

Review of Provincial and Regional Policy and Plans

Provincial Planning Statement (PPS) (2024)

The proposed development is to be situated within an area contemplated for a comprehensive and coordinated mixed-use redevelopment; comprised of both residential and commercial land uses in a compact built form and facilitated with municipal sewage services and municipal water services as is intended by Section 2.1.6 of the PPS.

Section 2.3.1 of the PPS states that settlement areas shall be the focus of growth and development and that growth should be focused in, where applicable, strategic growth areas, including major transit station areas. The proposed redevelopment represents intensification within the 'Settlement Area' of the King City Village Core.

Section 2.9 of the PPS states that planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that support the achievement of compact, transit-supportive and complete communities.

The proposed development is located in close proximity to the King City GO Transit Station; a major transit station area, which is located approximately 2.0 kilometres to the west and south along Keele Street and includes regional train and bus service. The proposed development is also to be located within a 500-metre radius of several existing public service facilities.

The proposal is consistent with the Provincial Planning Statement (PPS) (2024).

Oak Ridges Moraine Conservation Plan (ORMCP) (2017)

The subject lands are located within the Settlement Area of the Village of King City pursuant to the Oak Ridges Moraine Conservation Plan ('ORMCP'). Settlement Areas are intended as areas of focus for urban growth that encourage development of communities with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public service facilities, while minimizing the encroachment and impact of development on ecological functions and hydrological features of the ORMCP Area.

The proposal is in conformity to the Oak Ridges Moraine Conservation Plan (ORMCP) (2017).

Region of York Official Plan (ROP)

As of July 1, 2024, planning responsibilities were removed from the Region of York as directed by the Province through Bill 185 "Cutting Red Tape to Build More Homes Act." As a result, the Township of King now assumes the administration of the Regional Official Plan ('ROP').

The subject lands are designated 'Towns and Villages' and 'Community Area' and are identified as located within a 'Built Up Area' by the Region of York Official Plan ('ROP') (2022).

The policies of the ROP generally encourage development within the built-up area of the Towns and Villages, where the majority of housing, personal services, retail, institutional, cultural and recreational services will be located within Community Areas. Community Areas are to include a range and mix of housing options and employment opportunities within close proximity to human services and open space used on a daily basis and integrated within existing transit or active transportation networks.

The proposed development is contemplated within a Local Centre (outside of a Major Transit Station Area) in proximity to existing and planned community services and infrastructure required to support growth through intensification.

The lands are also located within an area identified as a Significant Groundwater Recharge Area and Recharge Management Area ('WHPA Q1/Q2') by the Region of York Official Plan. Regional Planning and Environmental Services and Township Public Works staff may require that further assessment of this feature be needed as part of future planning approvals (i.e. Site Plan Control Approval) through the completion of additional studies (i.e. Infiltration Management Plan).

The proposed development conforms to the applicable policies of the ROP.