

Review of Provincial & Regional Policies and Plans

Provincial Planning Statement (PPS) (2024)

The Provincial Planning Statement (PPS 2024) provides policy direction on matters of provincial interest related to land use planning and development. The vision of the PPS 2024 is to provide for 1.5 million homes by 2031, thereby increasing the supply and mix of housing options to address the range of housing needs. Settlement Areas are identified as the focus for growth and intensification. The proposed development would increase the mix and supply of housing options within the Village of King City as is intended by policies identified in Sections 2.1 and 2.2 of the PPS 2024. The proposed development is intended to utilize municipal services, as is intended by policies identified in Section 3.6 of the PPS 2024.

The proposed development is located approximately 1.6 kilometers from the King City GO Transit Station, a Major Transit Station Area (MTSA) that provides regional train and bus service. The proposed development is also located within a 500-metre radius of several existing public service facilities. The policies of Section 2.3 of the PPS 2024 identify settlement areas as locations where land resources are used efficiently, optimizing existing infrastructure and public service facilities. Policy 2.2.1 c. encourages densities for new housing that efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation. The proposed increase in density is supported by the development's proximity to such services.

The proposed development is in conformity with the PPS 2024.

Oak Ridges Moraine Conservation Plan (2017)

The subject property is identified within a "Settlement Area" of the Oak Ridges Moraine Conservation Plan (2017). 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 permitted. The proposal is not anticipated to have any impacts on natural heritage and hydrological features.

The proposed development is in conformity with the Oak Ridges Moraine Conservation Plan (2017).

York Region Official Plan (2022)

As of July 1st, 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 York Region Official Plan (2022).

The subject property is designated as "Community Area" within the "Urban System" by the York Region Official Plan. These areas are where "the majority of residents, personal services, retail, arts, culture, recreational facilities and human services needs, will be located." The Community Areas are to "contain a wide range and mix of housing types,

sizes, tenures that include options that are affordable to residents at all stages of life.” The proposed development is to provide for one to three - bedroom apartment units, some of which are intended to be rental units. The proposal is in proximity to human services, open space, and integrated with existing transit or active transportation networks.

The subject property is located within an area identified as the “Built-Up Area”. A minimum of 50% of residential development between 2021 to 2041 is to occur through intensification within these areas. The proposed development is contextually specific to Towns and Villages in which the lands reside in (Village of King City).

The subject property is located within an area identified as a “Recharge Management Area” (‘WHPA Q1/Q2’) by the Region of York Official Plan. Both Regional Planning and Environmental Services staff and Township Public Works staff may require further assessment of this feature as part of future planning approvals (i.e., Site Plan Control Approval). As part of the proposed Zoning By-law Amendment, no comments of concern have been raised by York Region or Public Works staff.

The proposed development is in conformity with the York Region Official Plan (2022).