



**The Corporation of the Township of King  
Report to Council  
Public Planning Meeting**

---

<b>From:</b>	Growth Management Services Department – Planning Division
<b>Report Number:</b>	GMS-PL-2024-031
<b>Date:</b>	Monday, November 4, 2024
<b>Title:</b>	<b>13305 Highway 27 – Official Plan Amendment and Zoning By-law Amendment Applications for Proposed Self Storage</b>
<b>Address:</b>	13305 Highway 27, Nobleton, ON Part of Lot 7, Concession 8
<b>File Number:</b>	OP-2024-02 & Z-2024-06
<b>Owner:</b>	Domroc Development
<b>Agent:</b>	Sajecki Planning Inc. c/o Morgan Dundas

---

## **1. Recommendations**

- a. That Report GMS-PL-2024-031 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council and public comments.

## **2. Property Information**

- The subject Applications submitted to the Township by Domroc Developments concern the property municipally known as 13305 Highway 27, generally located on the east side of Highway 27, north of Hill Farm Road and south of the Nobleton Public School.
- The subject property has an area of approximately 20,400 square metres (2.40 hectares). The frontage along Highway 27 is approximately 100 metres and the depth of the lot is approximately 203 metres. The subject property is currently occupied by commercial uses.
- The Applicant has completed the Township’s Collaborative Application Preparation Process (CAPP) and submitted preliminary plans and reports for review and comment by the Township and external agencies. The proposal has now advanced to the submission of formal applications for an Official Plan Amendment and Zoning By-law Amendment.

## **3. Proposal**

The Applications propose to amend the Township Official Plan “Our King” (2019) and the Zoning By-law for the Nobleton Urban Area, Zoning By-law No. 2016-071 to facilitate the development of a self-storage facility.

The proposal contemplates the redevelopment of the eastern portion of the subject site with a four-storey self-storage facility. Each floor will be approximately 1,972 square metres (21,226 square feet), for a total GFA of approximately 7,889 square metres (84,916 square feet). The proposed self-storage facility will be accessed via the two existing driveway entrances to the north and south of the existing commercial plaza building and connect to Highway 27. The development proposes a vehicular parking supply of 85 spaces (37 new + 48 existing) and green space (landscape buffers).

The proposed Official Plan and Zoning By-law Amendments seek to establish site-specific policies for the Commercial designation and zoning to permit a “Storage Depot”, increase the maximum permitted height, and reduce the minimum number of parking spaces required.

#### **4. Public Notice**

The application has been circulated in accordance with the requirements of the Planning Act. Notice of the Public Meeting was mailed to the surrounding property owners and other agencies. A notice sign has been posted on the property and a notice has been published on the king.ca website. At the time of the writing of this report, there have been no comments received from the public.

#### **5. Policy**

##### **Provincial Plans**

As per the Provincial Greenbelt Plan, the subject property is designated as being located within a “Settlement Area”. Settlement Areas are intended to reflect a range of existing communities planned by municipalities to reflect community needs and values. Urban uses and development as set out in municipal official plans are allowed.

##### **York Region Official Plan (2022)**

As of July 1st, 2024, the Township of King is responsible for administering the Regional Official Plan (ROP). The subject property is designated as “Community Area” within the “Urban System” by the ROP. These areas are where “the majority of residents, personal services, retail, arts, culture, recreational facilities and human services needs, will be located.” The subject property is also located within a Built-Up Area where small scale intensification and infill based on local context are to occur.

##### **Township of King Official Plan – “Our King” (2019)**

The subject property is designated as “Commercial” as per the Township of King Official Plan, “Our King”, 2019. It is the objective of the Commercial designation to provide for a wide range of commercial uses. In accordance with the policies of the Official Plan, appropriate intensification of existing commercial sites is to be provided for and pedestrian-oriented built forms are to be encouraged for those properties designated as “Commercial”. Permitted uses in the “Commercial” designation include retail uses, restaurants, offices, hotels, day care centres, garden centres/ nurseries, automotive uses, places of worship and clinics. As per the Commercial policies of the Official Plan, development up to three storeys is permitted. Further consideration is to be given to compatibility with low-rise adjacent uses, pedestrian-

oriented design, best architectural practices, landscaping, and parking. The intent of the Commercial designation is to provide for commercial developments that encourage pedestrians/community members to utilize services by creating well connected and designed sites that promote convenience and safe access. The proposed Official Plan Amendment intends to introduce a site-specific amendment that will include a “storage depot” as a permitted use and seeks to permit a maximum height of four storeys.

### **Zoning By-law #2016-71, as amended**

The subject property is zoned ‘C3-1’- Commercial - Shopping Centre - Exception 1 Area, as per the Zoning By-law for the Nobleton Urban Areas, By-law #2016-71. The Commercial Shopping Centre zoning designation (C3) provides for a limited range of commercial uses. The maximum height of structures within the C3 zone is 11 m. The minimum number of parking spaces required is 1.0 space per 60.0 m<sup>2</sup> of gross floor area. The intent of the list of permitted uses within Zoning By-law is to direct retail-based uses towards the C3 Zoning designation. The intent of the maximum height provision of the Zoning By-law is to limit the height of Commercial buildings to low-rise structures. The intent of the parking provision of the Zoning By-law is to ensure the subject property can accommodate parking of vehicles used to access the site. Exception 1 Area for the C3 designation includes site-specific provisions related to the minimum side yard setback and the open storage of goods and materials.

A Storage Depot is not a permitted use within the ‘C3-1’ zoning designation. To implement the proposed development, a Site-Specific Zoning By-law Amendment will be required to add a Storage Depot as a permitted use. The permitted Maximum Height is proposed to be approximately 18 metres. The applicant is also seeking to amend the minimum number of parking spaces required to 1.0 space per 92.0 m<sup>2</sup> of gross floor area.

## **6. Planning and Land Use Matters Under Review**

The proposed Amendment(s) are currently undergoing a detailed technical review. The primary planning and land use matters being reviewed include:

- Building height and massing impacts;
- Building design;
- Building setbacks and landscape buffers;
- Interface with other developments, site layout, and traffic impacts;
- Sufficiency of parking and loading spaces provided;
- Compatibility with adjacent properties, village character, and objectives for the commercial areas;
- Site capacity to address stormwater;
- Market-needs assessment;
- Appropriateness of the site-specific Official Plan provisions; and,
- Appropriateness of site-specific zone provisions.

## **7. Next Steps**

The purpose of this Report is to provide an overview of the proposed development and provide an opportunity to receive comments from Council and the public. The applications have been circulated to various internal and external commenting agencies. Planning staff requires an opportunity to review their comments together with any public comments received at the Public Meeting, and an opportunity to work with the applicant to address the issues raised in the comments and identified in this report. As such, it is respectfully recommended that these applications be received and referred back to staff, together with any public and Council comments, for a further recommendation report.

## **8. Attachments**

Appendix 1- Location Map

Appendix 2- Site Plan & Elevation(s)

Prepared by:

**Alexander Gambin**  
Planner

Recommended by:

**Gaspare Ritacca**  
Manager of Planning and Development Services

**Stephen Naylor**  
Director of Growth Management Services

Approved for submission by:

**Daniel Kostopoulos**  
Chief Administrative Officer