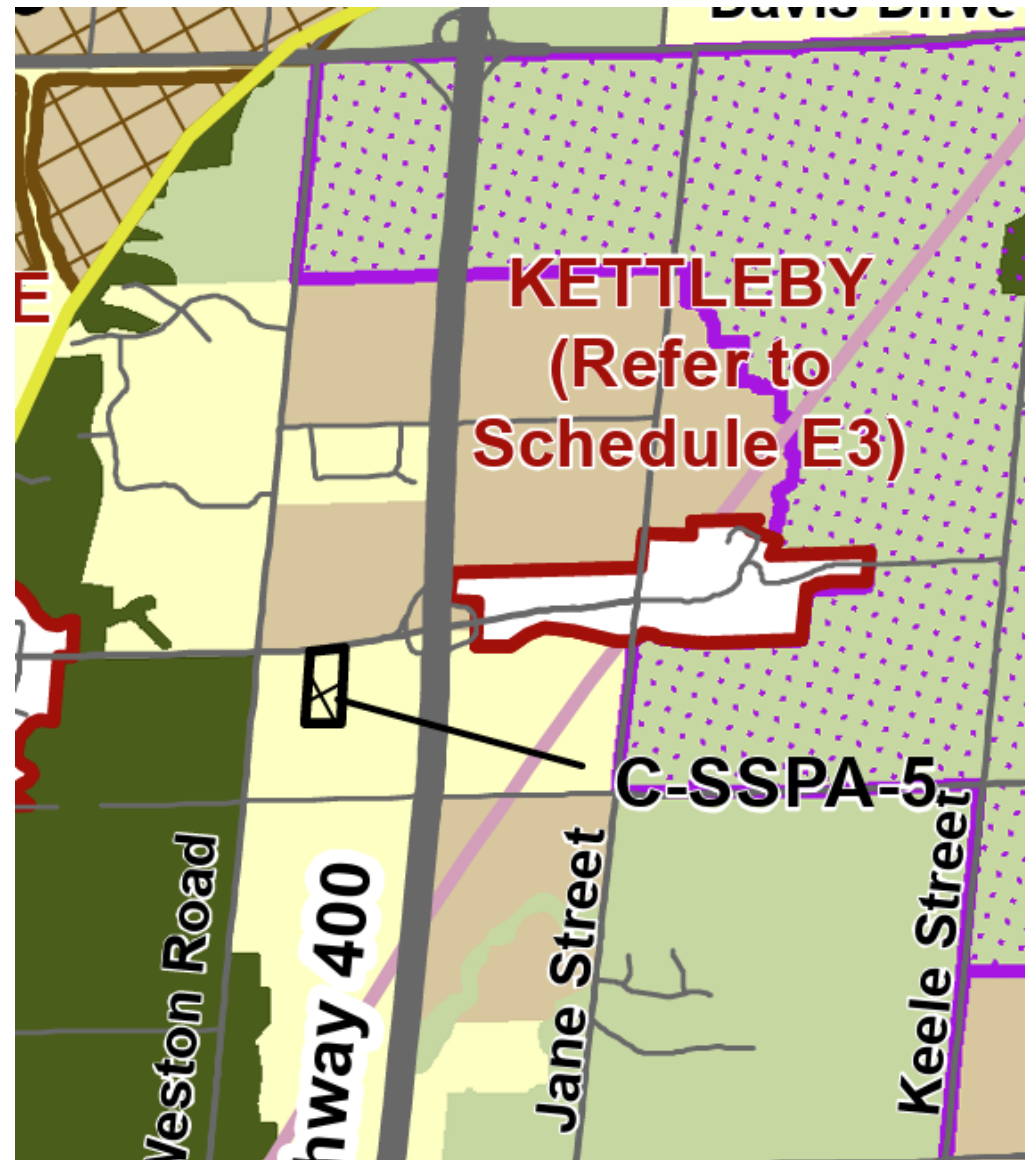
# KING OP (2019) COUNTRYSIDE DESIGNATIONS

**SCHEDULE 'E'  
COUNTRYSIDE LAND USE  
DESIGNATIONS**

**TOWNSHIP OF KING  
OFFICIAL PLAN**

-  Township of King Boundary
  -  Village Boundary
  -  Nobleton Urban Area
  -  Hamlet Boundary (refer to Schedules E1 – E7 for land use designations)
  -  Greenbelt Plan Area Boundary
  -  Oak Ridges Moraine Conservation Plan Area Boundary
  -  Area Subject to the Lake Simcoe Protection Plan
  -  GO Rail Line
  -  Hydro Corridor
  -  TransCanada Pipeline
  -  Site Specific Policy Area (SSPA)
  -  Subject to Deferral
  -  Holland Marsh Specialty Crop Area
  -  Prime Agricultural Area in the ORM  
Natural Core Areas and Natural Linkage Areas
  -  Nobleton Water Resource Recovery Facility
- Land Use Designations**
-  Agricultural Area
  -  Rural Area
  -  Oak Ridges Moraine Natural Core Area
  -  Oak Ridges Moraine Natural Linkage Area

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

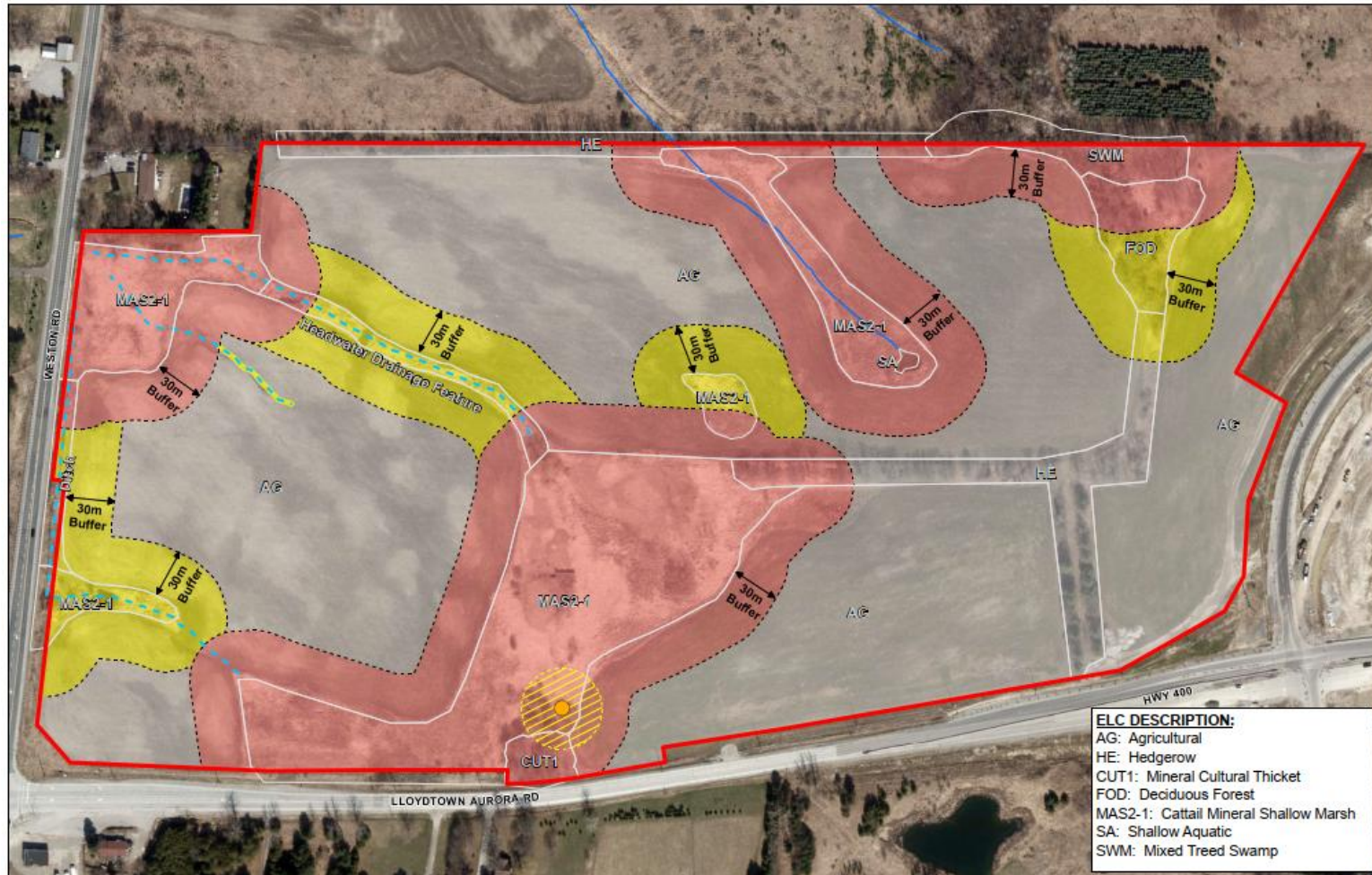


# EXISTING ENVIRONMENTAL CONDITIONS



CLIENT: Tiago Investments Ltd	0 40 80 metres		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: <b>Existing Environmental Conditions</b> <b>Figure 2</b>
PROJECT: 3600 Lloydtown-Aurora Road	PROJECT NO: 2102101	REVISION: 1-1			<b>DRAFT</b>
PREPARED BY: <b>Palmer™</b>	DATE: Apr 08, 2021	SCALE: 1:3200			
	DRAWN: CV	DATUM: NAD 1983			
	CHECKED: RM	PROJECTION: UTM zone 17			

# ENVIRONMENTAL CONSTRAINTS & OPPORTUNITIES



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	0 40 80 metres	N	LEGEND:	Butternut Location	<b>DRAFT</b>  <b>Environmental Constraints &amp; Opportunities</b>  <b>Figure 3</b>
PROJECT: 3600 Lloydtown-Aurora Road	PROJECT NO. 2102101	REVISION: 1-1	High Constraint (9.63 ha)	Headwater Drainage Feature	
PREPARED BY: <b>Palmer</b> ™	DATE: Apr 08, 2021	SCALE: 1:3200	Moderate Constraint - Further Study (3.40 ha)	Watercourse (MNRF)	
	DRAWN: CV	DATUM: NAD 1983	No Constraint (13.40 ha)	Ecological Land Classification (ELC)	
	CHECKED: RM	PROJECTION: UTM zone 17	Butternut 25m Buffer - Moderate Constraint	Subject Site	

# THANK YOU

Questions & Comments Welcome

Email: [info@ipsconsultinginc.com](mailto:info@ipsconsultinginc.com)