

One King



Official Plan Review

Phase One Background and
Information Paper

March 2015

MERIDIAN
PLANNING

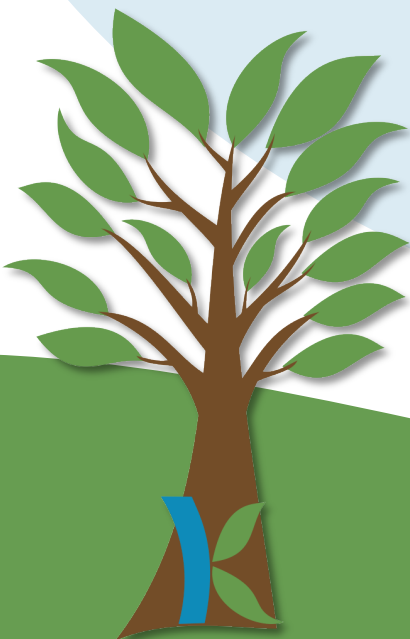


TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Official Plan Review Project Overview	1
1.2	Purpose of This Report.....	4
2.0	KING IN CONTEXT: FACTORS AND STATISTICS TO CONSIDER.....	6
2.1	King Township is a Predominately Agricultural and Rural Municipality.....	6
2.2	King Has Experienced - and will Continue to Experience - a Low Growth Rate.	9
2.3	Agriculture is a Major Economic Driver.	10
2.4	There is an Opportunity to Support Local Economic Growth.	11
2.5	King Township offers a Unique Demographic Profile.....	14
2.6	Over the Next 20-30 Years, there will be a Focus on Improving Existing Communities.	16
3.0	CURRENT OFFICIAL PLAN AND KEY ISSUES.....	17
3.1	Summary of Current Official Plan Documents.....	17
3.2	Summary of Issues Identified To-Date	19
4.0	UPDATING KING'S CURRENT GOALS AND OBJECTIVES FOR THE FUTURE.....	23
4.1	2013 Economic Development Strategy	23
4.2	2013 Parks, Recreation, & Culture Master Plan.....	25
4.3	2012 Integrated Community Sustainability Plan.....	27
4.4	Design Guidelines	29
4.5	Transportation Master Plan Study (On-going).....	31
4.6	Water/Wasterwater/Stormwater Master Plan Study (On-going).....	32
4.7	Trails Master Plan (On-going)	32
5.0	LEGISLATIVE AND POLICY FRAMEWORK OVERVIEW.....	34
5.1	Ontario <i>Planning Act</i>	34
5.2	Provincial Policy Statement, 2014	35
5.3	Places to Grow: the Growth Plan for the Greater Golden Horseshoe, 2006	35
5.4	Greenbelt Plan, 2005	36
5.5	Lake Simcoe Protection Plan, 2009	37
5.6	<i>Clean Water Act</i> , 2006 and Source Protection Plans.....	38
5.7	Regional Official Plan, 2010	38
6.0	GROWTH MANAGEMENT AND ECONOMIC DEVELOPMENT.....	40
6.1	Growth Management.....	40
6.2	Employment Lands.....	73
6.3	Intensification	95
6.4	Stable Neighbourhoods.....	103
6.5	Future Neighbourhoods.....	111
6.6	Hamlets	118
7.0	OTHER POLICY IMPLEMENTATION ISSUES	129
7.1	Complete, Healthy, Sustainable Communities	129
7.2	Natural Environment.....	133
7.3	Agricultural and Rural Areas.....	141
7.4	Water Resources.....	151
7.5	Mineral Aggregate Resources	156
7.6	Other Greenbelt Plan Implementation Issues.....	161
7.7	Source Protection	164
7.8	Housing	179
7.9	Cultural Heritage.....	1
8.0	UPDATES TO THE ORMCP AND GREENBELT PLAN.....	7
8.1	The Need to Harmonize Provincial Plans.....	7
8.2	Background	8
8.3	Discussion of Issues, Opportunities, and Approaches	9
8.4	Conclusions	22
9.0	CONCLUDING REMARKS AND NEXT STEPS	24

Section 1.0

1.0

INTRODUCTION

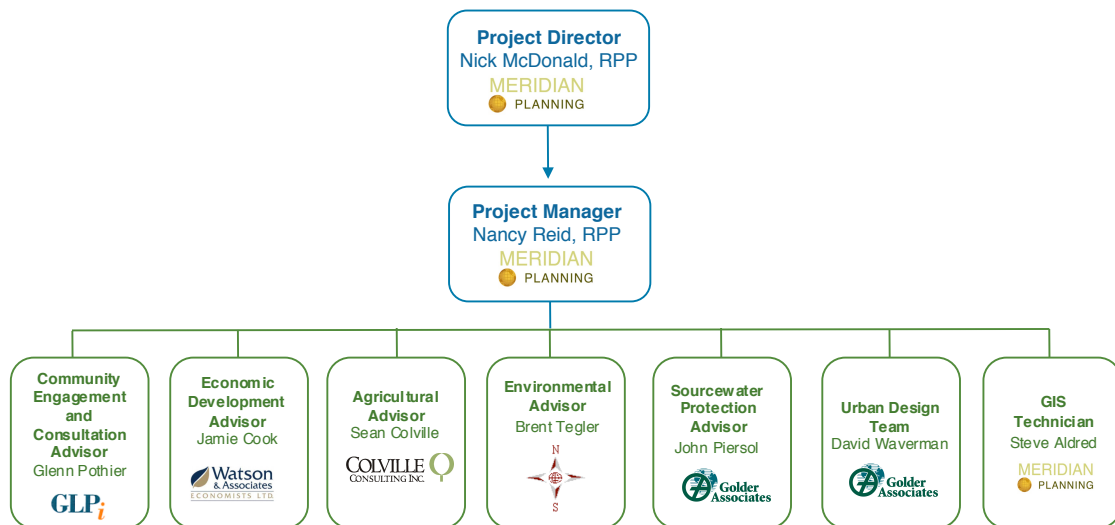
The purpose of this Section of the Phase One Background and Information Paper is to provide an overview of the purpose, goals, and process of the King Township Official Plan Review.

1.1 Official Plan Review Project Overview

In June of 2014, King Township launched its Official Plan Review project; a significant, Township-wide planning initiative. The Ontario *Planning Act* requires that municipal Official Plans be reviewed and updated not less frequently than every five years to ensure that it is in conformity with Provincial and Regional planning documents. Because King Township's Parent Official Plan was approved in 1970, and has since been amended over 80 times, it is now time to update this important local planning document.

The Township has retained Meridian Planning Consultants as Project Manager and Lead Planner for the Official Plan Review Project. A team of six subconsultants has also been assembled with expertise in a wide range of disciplines, which include natural heritage, economic development, agriculture, water resources, and urban design. The Official Plan Review team is shown in Figure 1-1 below.

Figure 1-1 Official Plan Review Project Consulting Team



The project has been named ‘One King: 2015 Official Plan Review’, which is intended to express that the review process will result in a new Official Plan for one, unified community. A primary objective of the Official Plan Review will be to create one long-term Vision for the future of the Township as a whole, and a consistent policy framework to guide growth and development.

When complete, the new Official Plan will consist of a combination of maps, schedules, and policies that provide general direction on: where new housing, commercial uses, industry, institutional uses and offices will be located; where municipal services and infrastructure will be needed; and how natural systems, agricultural lands, and other important resources should be conserved and protected. The Official Plan will influence the quality of life in King and will help ensure that the Township is viewed as one community and prospers in a sustainable and healthy manner.

1.1.1 Purpose and Goals

Section 26 of the Ontario *Planning Act* prescribes certain conformity requirements for municipal Official Plans, and requires that such documents are reviewed and updated not less frequently than every 5 years. Specifically, the *Planning Act* requires municipalities to:

- a) Revise the Official Plan as required to ensure that it:
 - i. Conforms with provincial plans or does not conflict with them, as the case may be,
 - ii. Has regard to the matters of provincial interest, and
 - iii. Is consistent with policy statements issued.
- b) Revise the Official Plan, if it contains policies dealing with areas of employment, including, without limitation, the designation of areas of employments in the Official Plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.

In addition, Section 27 of the *Planning Act* requires a lower-tier municipality to amend its Official Plan documents to conform to upper-tier Official Plans within one year of the upper-tier Official Plan coming into effect. It is noted that York Region’s new Official Plan (approved by the Ministry of Municipal Affairs and Housing in 2010) partially came into effect on June 20, 2013, following the issuance of a number of OMB Orders.

As mentioned, the Township’s Official Plan is more than forty years old and has been amended over 80 times since its adoption in 1970. Some of these amendments have been minor and/or site-specific, typically as a result of a private application, while others involved broader policy revisions initiated by Council or Planning staff to keep the Official Plan relevant and current.

The Township’s current Official Plan was for the most part designed to meet the needs of King many years ago. Since this time, the goals, needs, and aspirations of the community have changed. In addition a significant number of Provincial and Regional land use planning changes have come into effect. These are the types of changes that will need to be addressed during the Official Plan Review.

On the basis of the above, the overall goals of the Township’s Official Plan Review are to:

1. Develop a new Official Plan that will replace the current King Parent Official Plan (1970);
2. Establish consistent policies through the updating of Secondary/Community Plan policies;
3. Ensure that the Official Plan conforms to Provincial policy, Provincial Plans and the Regional Official Plan;
4. Address longer-term growth management issues to 2031;
5. Establish new policies to support additional economic growth;
6. Entrench sustainable development principles in the Official Plan; and
7. Address other ‘Key Issues’ identified to-date.

As mentioned, it is important that the Official Plan review process results in a new Official Plan for one, unified community.

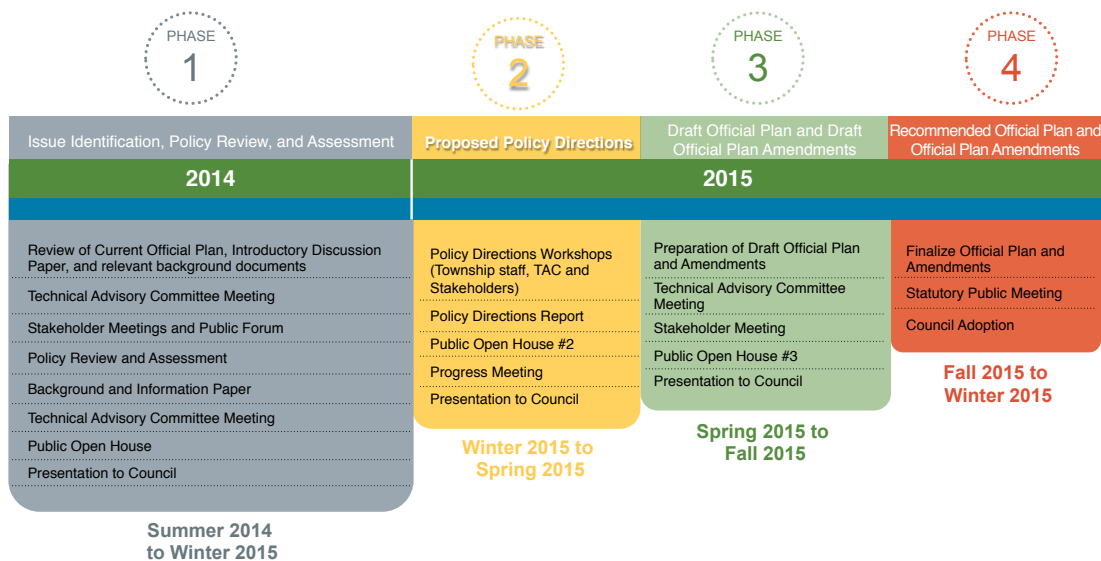
1.1.2 Process

The King Township Official Plan Review is divided into a four-phase work plan that is being undertaken over a 1.5-year period. The following is an overview of the key phases of the planning initiative, including anticipated timing:

- Phase One: Issue Identification, Policy Review, and Assessment (2014);
- Phase Two: Proposed Policy Directions (early 2015);
- Phase Three: Draft Official Plan and Official Plan Amendments (mid 2015); and
- Phase Four: Recommended Official Plan and Official Plan Amendments (late 2015/early 2016).

Figure 1-2 below shows the specific tasks to be completed as part of each phase. This Background and Information Paper has been prepared as Part of Phase One.

Figure 1-2 Official Plan Review Project Work Program



1.1.3 Work Completed to-date

The following is a brief summary of the work that has been completed to-date in accordance with the requirements of the *Planning Act* and the overall work plan shown above:

- On September 23, 2013 Council initiated a review of the Township's Official Plan and directed that a Special Meeting of Council be held to receive input on revisions required, in accordance with Section 26 of the *Planning Act*.
- On October 29, 2013, King Township released an 'Introductory Discussion Paper', which outlined the need for an Official Plan Review and provided an overview of King's existing Official Plan documents and current planning policies. The Introductory Discussion Paper also circulated to relevant agencies and Township departments for comment.
- On November 28, 2013, the Special Meeting under Section 26 of the *Planning Act* was held.
- On June 9, 2014, Meridian Planning Consultants were retained and project was officially initiated, beginning with a review of the existing Official Plan documents and relevant background information.
- Township staff and the project Consulting Team met with a Technical Advisory Committee (made up of Township staff, Regional staff, and representatives from the local Conservation Authorities) on September 15, 2014 to confirm and further discuss some of the key issues to be dealt with through the Official Plan Review.
- Township staff and the project Consulting Team also met with a Stakeholder Committee (made up of community members representing a wide range of community interests and agencies) on September 23, 2014 to confirm and further discuss some of the key Official Plan Review issues.
- A Public Forum was held on Wednesday, October 8th at the Nobleton Arena and Community Centre to obtain input from the broader community on the Official Plan Review.
- A Public Open House was held on Tuesday, March 10th at the Trisan Centre to present the summary of findings growth related to growth management and other policy implications issues.

1.2 Purpose of This Report

This Phase One Background and Information Paper is a key deliverable for Phase One (Issue Identification, Policy Review, and Assessment) of King Township's Official Plan Review project. It is intended to assist the Township and its consulting team in the preliminary phases of the work plan by providing a compendium of technical background material, including:

- Local demographics and other statistical data that should be considered as part of the overall context for updating King's Official Plan policies (Section 2.0);
- Key issues and concerns that have been documented to-date with respect to the existing local policy framework (Section 3.0);

- A number of local, long-term planning initiatives that have recently been completed by various Township departments, which set out goals, recommendations, and actions that the Official Plan may help implement (Section 4.0);
- An overview of Provincial and Regional legislative and policy documents that need to be implemented (Section 5.0);
- A discussion of growth management and economic development policies and requirements that need to be addressed, a land needs analysis to determine where and how forecasts will be accommodated, and a range of policy options and tools that may be implemented to direct growth (Section 6.0)
- Other Plans and specific policies from various levels of government that must be implemented to bring the Township's Official Plan into conformity with policy requirements (Section 7.0); and
- Next Steps in the Official Plan process (Section 8.0).

Since this is a technical paper, the intent has been to provide a summary of pertinent background information only. Many of the findings presented in this paper will lead to additional work in Phase Two of the Official Plan Review process, which will involve the development of policy directions and the identification of recommendations to address key policy issues.

The information provided in this Phase One Background and Information Paper is intended to guide future discussions and additional work by Township staff, the consulting team, members of Council, residents, landowners, agencies and other stakeholders. By providing clear direction on what the Township Official Plan Review must address, as well as some of the areas where the Township has options with respect to policy development, this report sets the stage for moving forward and ensuring that all relevant factors are considered in the product of the work.



Section 2.0

2.0

KING IN CONTEXT: FACTORS AND STATISTICS TO CONSIDER

The overall context in which King Township's new Official Plan will be prepared is important to consider. The following Section provides a 'snapshot' of some noteworthy contextual, geographic, demographic, and statistical information from various sources (including Statistics Canada, the Region of York, and King Township), to place King in context.

2.1 King Township is a Predominately Agricultural and Rural Municipality.

There are 10 municipalities that collectively make up the Regional Municipality of York, including King Township. Looking only at the geography of the Region and each of its municipalities, King (which is approximately 33,303 hectares in size) is the largest, representing just over 19% of the Region's total land area. This is shown in Table 2-1. Figure 2-1 shows the location of King Township in the York Region context.

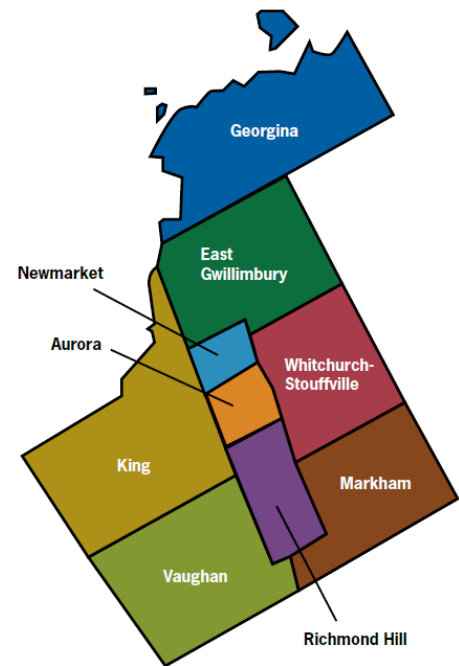
King Township is a predominately agricultural and rural municipality. Of the total land area, 16,592 hectares is comprised of agricultural lands, which represents approximately 50% of the Township. There are three communities in King Township: King City, Nobleton, and Schomberg, which comprises of approximately 14% of the Township's land area. Specifically, King City represents 2,597 hectares, Nobleton 1,651 hectares and Schomberg 231 hectares of land. Designated employment land within the 3 built up areas comprise of total of approximately 83 hectares, according to the Township's 2013 Economic Development Strategy.

Table 2-1
The Distribution of York Region's Local Municipalities

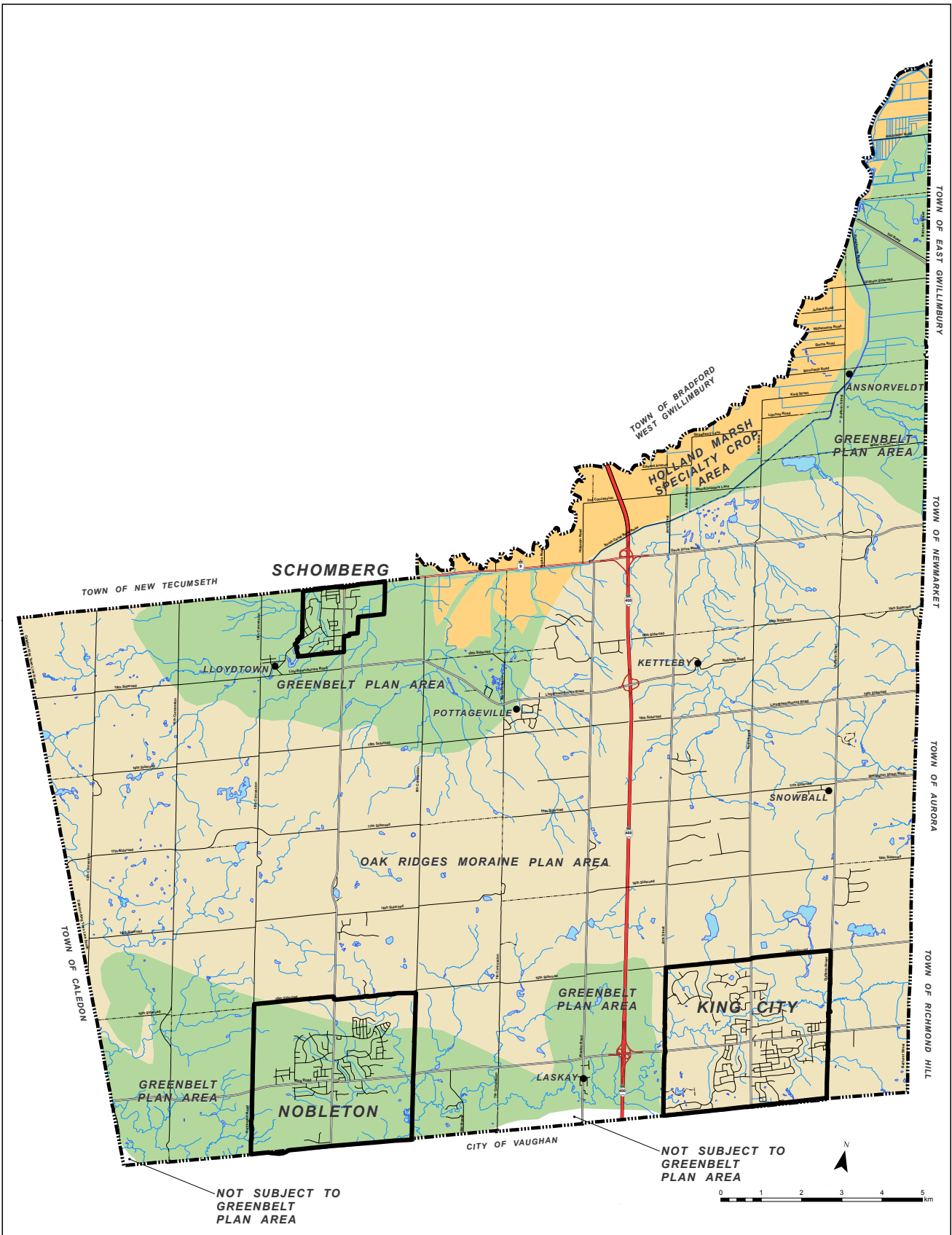
	Land Area (ha)	Percentage of land area in York region
Aurora	4,978	2.8%
East Gwillimbury	24,503	14.0%
Georgina	28,772	16.5%
King	33,303	19.1%
Markham	21,258	12.2%
Newmarket	3,833	2.2%
Richmond Hill	10,095	5.8%
Vaughan	27,352	15.7%
Witchurch-Stouffville	20,641	11.8%
York Region	1747.35	100.0%

Source: Statistics Canada 2011

Figure 2-1 King Township in the Context of York Region



From a larger Regional perspective, King Township is located adjacent to several rapidly developing urban areas. Vaughan and Richmond Hill, for example, are expected to continue urbanizing at a rapid pace; however, the level of urban development experienced in Vaughan and Richmond Hill will not be experienced in King Township. This is because a significant portion of King's land area is subject to the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, both of which establish strong environmental protection policies limiting the options for development. In fact, as shown on the following Map 2-1, 21,907 hectares is affected by the Oak Ridges Moraine Conservation Plan and 11,631 hectares is affected by the Greenbelt Plan. Therefore, of the Township's total land area (33,656 hectares), 33,538 hectares is subject to strong environmental protection policies. The Ontario Growth Plan and the Provincial Policy Statement further restrict the amount of land within the Township that can be used for urban uses.



Township of King Community Plan Areas, Settlement Areas and Provincial Policy Areas

Map 2-1

Legend

- Oak Ridges Moraine Plan Area (21907ha)
- Greenbelt - Holland Marsh (2049ha)
- Greenbelt - Protected Countryside (9582ha)
- Community Plan Area Boundary
- Hamlet
- Municipal Boundary (33656ha)
- Freeway
- Provincial Highway
- Regional Road
- Arterial Road
- Local Road
- Private Road/ROW



October 7, 2014

2.2 King Has Experienced - and will Continue to Experience - a Low Growth Rate.

Despite having the largest land area in York Region, King Township has the smallest population (19,899 in 2011) representing approximately 2% of York Region’s total population (1,032,524 in 2011). In terms of growth between 2006 and 2011, King has also experienced the lowest growth rate (2.1%) in the Region. By contrast, as shown in the Table 2-2 below, Vaughan and Richmond Hill have experienced a 20.7% and 14% growth rate respectively over the same period of time.

Table 2-2 Recent Historic Rates of Growth

	Population 2006	Population 2011	% change from 2006-2011
Aurora	47,629	53,203	11.7
East Gwillimbury	21,069	22,473	6.7
Georgina	42,346	43,517	2.8
King	19,487	19,899	2.1
Markham	261,573	301,709	15.3
Newmarket	74,295	79,978	7.6
Richmond Hill	162,704	185,541	14
Vaughan	238,866	288,301	20.7
Whitchurch-Stouville	24,390	37,628	54.3
York Region	892,712	1,032,524	15.7

Source: Statistics Can 2011, census profile

In terms of future growth within King Township, the rate of growth in the future will be similar to the past since (as discussed above) the amount of land within the Township that can be used for urban uses is highly restricted due to Provincial planning policies. For example, the limits of King City and Schomberg cannot be expanded outwards, unless there is a change to one or more of the Provincial plans and policies that apply. With respect to Nobleton, the potential does exist over the longer term for the built up area within the Community Plan boundary area to expand; however, any such expansion would be confined to the limits of the Towns and Villages designation in the Region of York Official Plan. This is discussed in greater detail in the Growth Management Section of this Paper.

Therefore, since the long-term community structure of King Township is relatively fixed, significant changes to where development is anticipated is not expected to occur. This is contrasted with adjacent municipalities such as the Town of Caledon, where a significant amount of potential exists in the southern one-third of the Town to accommodate population and employment growth, all of which will be anchored by a new 400 series highway extending from Highway 400 to Highway 401 (GTA West Corridor). With respect to the City of Vaughan, significant growth is expected along the 400 corridor and in the Kleinberg/Nashville area as all remaining Greenfield land in the City is developed over the

next 20 to 30 years. Within the Town of Richmond Hill, all available development land in the Town has been planned for development and once that development occurs, the only development that will continue occurring into the foreseeable future will be in the form of intensification.

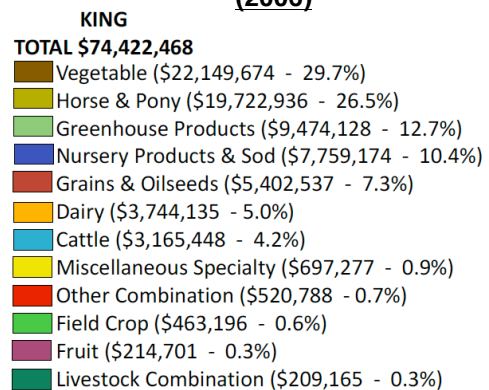
2.3 Agriculture is a Major Economic Driver.

Given that King Township is a predominately agricultural and rural municipality, it is important to highlight the significant role that agriculture contributes to the local and regional economy. In March 2010, a Profile of Agricultural and Agri-Business Attributes was prepared for the Greater Toronto Area (GTA)¹. This report identified that in 2006 there were 3,707 census farms reported in the GTA, with 972 of those farms located in York Region and with 293 located in King.

Additionally, 60% of the Holland Marsh, which is identified as one of two specialty crop areas in Ontario identified by the Greenbelt Plan, is located in King Township, which contributes significantly to the Township's economy. The equine industry together with the Holland Marsh dominates the farming operations in King Township.

The agricultural sector in York Region generates a total gross farm receipt of \$224,229,932, which is approximately \$1,341 per acre from its 973 farms. Of that total revenue King Township's 293 farms generated a total gross farm receipt of \$74,422,468 or around \$1,815 per acre, as shown in Figure 2-3 (from the 2010 Profile of Agricultural and Agri-Business Attributes). This represents an increase of 49% since 2001, when gross farm receipts were \$49,805,134 or around \$1,214 per acre. The revenue generated from the farms in King Township is diversified as shown in Figure 2-3 to the right. However, the top revenues are generated by vegetables 29.7% and horse and pony farms 26.5%.

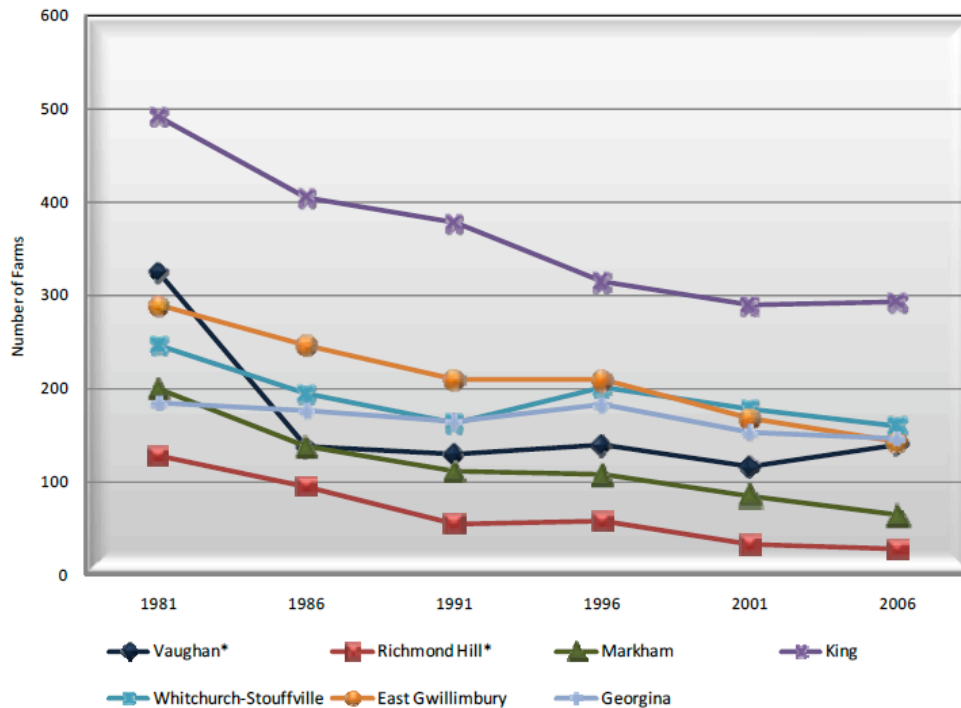
Figure 2-3 Total Gross Farm Receipts (2006)



When tracking the number of farms in the Region of York between 1981 and 2006, it is noted that the total number of farms has decreased from 1,865 to 972 as shown on Figure 2-4 below (also from the 2010 Profile of Agricultural and Agri-Business Attributes). Total farmland acres in the Region also decreased from 248,945 acres in 1981 to 167,076 acres in 2006. During this same period, King Township saw a decline in the total number of farms from 492 to 293. The Township also experienced a decline in total farmland acres from 54,197 to 46,051 between 1981 and 2006. It is worth noting that between 2001 and 2006 the Township saw an increase in farm acreage from 42,497 in 2001 to 46,051 in 2006 and an increase in farms from 289 to 293.

¹ The Profile of Agricultural and Agri-Business Attributes was prepared in 2010 and predated 2011 census data. Therefore, the information presented from the Profile in this report is based on 2006 data only.

Figure 2-4 Number of Farms in the Local Municipalities in the Regional Municipality of York, 1981 to 2006



2.4 There is an Opportunity to Support Local Economic Growth.

According to the Township’s 2014 Community Investment Profile, King has a workforce of over 10,000 people. However, according to the 2013 Economic Development Strategy, the Township experienced approximately a 4% decrease in the labour force between 2006 and 2011. This section highlights the characteristics of Township’s labour force as well as some of the factors impacting local economic growth.

Table 2-3 below provides a summary of the labour force by industry and highlights the percent of the total labour force each industry represents. Construction represents the largest sector of the labour force with approximately 15% followed by retail trade with 11% and professional, scientific and technical services and manufacturing with 9% each. Notable, agriculture (and other resource based industries) represents 5.94% of the total labour force.

Table 2-3 Labour Force By Industry, 2006 and 2011

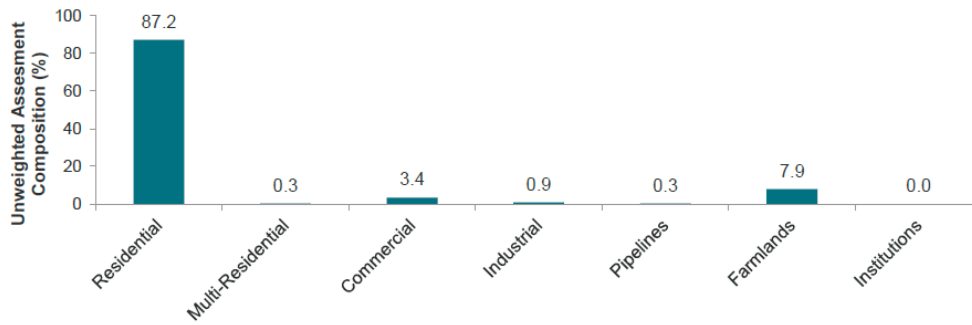
Industry	2006	% Share of Total Labour Force	2011	% Share of Total Labour Force	Absolute Change in Labour Force
All Industries	11,360	100.0%	10,945	100.00%	-415
Agriculture, forestry, fishing and hunting	505	4.4%	650	5.94%	145
Mining and oil and gas extraction	25	0.2%	0	0.00%	-25
Utilities	45	0.4%	50	0.46%	5
Construction	1,355	11.9%	1,620	14.80%	265
Manufacturing	1,370	12.1%	990	9.05%	-380
Wholesale trade	680	6.0%	690	6.30%	10
Retail trade	950	8.4%	1,175	10.74%	225
Transportation and warehousing	485	4.3%	415	3.79%	-70
Information and cultural industries	205	1.8%	170	1.55%	-35
Finance and insurance	485	4.3%	380	3.47%	-105
Real estate and rental and leasing	370	3.3%	285	2.60%	-85

Industry	2006	% Share of Total Labour Force	2011	% Share of Total Labour Force	Absolute Change in Labour Force
All Industries	11,360	100.0%	10,945	100.00%	-415
Professional, scientific and technical services	1,195	10.5%	1,015	9.27%	-180
Management of companies and enterprises	80	0.7%	30	0.27%	-50
Administrative and support, waste management and remediation services	545	4.8%	540	4.93%	-5
Educational services	700	6.2%	835	7.63%	135
Health care and social assistance	750	6.6%	665	6.08%	-85
Arts, entertainment and recreation	360	3.2%	310	2.83%	-50
Accommodation and food services	405	3.6%	265	2.42%	-140
Other services (except public administration)	500	4.4%	465	4.8%	107
Public administration	345	3.0%	385	3.3%	65

Source: Statistics Canada, 2013, King, TP, Ontario (Code 3519049) (table), National Household Survey (NHS) Profile, 2011 National Household Survey, Statistics Canada Catalogue no. 99-004-XWE, Ottawa, Released September 11, 2013

In comparing tax sources of assessment revenue within the Township, residential tax assessment makes up the majority of the revenue. Figure 2-5 below (from the Township’s 2013 Economic Development Strategy) shows the assessment composition and the split between residential and non-residential assessment. The residential assessment comprises 87.2 % and the non-residential assessment is 12.8% with the majority of the non-residential revenue coming from farmlands (7.9%) and commercial areas (3.4%). Industrial assessment makes up only a small percentage of the tax assessment with 0.9%. The Economic Development Strategy suggests that a more diversified tax base, in particular an increase to the non-residential assessment could help generate greater revenues for the Township at lower servicing costs.

Figure 2-5 Assessment Composition King Township, 2013



Source: King Township 2012.

Another factor impacting local economic growth as suggested by the 2013 Economic Development Strategy, is the high cost per acre of employment lands. The Township’s Strategy reported that based on a 2012 municipal study conducted by BMA consulting, the price for employment lands in King Township ranged from \$450K-\$550K per acre. Table 2-4 below (from the Economic Development Strategy), compares the price per acre with surrounding municipalities. King Township is among the highest price per acre with Whitchurch-Stouffville and Richmond Hill.

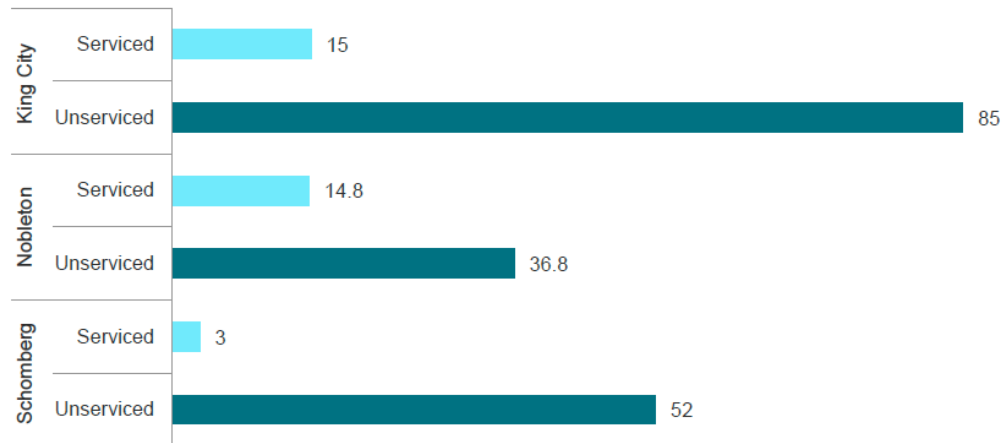
Table 2-4 Cost per Acre of Industrial Parks, King Township and Surrounding Communities

Municipality	Industrial Park	Size Acres	Price Per Acre		Ownership
			High	Low	
King	27-9 Business Park - Schomberg	22	\$ 500,000	\$ 450,000	Private
	King City Corporate Centre	100	\$ 550,000	\$ 500,000	Private
	Boyton Lands - Nobleton	35	\$ 500,000	\$ 450,000	Private
Aurora	Aurora Gateway Business Park	81	N/A	N/A	Private
	Aurora South Industrial	14	\$ 275,000	\$ 175,000	Private
	Industrial Parkway North	38	\$ 275,000	\$ 175,000	Private
	Hallgrove Business Park	48	\$ 500,000	\$ 425,000	Private
	Aurora Business Park	88	N/A	N/A	Public
Caledon	Bolton Industrial park	320	\$ 550,000	\$ 300,000	Private
	Tullamore Industrial Park	148	N/A	N/A	Private
	Mayfield West- Kennedy Road	358	N/A	N/A	Private
	Victoria Business Park	83	\$ 425,000	\$ 275,000	Private
Whitchurch-Stouffville	Stouffville*	497	\$ 475,000	\$ 500,000	Private
	Vandorf	12	N/A	N/A	Private
	Gomley	251	\$ 400,000	\$ 450,000	Private
Richmond Hill	Beaver Creek Business Park	614	\$ 600,000	\$ 450,000	Private
	Heaford Business Park	433	\$ 600,000	\$ 450,000	Private

* Lands known to be serviced Source: 2012 BMA Municipal Study.

Another factor impacting business investment in King Township has been limited supply of serviced employment lands. Figure 2-6 below from the 2013 Economic Development Strategy shows that there is a disproportionate amount of employment lands that are unserviced versus serviced in all three built up areas of King City, Nobleton and Schomberg. As noted in the Township’s Strategy, the Township has 83 hectares of employment land available for development. Of the 83 hectares of employment land approximately 84% of it remains unserviced as of the writing of this report.

Figure 2-6 Acres of Employment Area Lands, Serviced and Unserved



Source: King Township, Planning Department, 2013

2.5 King Township offers a Unique Demographic Profile.

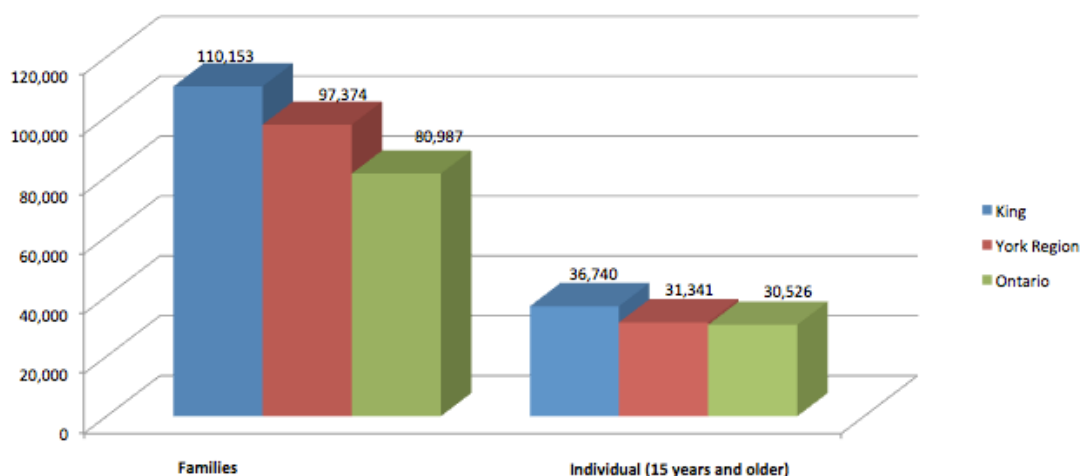
The age distribution of the Township is reviewed in Table 2-5 below. This table highlights that between 2006-2011 the percentage of people 45 and older in King has increased to almost 50% of the population. In the Province as a whole, the percentage of the population in this age category was 40% in 2006 and was 42% in 2011.

With a population of 19,899 in 2011, there were a total of 5,740 census families in private households. According to the 2011 Census conducted by Statistics Canada, the average number of persons per census family in King Township was 3.1. York Region in comparison had an average number of persons per census family of 3.2. Additionally, within those census families the average number of children at home in King Township and York Region were 1.2 and 1.3 respectively.

	2006	2011
Total	19,485	19,900
Age 0-4	955	880
Age 5-14	2,720	2,540
Age 15-19	1,580	1,575
Age 20-24	1,235	1,365
Age 25-44	4,730	4,235
Age 45-54	3,390	3,685
Age 55-64	2,380	2,730
Age 65-74	1,475	1,665
Age 75-84	810	945
Age 85 and over	205	280
45+	8,260	9,305

The median income for households in King Township is \$110,153, as shown in Figure 2-7 below. In 2006, King Township's median income was approximately 13% higher than the median income for York Region and 36% higher than Ontario.

Figure 2-7 Median Income



The Township's 2013 Parks, Recreation and Culture Master Plan indicates that despite having higher median incomes, the cost of living in King Township is higher than other parts of the Province and residents may potentially be directing a greater proportion of their income towards housing and its associated costs. The Toronto Real Estate Board in 2012 stated that King Township had the most expensive housing in York Region, reporting that the average median price of a dwelling in King Township was \$722,750.

2.6 Over the Next 20-30 Years, there will be a Focus on Improving Existing Communities.

On the basis that the Township is not planning for significant changes in the rate of future growth, a significant focus of the Township's planning efforts in the next 20-30 years will be on improving and enhancing the existing communities wherever possible. For example, there will be a focus on continuing to accommodate new development in the form of intensification within existing built-up areas. This means that the Township should continue to work to build upon elements of the community that have already been established or are in the process of being established.

In addition, there will also be a focus on continuing to achieve more diverse forms of housing (such as apartments and townhouses) in existing communities to attract and accommodate people of all ages and income. York Region's Housing Matters 2012 report indicates that single-detached housing is the main type of dwelling unit currently being constructed in King Township at 87.4%. However, it is noted that this figure has historically been as high as 95%, which demonstrates that the Township has made progress in recent years in terms of developing more diverse forms of housing.

As another example, King Township will also be placing much more of a focus on encouraging more sustainable forms of development, as identified in the Township's 2012 Integrated Sustainability Plan. Currently, the Township has two LEED certified buildings, the Shoppers Drug Mart in King City and Trisan Centre (an Arena and Township Curling/Fitness Centre) in Schomberg. The Township also has existing community design guidelines in place, which emphasize the importance of sustainable development within the Township.

The "permanent nature" of the rural and agricultural area provides the Township with a significant opportunity to support planning initiatives that reflect this permanency. While urban expansions can be contemplated in accordance with both of Oak Ridges Moraine Conservation Plan and Greenbelt Plan, it is considered very unlikely for this to be considered in King, since there are other opportunities in York Region for urban expansion in the future.

The permanency of the rural and agricultural landscape in King Township (as a result of the extent to which it is protected by Provincial Plans – as discussed in Section 2.1) is contrasted with similar rural agricultural lands in adjoining municipalities. In places like the southern one-third of the Town of Caledon, the south-eastern quadrant of the Town of Halton Hills, parts of the Town of Milton, and the southern part of the Town of East Gwillimbury, the long-term prospects for retaining rural and agricultural areas is less certain, since these lands are not protected from urban development by the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan. Without the level of certainty that these Provincial Plans provide, long-term decisions that are intended to maintain uses and activities in these rural and agricultural areas are less likely to be made. As a consequence, King Township is in the enviable position of being able to know what its future is, particularly with respect to where rural and agricultural lands are located.

Section 3.0

3.0

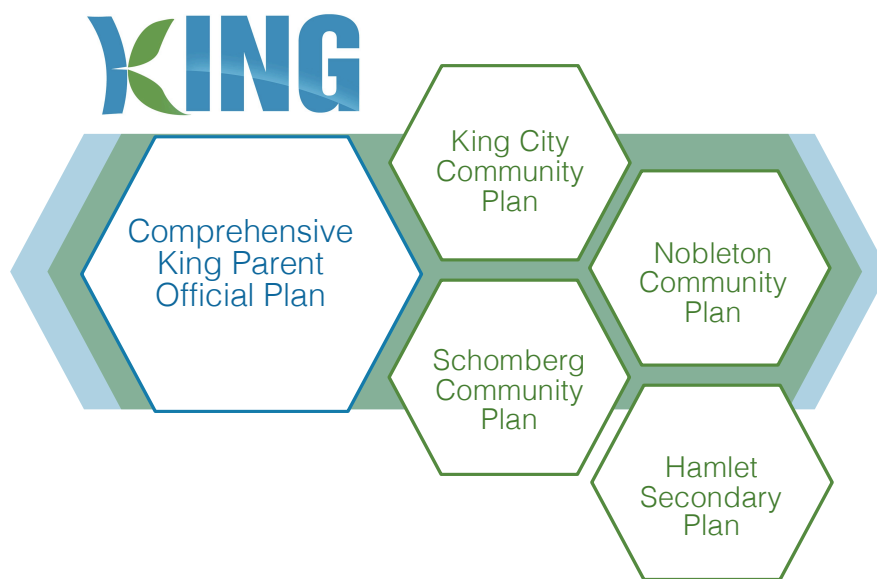
CURRENT OFFICIAL PLAN AND KEY ISSUES

The following Section introduces the Township’s current Official Plan policy framework. It also provides an overview of the key issues that have been identified by Township staff, stakeholders, and members of the public with respect to the current Official Plan.

3.1 Summary of Current Official Plan Documents

For the purpose of this Background and Information Paper, reference to the Township’s “Official Plan” means the following documents collectively:

- The Township of King Official Plan and OPA 1970 (“the Parent Official Plan”);
- The Hamlet Secondary Plan (OPA 23) and OPA 230;
- The Schomberg Community Plan (OPA 47);
- The King City Community Plan (OPAs 54 and 540); and,
- The Nobleton Community Plan (OPAs 57 and 570).



A detailed overview of each of the documents making up the Township's overall Official Plan policy framework is provided in the October 29, 2013 'Introductory Discussion Paper'. The following is a brief summary:

- The 1970 Parent Official Plan was prepared to bring development policies into effect within the Township and to establish, in general terms, the pattern and policy for development. The general basis and objectives of the Parent Official Plan are to recognize the policies of senior levels of government, and to provide for only limited development in the urban centres due to the servicing situation that existed at the time the Plan was developed.
- The 1984 Hamlet Secondary Plan supplements the King Township Parent Official Plan by providing greater detail to guide and direct the future growth of the Hamlet Areas, specifically Ansnorveldt, Kettleby, Laskay, Pottageville, and Snowball². The Hamlet Secondary Plan is intended to provide for a limited amount of non-farm residential growth. It identifies a planning horizon to the year 2001, and accommodates a population of approximately 2,345 persons.
- The 1996 Schomberg Community Plan provides an overall framework for the development and growth of Schomberg to the year 2011. The Schomberg Community Plan is based upon objectives related to the enhancement and preservation of the environment; economic development; provision of an efficient transportation system; and promotion of community well-being.
- The 2000 King City Community Plan establishes principles, objectives, and policies with respect to the development of King City. The King City community Plan is an environment first plan. It plans for the growth of the community to 10,000 people and 3,761 jobs by the year 2016, and 12,000 people and 4,422 jobs by 2021 (in accordance with Regional forecasts at the time).
- The 2006 Nobleton Community Plan sets out policies dealing with community character, land use, natural environment, urban design, infrastructure and servicing, and transportation in Nobleton. It provides for a total community population of 6,000 to 6,500 by the year 2016 (from 3,150 people in 1996). The Plan identifies lands subject to a 'Deferred Residential' designation, and which states that based on an expected population of 7,100 by the year 2021, there would be sufficient need to justify a Residential designation on the Deferred Residential lands in a future version of the Plan.

The effect of the above is that there are essentially five 'mutually exclusive' planning documents that apply to different geographies in King Township.

Finally, it is important to note that in 2001, the Township undertook its Oak Ridges Moraine Conformity Exercise in accordance with the Provincial Oak Ridges Moraine Conservation Act, 2001, and implementing Plan. This exercise resulted in amendments to King's Official Plan (OPA 1970) and the policies of the Hamlet Secondary Plans (OPA 230) and Community Plans OPA 540 (KC) and OPA 570 (N) that are subject to the Provincial Plan, incorporating

² There is no secondary plan in place for Lloydtown, or the lands identified at Graham Sideroad and Bathurst Street and the lands along the Aurora Lloydtown Road between Jane Street and Hwy. 400.

policies to protect the Moraine's natural heritage system, characteristic landform, and vital ecological functions. The Township's Official Plan as amended currently conforms to the Oak Ridges Moraine Conservation Plan.

In addition, the current Official Plan has also been amended to address:

- A Township-led review of Aggregate Resources;
- Energy Generation Policies (currently before the Ontario Municipal Board);
- New tools under the *Planning Act* (through Bill 51), with respect to site plan control, pre-consultation, and complete application requirements; and
- Site-specific development applications.

3.2 Summary of Issues Identified To-Date

As discussed in Section 1.1.3 of this paper, a significant amount of work was completed prior to the formal launch of the Official Plan Review to develop a list of specific concerns and issues with respect to the Township's current Official Plan:

- On October 29, 2013, Township staff released an 'Introductory Discussion Paper', outlining the need for an official plan review and some of the key issues identified by Township staff, which was circulated to relevant agencies and other Township departments for comment.
- The 'Introductory Discussion Paper' was also presented to members of the public for input on November 28, 2013, during a Special Meeting under Section 26 of the *Planning Act*.
- Subsequent to these key tasks, a summary of input received from agencies and members of the public was documented by Township staff and appended to the 'Introductory Discussion Paper' as Attachment B.

Therefore, given the extent of work completed with respect to key issues, the intent of Phase One of the Official Plan Review Work Plan is to build upon the work already completed and to focus on the finalization of the issues to be dealt with. In this regard, the summary of issues and input provided in the Township's 'Introductory Discussion Paper' have been organized into the following nine issue areas:

1. Conformity;
2. Local Vision;
3. Plan Structure;
4. Growth Management;
5. Resource Protection;
6. Intensification and Infill;
7. Economic Development;
8. Agricultural and Rural Areas; and,
9. Other Specific Issues and Requests.

It is important to note that these nine issue areas represent broad categories that attempt to organize a wide range of specific issues that have been identified by a range of groups to-date, including Township staff, members of Council, members of the public, and other key

stakeholders. Further, some of the specific issues that were identified, as presented in the Township’s ‘Introductory Discussion Paper’ fall into more than one of the broad categories identified above.

Table 3-1 below provides a more detailed description of each issue, as well a summary of some of the specific policy issues that need to be addressed through the Official Plan Review. The table below also indicates where/by whom the issues were identified.

Table 3-1 Key Issues Identified To-Date

Key Issue Area	Key Themes and Examples	Identified by
<p>1. Conformity The Official Plan is not in conformity with the current legislative framework and Provincial/Regional policy requirements.</p>	<ul style="list-style-type: none"> • Implement new tools as result of 2007 Amendments to the <i>Planning Act</i> under Bill 51 • Implement draft Source Protection Plans under the 2006 <i>Clean Water Act</i> • Implement policy requirements from the 2014 Provincial Policy Statement • Implement policy requirements from the 2005 Greenbelt Plan • Implement policy requirements from the 2006 Growth Plan for the Greater Golden Horseshoe • Implement policy requirements from the 2009 Lake Simcoe Protection Plan • Implement policy requirements from the 2010 York Region Official Plan 	<ul style="list-style-type: none"> • Township staff • York Region Transportation and Community Planning • Lake Simcoe Region Conservation Authority • Members of the public
<p>2. Local Vision The Official Plan is dated and does not reflect King’s current Vision for the future and long term planning.</p>	<ul style="list-style-type: none"> • Create a new Official Plan for one, unified community • Establish a new Vision and Guiding Principles for the Township as a whole • Establish new Planning Goals and Objectives for the Township as a whole • Explore opportunities to implement goals and key directions from other recent/on-going long-term planning initiatives, including: <ul style="list-style-type: none"> ○ The on-going Transportation Master Plan Study and Water/Wastewater/Stormwater Master Plan Study ○ The 2013 Economic Development Strategy ○ The 2013 Parks, Recreation and Culture Master Plan ○ The 2012 Integrated Community Sustainability Plan • Promote environmental, economic, and socio-cultural sustainability. 	<ul style="list-style-type: none"> • Township staff • York Region Transportation and Community Planning • Lake Simcoe Region Conservation Authority and Toronto and Region Conservation Authority • Members of the public • Members of Council

Table 3-1 Key Issues Identified To-Date

Key Issue Area	Key Themes and Examples	Identified by
<p>3. Plan Structure The Official Plan is disconnected from the Township's Secondary Plans and Community Plans and its overall structure is complicated and difficult to interpret.</p>	<ul style="list-style-type: none"> Establish consistent policies for Secondary and Community Plan Areas Review Secondary and Community Plans concurrently with review of the Parent Official Plan Potential to consolidate Parent Official Plan with Secondary and Community Plans 	<ul style="list-style-type: none"> Township staff Toronto and Region Conservation Authority Members of the public
<p>4. Growth Management The Official Plan requires updated policies that direct growth to settlement areas and promote complete, compact, healthy communities.</p>	<ul style="list-style-type: none"> Implement growth forecasts and density provisions Determine where residential growth will and will not occur Revise or maintain settlement area boundaries Encourage a range of housing for all incomes, ages, abilities Encourage mixed-use development, redevelopment and revitalization Encourage walkability and planning for transit 	<ul style="list-style-type: none"> Township staff Members of Council Members of the public Concerned Citizens of King Township (CCKT)
<p>5. Intensification and Infill The Official Plan requires an overall strategy to accommodate compatible forms of infill and intensification in appropriate areas of King.</p>	<ul style="list-style-type: none"> Identify intensification areas and establish targets Establish consent policies for lot creation in residential areas Identify stable neighbourhoods Implement urban/community design guidelines Consider policies for garden suites and secondary residential units Provide for affordable housing 	<ul style="list-style-type: none"> Township staff Concerned Citizens of King Township (CCKT) Members of Council
<p>6. Economic Development The Official Plan needs updated policies that will promote economic development opportunities based on an analysis of employment and commercial land needs.</p>	<ul style="list-style-type: none"> Establish where employment growth will occur and how much is required Consider potential for employment land along highway 400 Establish where commercial and retail growth will occur and how much is required Address conversion of employment lands Address drive-through facilities Establish policies to promote Broadband 	<ul style="list-style-type: none"> Township staff Members of the public Members of Council

Table 3-1 Key Issues Identified To-Date

Key Issue Area	Key Themes and Examples	Identified by
<p>7. Agricultural and Rural Areas The Official Plan needs updated policies that will protect King’s rural character and recognize and promote agriculture as a major economic driver.</p>	<ul style="list-style-type: none"> • Consider home-based businesses • Address site-specific land use designations in the rural area • Address commercial businesses in the rural area • Provide flexibility and support for on-farm diversified uses • Protect agricultural areas from non-farm development • Identify and incorporate agricultural and rural areas • Implement new PPS policy directions 	<ul style="list-style-type: none"> • Township staff Township • Members of the public • Holland Marsh Growers Association
<p>8. Resource Protection The Official Plan policies should continue to protect/enhance natural heritage and water resources, and new policies are needed to address heritage and archaeological resources.</p>	<ul style="list-style-type: none"> • Carry forward current environmental protection policies • Update Provincially significant wetland mapping • Consider implications of upcoming ORMCP or GBP review • Promote low impact development • Introduce policies dealing with built heritage and archaeological resources • Incorporate new policies for the protection of the Greenbelt, Lake Simcoe, and sourcewater 	<ul style="list-style-type: none"> • Township staff • Lake Simcoe Region Conservation Area • Members of the public
<p>9. Other Specific Issues/ Requests Additional site-specific issues and explicit policy requests have been identified.</p>	<ul style="list-style-type: none"> • Address housekeeping amendments • Address site-specific requests from landowners • Implement Public Art Policy • Address modification of structures as it relates to nesting and roosting habitat for birds • Identify child care as a permitted use in any classification that includes public schools • Include policies that promote walking to school • Implement policies and mapping to protect Trans Canada Pipelines • Update sites related to aggregate extraction 	<ul style="list-style-type: none"> • Township staff • Members of the public/ landowners • Concerned Citizens of King Township (CCKT) • Township of King Museum • York Catholic District School Board • TransCanada Pipeline

With respect to each of the issues identified, it is also important to note that the purpose of this Background Paper has not been to make recommendations for how they are to be addressed through the Official Plan Review. Rather, as noted in Section 1.0, since this is a technical paper, the intent has been to provide a summary of pertinent background information only. Many of the findings presented in this paper will lead to additional work in Phase Two of the Official Plan Review process, including the development of policy directions and the identification of recommendations to address the key policy issues.



Section 4.0

4.0

UPDATING KING'S CURRENT GOALS AND OBJECTIVES FOR THE FUTURE

In recent years, the Township has completed a number of local planning initiatives that reflect current goals and objectives for King's future. This Section provides a brief overview of key initiatives, with an emphasis on the specific goals, recommendations, or community aspirations that are identified and may be supported by or implemented through the Township's Official Plan.

This Section looks specifically at:

- The 2013 Economic Development Strategy;
- The 2013 Parks, Recreation, and Culture Master Plan;
- The 2012 Integrated Community Sustainability Plan;
- Various Design Guideline Studies and Documents prepared in 2006/2007;
- The On-going Transportation Master Plan;
- The On-going Water/Wastewater/Stormwater Master Plan Study; and
- The On-Going Trails Master Plan Study.

The purpose of this Section is not to identify recommendations with respect to how to implement the specific goals, objectives and recommendations of the various studies. Rather, the purpose is to document pertinent background information and identify options and opportunities for further discussion. Additional work in Phase Two of the Official Plan Review will involve the identification of recommended policy directions.

4.1 2013 Economic Development Strategy

4.1.1 Overview

King Township completed its first Economic Development Strategy (EDS) in November 2013. The EDS is a five-year strategy document that is intended to guide growth and investment in the community by attracting new business/industries and supporting the efforts of existing businesses and entrepreneurs. Specifically, the strategy identifies the following goals and objectives with respect to local economic development:

1. Investment readiness – to enhance opportunities to attract new business investment and pursue collaborative partnerships;
2. A commitment to Community and Sustainability - to enhance the quality of place and balance economic growth with environmental responsibility;
3. A culture of entrepreneurship – to grow and development small business and entrepreneurs by leveraging local talent; and
4. A strong innovative rural brand – to build awareness of the Township’s economic potential;

The Strategy also recognizes that there are a number of initiatives that have the potential to transform the economic environment of King Township in the coming years. These initiatives include:

1. The expansion of Seneca College’s King Campus by 2021 to just below 7,000 students, which has the potential to increase King Township competitive advantage in the knowledge-based economy.
2. The York Region Broadband Strategy, which is an assessment of the readiness of local municipalities to develop, support and utilize network connections and upgrades. The enhancement of the broadband infrastructure within King Township (which has long had issues with internet connectivity) will be seen as a competitive advantage that will help to attract and support investment.
3. Major transportation improvements, such as the proposed expansion of Highway 400 (between Major Mackenzie and King Road) from six to 10 lanes by 2031, and the construction of a new transportation corridor along King’s southern boundary which will connect Highway 401 to Highway 400 (GTA West highway).
4. Public transportation investments identified through York Region’s Transportation Master Plan, including a priority network through King Township between Highway 9 and Highway 400 and rural links connecting Schomberg, Nobleton and King City to York Region’s Yonge Street rapid transit corridor.
5. The upcoming review of Provincial planning documents, such as the Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

4.1.2 Key Directions for the Official Plan

For each of the initiatives and objectives identified above, the Economic Development Strategy also identifies specific action items, which are intended to generate opportunities for investment in the local economy. There are a number of specific actions identified that present a potential opportunity or implication for the Township’s Official Plan and will require consideration during the Official Plan Review process. These actions are briefly identified and discussed in the Table 4-1 below:

Table 4-1 Key Directions from the 2013 Economic Development Strategy

Economic Development Strategy Actions	Potential Official Plan Review Implications/Opportunities
<ul style="list-style-type: none"> Initiate a review of the Township’s Official Plan and Zoning Bylaws to ensure there is a clear vision, goals, policies and implementation mechanisms to direct and manage growth in the Township and that they support the attraction of business investment in the Township’s target sectors as well as home based businesses. 	<ul style="list-style-type: none"> There is a need to update Official Plan Vision, principles, goals, and objectives to incorporate and support the Township’s goals for local economic development, as identified in the EDS.
<ul style="list-style-type: none"> Protect designated employment areas for higher order employment uses. 	<ul style="list-style-type: none"> There is a need to develop new policies to protect and preserve employment areas.
<ul style="list-style-type: none"> Pursue opportunities to designate the lands at Highway 400 and King Road as a Strategic Employment Area for future growth and the achievement of long-term employment targets set by York Region. 	<ul style="list-style-type: none"> Since the lands located at Highway 400 and King Road are located outside of the Settlement Area Boundary and are located within the Greenbelt Plan Area, there is very little opportunity under the current Provincial, Regional, and local policy framework to pursue the designation of these lands for a Strategic Employment Area at this time.
<ul style="list-style-type: none"> Support and promote York Region’s efforts to improve and leverage broadband connectivity in the region as a means for local businesses to remain competitive and grow. 	<ul style="list-style-type: none"> There is an opportunity to include broadband internet infrastructure and other telecommunications infrastructure language.
<ul style="list-style-type: none"> Pursue opportunities to diversify sources of on farm revenue and access emerging economic development opportunities in the Township’s rural area including processing operations that have a relationship to the region’s agricultural function. 	<ul style="list-style-type: none"> There may be an opportunity to explore options for providing flexibility and support for on-farm diversified uses.
<ul style="list-style-type: none"> Consider the opportunities to create innovative live-work arrangements as a way to attract and retain young knowledge workers and entrepreneurs to King Township. Consider the opportunities associated with the development of lifestyle housing allowing residents of King Township to ‘age in place’ rather than leave the community. Prepare a prospectus for the development of student residences in conjunction with Seneca’s planned expansion. Engage local development community in this opportunity. 	<ul style="list-style-type: none"> There is an opportunity to promote and encourage a range of housing for all incomes, ages, and abilities through new goals, objectives, and policies.

4.2 2013 Parks, Recreation, & Culture Master Plan

4.2.1 Overview

In 2013, King Township undertook a review of its 2004 Parks and Recreation Master Plan to bring it up to date with the broader planning policy framework and to ensure that an adequate supply of parks, recreation and culture facilities and services are available to meet the needs of a growing population. The updated 2013 Parks, Recreation, & Culture Master Plan, which was developed as a result of the review, is intended to serve

as a strategic policy document for the future planning and development of parks, recreation and cultural facilities and services, and it sets out the following Vision:

“The Parks, Recreation & Culture Department inspires people to engage in physical activity, culture, recreation and the natural environment.”

In order to achieve this broad Vision, King Township’s updated Parks, Recreation, & Culture Master Plan specifically identifies proposed future community needs for the growth of the community to 2023 and makes specific recommendations to ensure that an adequate supply of parks, recreation and culture facilities and services are available to meet the needs of a growing population. The recommendations are organized into the following five main areas of focus:

- Programs and service delivery;
- Culture and heritage;
- Recreation facilities;
- Parks and trails; and
- Environmental stewardship.

4.2.2 Key Directions for the Official Plan

There are a number of recommendations from the updated Parks, Recreation, & Culture Master Plan that present a potential opportunity or implication for the Township’s Official Plan Review. They are briefly identified and discussed in Table 4-2 below:

Table 4-2 Key Directions from the Parks, Recreation, & Culture Master Plan

Parks, Recreation, & Culture Master Plan Recommendations	Potential Official Plan Review Implications/Opportunities
<ul style="list-style-type: none"> • The following parkland classifications are recommended: <ul style="list-style-type: none"> ○ Township Parks - serves the whole of King, as well as attract visitors from beyond the municipal boundaries. ○ Community Parks - serve the recreational needs of individual communities as walk/bike-to or drive-to/transit-based. ○ Neighbourhood Parks (- primarily walk/bike-to parks, catering to the recreational needs of residents living within their general vicinity. ○ Parkettes - smaller specialized parks that are only suitable within the Township’s higher density urban areas or within underserved areas where the acquisition of larger parks is not possible. ○ Passive Open Spaces - part of the Natural Heritage System, largely comprised of environmental lands (woodlands, wetlands, hazard areas). 	<ul style="list-style-type: none"> • The recommended classifications should be integrated into the Official Plan.
<ul style="list-style-type: none"> • The following targets are identified for the provision of parkland: <ul style="list-style-type: none"> ○ 3.0 hectares/1,000 residents Township-wide 	<ul style="list-style-type: none"> • The recommended targets should be integrated into the Official Plan. • It is noted that the targets are intended to

Table 4-2 Key Directions from the Parks, Recreation, & Culture Master Plan

Parks, Recreation, & Culture Master Plan Recommendations	Potential Official Plan Review Implications/Opportunities
<ul style="list-style-type: none"> ○ 1.0 hectares/1,000 residents for Township Parks ○ 1.5 hectares/1,000 residents for Community Parks ○ 0.5 hectares/1,000 residents for Neighbourhood Parks 	<p>broad targets that are to be met in a number of ways, one of which is through parkland dedication under the <i>Planning Act</i>.</p>
<ul style="list-style-type: none"> • It is recommended that the Township avoid accepting parkettes under 1 hectare in size. 	<ul style="list-style-type: none"> • Goals, objectives and policies could be developed to reflect this recommendation.
<ul style="list-style-type: none"> • It is recommended that by 2023, the Township should target an additional 21 hectares of parkland to meet forecasted population. 	<ul style="list-style-type: none"> • Goals, objectives and policies could be developed to reflect this recommendation.
<ul style="list-style-type: none"> • It is recommended that consistent language be implemented to state that parkland dedications permitted through the <i>Planning Act</i> shall conform to the policies contained in Township of King By-law 2011-120 whereby lands conveyed through development, redevelopment or as a condition of plan of subdivision approval shall equal 2% of commercial or industrial lands, 5% of all other lands or cash-in-lieu thereof. 	<ul style="list-style-type: none"> • This language should be implemented.

4.3 2012 Integrated Community Sustainability Plan

4.3.1 Overview

King Township’s Integrated Community Sustainability Plan (ICSP) was finalized in April 2012 after extensive public consultation with various community groups and local residents. The ICSP is intended to provide direction for the community to realize sustainability objectives for the economic, environmental, socio-cultural, and financial dimensions of its identity. It serves as a guiding document that facilitates more effective planning and management of the Township’s assets and resources and will help King Township move towards a sustainable future in all facets of municipal operations.

As part of the development of the ICSP, the following Vision was created to describe the ideal future for King Township:

“King Township is an idyllic countryside community of communities, proud of its rural, cultural and agricultural heritage. We are respected for treasuring nature, encouraging a responsible local economy, and celebrating our vibrant quality of life.”

King’s ICSP is broadly organized into 4 ‘pillars’, with each pillar containing a number of themes. The themes and pillars are as follows:

1. **Economic**
 - Village Vitality & Prosperity
 - Agriculture & Equine
 - Local Economy
 - Tourism advancement & promotion
 -
2. **Environmental**
 - Land use planning
 - Natural areas & stewardship
 - Transportation
 - Energy, air quality & climate change
 - Water
 - Waste
3. **Socio-cultural**
 - Sense of community
 - Connection to the land
 - Heritage
 - The arts
 - Health, safety & wellness
 - Research, partnerships & innovation
4. **Financial**
 - Managing growth
 - Financial sustainability
 - Annual budget & business plan

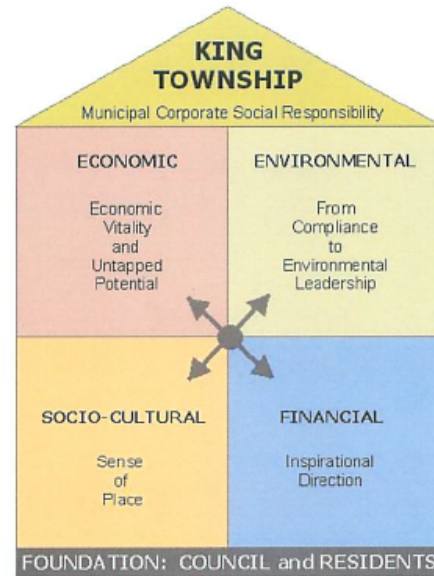


Figure 4-1 the 4 Pillars of King's ICSP

4.3.2 Key Directions for the Official Plan

For each theme a goal has been developed with a list of strategies and potential actions. The potential actions have then been further refined into immediate priorities as Shown in Table 4-3 below. For the purpose of this report, the immediate priorities will be discussed.

Table 4-3 Key Directions from the ICSP

ICSP Actions and Priorities	Potential Official Plan Review Implications/Opportunities
<ul style="list-style-type: none"> • Strengthen King Township's planning legislation to reinforce environmental protection and public health and safety, by: <ul style="list-style-type: none"> ○ Ensuring planning policies are strong, current, enforceable and based on best practice is critical to their use as a tool to move sustainable action forward. ○ Development of new policies including: <ul style="list-style-type: none"> - Alternative design standard – such as universal design - Green development standard with a focus on energy and water conservation - Dark sky policy 	<ul style="list-style-type: none"> • There is a need to reinforce environmental protection, sustainability and public health and safety through new goals, objectives, and policies. • There is a need to promote universal design and green development standards. • There is an opportunity to explore the potential to include dark sky policies.

Table 4-3 Key Directions from the ICSP

ICSP Actions and Priorities	Potential Official Plan Review Implications/Opportunities
<ul style="list-style-type: none"> Develop a strategy for intensification and infill that incorporate intensification within existing community where transit services exist or where there is planned transit service 	<ul style="list-style-type: none"> The Official Plan is required to identify a strategy for intensification and infill.
<ul style="list-style-type: none"> Create a natural heritage inventory to establish a baseline of information to help guide planning decisions, inform community organizations, identify gaps and support decision making. It could also identify trails, protected areas, threatened areas and natural connectivity. 	<ul style="list-style-type: none"> The Official Plan will carry forward current environmental protection policies and update them as required. New environmental information must be incorporated such as provincially significant wetland mapping. There is an opportunity to promote and support the development of trails and to improve connectivity through new goals, objectives, and policies.
<ul style="list-style-type: none"> Update and implement village plans by undertaking Community Improvement Plans for each village, creating Business Improvement Areas in each village and supporting the Village Centre Urban Design Guidelines by adopting them as official Township guidelines. 	<ul style="list-style-type: none"> There is an opportunity to incorporate elements of the Village Centre Urban Design Guidelines.
<ul style="list-style-type: none"> Strengthen our connection with our food and farming communities and improve access to local food. 	<ul style="list-style-type: none"> There is an opportunity to develop new policies that provide flexibility and support for on-farm diversified uses, such as agri-businesses.
<ul style="list-style-type: none"> Celebrate, promote and maintain King Townships cultural identity by exploring the opportunities for adaptive re-use of heritage buildings and developing a culture and heritage plan for King Township. 	<ul style="list-style-type: none"> There is a need to introduce new policies to address heritage and archaeological resources.

4.4 Design Guidelines

4.4.1 Overview

In 2006 and 2007, the Township completed a series of Design Guidelines for the following:

- The communities of King City, Nobleton, and Schomberg (2006);
- Employment Areas (2007); and
- The hamlet of Kettleby (2007).

The Design Guidelines prepared for King City, Nobleton, and Schomberg are specifically intended to provide the basis for the review of development applications within the historic centres of the three communities. A fundamental objective of these Guidelines is to ensure that the unique qualities of these areas are preserved. The Urban Design Guidelines identify the following primary design principals:

1. To affirm the cultural legacy of the Villages;
2. To civilize the Village main streets;
3. To establish a vibrant, pedestrian and bicycle friendly Village Centre for each community;
4. To re-define and establish open spaces; and,
5. To foster high-quality built form and community design that is attractive and economically vibrant.

The Township's Design Guidelines for Employment Areas are intended to provide a clear vision of how future employment lands can be designed and integrated within their countryside and village settings. As set out in the guideline document, the primary design principles for new and existing employment areas in King Township include:

1. To achieve a high standard of building design that is appropriate to its function and location;
2. To build on King Township's identity as an environmentally rich area with rolling hills and magnificent pastoral views by introducing environmentally sustainable site plans and buildings;
3. To encourage building design that provides continuity and enclosure to the street and/or frames the Township's existing natural heritage;
4. To provide new development that is compatible with adjacent development and open space;
5. To encourage building design that contributes to the special image of the area within the natural and cultural context of King Township.
6. To integrate and preserve existing buildings, natural features (including landscape and topography), and structures of heritage or cultural significance; and,
7. To ensure that the visual and acoustic impacts of trucking and servicing required in Employment Areas is mitigated to achieve a high quality environment.

Finally, the Design Guidelines prepared for the Hamlet of Kettleby were completed as part of a broader initiative to designate a Heritage Conservation District (HCD) within the hamlet. The purpose of the Guideline was to help preserve and enhance the heritage characteristics distinctive of the HCD the document was intended to serve as a reference for anyone contemplating alterations or new development. Although the HCD Study was prepared in 2007, it has not been approved and is therefore not in-effect.

4.4.2 Key Directions for the Official Plan

Through the Township's Official Plan Review project, there is an opportunity to review the specific guidelines set out in the documents described above and to develop a set of policies for implementation in the Official Plan. Official Plan policies related to urban design would provide stronger built form guidance and would further assist and guide staff and Council in their review of development applications and public undertakings.

4.5 Transportation Master Plan Study (On-going)

4.5.1 Overview

King Township initiated a Transportation Master Plan (TMP) exercise in January 2014. Once complete, the purpose of the TMP will be to provide direction and guidance for the development of the Township's long-term transportation vision for the next twenty years in accordance with the applicable planning policy framework at the Provincial, Regional and local levels.

According to information shared at a recent Public Information Centre, the main objectives of the TMP will be to:

1. Design urban transportation infrastructure that accommodates all citizens;
2. Offer alternative modes of transportation to the automobile;
3. Create complete streets designed to enable safe access for all users (pedestrians, bicyclist, motorists and transit riders) to contribute to sustainable and livable communities;
4. Promote active transportation oriented development and alternatives to the automobile; and,
5. Provide a functional road classification to guide future planning and capital works.

Specifically, it is anticipated that the TMP will identify:

- Improvements to the Townships' active transportation network;
- Proposed road network improvements in accordance with the Region of York;
- A road function classification; and
- A potential transit network and connections.

Currently, the Transportation Master Plan exercise is ongoing. To-date a number of Public Information Centres have been held to share and obtain information about the Township's long-term transportation vision and priorities. TMP Study is anticipated to be completed in Spring 2015.

4.5.2 Key Directions for the Official Plan

Once complete, the TMP will be an important background study for the purpose of informing the Official Plan Review and providing a foundation for transportation-related policies and schedules. With respect to implications and opportunities for the Official Plan Review, the TMP will provide direction on a number of transportation related issues and will provide a basis for policies related to walking, cycling, community linkages, accessibility, transit, and context-sensitive street design, for example. It is noted that the TMP will focus on Township Roads.

4.6 Water/Wastewater/Stormwater Master Plan Study (On-going)

4.6.1 Overview

A review of King Township's Water/Wastewater and Stormwater Master Plan was initiated in March 2014. Once complete, the Water/Wastewater and Stormwater Master Plan will identify where and how additional capacity may be provided to address the needs of new development areas, and redevelopment and intensification within the built boundary.

Specifically, the Study Area for the Master Plans includes the communities of King City, Nobleton, and Schomberg. The Ansnorveldt water system will also be reviewed.

Currently, the Water/Wastewater and Stormwater Master Plan exercise is ongoing. To-date a number of Public Information Centres have been held. A Study Report is anticipated to be completed in Spring 2015.

4.6.2 Key Directions for the Official Plan

Once complete, the Water/Wastewater and Stormwater Master Plan will outline a framework for planning for infrastructure projects and/or new developments which will provide a basis for infrastructure-related policies and schedules in the Official Plan.

4.7 Trails Master Plan (On-going)

4.7.1 Overview

King Township initiated a Trails Master Plan in July 2014. The study inventories the existing off-road trails network and provides a strategy to create a connected and enhanced network of trails. Once complete, the plan will:

- Identify routes and provide mapping of the trails;
- Recommend revisions to existing and identify new policies for trail use, maintenance and management;
- Review existing Parks and Engineering Standards Manual for compliance with current industry standards;
- Establish a phased implementation strategy (costs, schedule) that can be used as part of the Capital and Operating budgets;
- Investigate potential partnership opportunities, sponsorships, stewardship potential; and,
- Promote the safe use and enjoyment of Township's existing and proposed trails and network for all users.

Currently the Trails Master Plan study is ongoing with the first public information session held in the fall of 2014. The Trails Master Plan study is anticipated to be completed in 2015.

4.6.2 Key Directions for the Official Plan

Once complete, the Trails Master Plan will be an important background study for the purpose of informing the Official Plan Review and providing a foundation for trail-related policies and schedules.



Section 5.0

5.0

LEGISLATIVE AND POLICY FRAMEWORK OVERVIEW

As noted in Section 1.3, there are policies from various levels of government that must be implemented as part of the King Township Official Plan Review. The following is an overview of the Provincial and Regional legislative and policy documents that need to be implemented.

5.1 Ontario *Planning Act*

The *Planning Act* provides the basis for land use planning in Ontario. Specifically, the *Planning Act* establishes the basis for:

- Considering provincial interests during planning processes;
- Establishing a local planning administration;
- Preparing official plans that will guide future development;
- Enacting various tools for municipalities to facilitate planning;
- Regulating and controlling land uses through zoning by-laws;
- Dividing land through plans of subdivision or land severances; and
- Providing public notification about planning matters and mechanisms for appeals.

In 2007, the Planning and Conservation Land Statute Law Amendment Act (Bill 51) amended the *Planning Act* to provide municipalities with expanded powers to help build stronger and more sustainable communities. Specific changes resulting from Bill 51 included:

- Requirements for complete planning applications;
- Employment land conversion appeal restrictions;
- Requirements for pre-consultation and consultation with municipalities regarding new information at the Ontario Municipal Board;
- Enhanced public notice requirements;
- Expanded site plan control abilities; and
- Requirements for consistency with the PPS and conformity with Provincial plans.

It is noted that King Township recently adopted amendments to its Official Plan to implement new planning tools relating to: expanded site plan control abilities; pre-consultation; and

information requirements in support of complete planning applications. These amendments were approved by York Region in August 2013 and are now in effect.

5.2 Provincial Policy Statement, 2014

Ontario's current Provincial Policy Statement (PPS) came into effect April 30, 2014 and replaces the previous 2005 Provincial Policy Statement. Provincial Policy Statements are issued under section 3 of the *Planning Act*, which states that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

As a key part of Ontario's policy-led planning system, the 2014 PPS provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. Specifically, the 2014 PPS provides policy direction on:

- Building Strong Healthy Communities (Section 1.0), to promote efficient land use and development patterns; promote strong, liveable, healthy, and resilient communities; and ensure appropriate opportunities for employment and residential development.
- The Wise Use and Management of Resources (Section 2.0), to protect natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.
- Protecting Public Health and Safety (Section 3.0), to reduce the potential for public cost or risk to Ontario's residents from natural or human-made hazards.

Some PPS policies set out positive directives, such as "settlement areas shall be the focus of growth and development." Other policies set out limitations and prohibitions, such as "development and site alteration shall not be permitted." Other policies use enabling or supportive language, such as "should," "promote" and "encourage." The choice of language in the PPS is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

The policies of the Provincial Policy Statement are complemented by provincial plans, such as those discussed below. Where the policies of each Plan are more restrictive than the PPS 2014, the policies of the Plan(s) will apply.

5.3 Places to Grow: the Growth Plan for the Greater Golden Horseshoe, 2006

The Provincial Government adopted the *Places To Grow Act* in June 2005. The Act provides a framework for the adoption of regional-scale Growth Plans. The first of these, the Growth Plan for the Greater Golden Horseshoe, was adopted by Regulation in June 2006. Since its adoption, the Growth Plan has been amended twice, as follows:

- The first amendment was released in January 2012 and contains new policies, schedules and definitions that apply in the Simcoe Sub-area; and

- The second amendment was released in June 2013 to update and extend the Growth Plan's population and employment forecasts.

The Growth Plan is a statement of Provincial policy directing growth-related planning decisions over the next 30 years. The intent of the Growth Plan is to significantly reduce urban sprawl and land consumption while making more efficient use of existing infrastructure. The Growth Plan requires that municipalities look to new ways to accommodate growth that breaks from the past, in terms of how communities are designed, and how land uses are mixed, all in an effort to improve our quality of life, our health and our general well-being.

The Growth Plan contains a vision for 2031 for the Greater Golden Horseshoe, including King Township. This vision is described through a series of maps and text, and contains policies dealing with the essential aspects of the Plan. The Plan contains specifics on where and how the area will grow and the infrastructure that may be needed to support that growth. A section of the Plan also deals with the natural heritage system, agricultural system, rural areas and mineral aggregate resources.

The Plan establishes the following:

1. Population, household and employment numbers to 2031 and 2041 for each upper-tier and single-tier jurisdiction;
2. General intensification figures for 'built-up areas';
3. Rural Area policies that govern the use and protection of prime agricultural areas; and,
4. A conceptual transportation network consisting of 'future economic corridors' and 'higher order transit' for moving people and goods.

The Growth Plan establishes specific policies dealing with forecasts, intensification, urban growth centres and intensification corridors, employment areas, urban boundaries, and small cities and towns. It also establishes minimum densities that new development must achieve, requires that urban growth centre and intensification corridor boundaries be delineated, creates strong policies dealing with the preservation of employment areas and lists the criteria to be met to justify urban boundary expansions.

A chapter on infrastructure deals with transportation and water/wastewater systems. A chapter entitled "Protecting What is Valuable" establishes policies related to the natural system, agricultural system, rural areas, mineral aggregate and cultural heritage resources. There is also a chapter providing for implementation measures, including monitoring and review of the Plan's policies and projections.

5.4 Greenbelt Plan, 2005

In 2005, the Province of Ontario created the Greenbelt Plan, to permanently protect about 728,000+ hectares (1.8 million acres) of agricultural lands and ecological features/systems, from urban development, within the Greater Golden Horseshoe and beyond. The Greenbelt Plan was established under Section 3 of the *Greenbelt Act, 2005*.

The Greenbelt is the largest geographical area of its kind in the world, and includes the previously protected Oak Ridges Moraine and Niagara Escarpment. The main objectives of the Greenbelt Plan are to:

- Support agricultural land and promote agriculture production;
- Protect natural heritage features and systems;
- Advance opportunities for culture, recreation and tourism;
- Provide for viable rural settlements; and
- Promote sustainable infrastructure and natural resource use.

The Greenbelt Plan establishes a policy framework that identifies where urbanization shall not occur to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape. The Greenbelt Plan generally identifies a 'Protected Countryside' which is made up of an Agricultural System and a Natural System, together with a series of settlement areas.

The Agricultural System is made up of specialty crop, prime agricultural and rural areas. The Natural System identifies lands that support both natural heritage and hydrologic features and functions. Both systems maintain connections to the broader agricultural and natural systems of southern Ontario.

The provincial Oak Ridges Moraine Conservation Plan, and Greenbelt Plan are scheduled for a review in 2015. King Township will be participating in the review of these documents and the implications of the review will be considered in the Official Plan Review.

5.5 Lake Simcoe Protection Plan, 2009

The Ontario Ministry of Environment's Lake Simcoe Protection Plan (LSPP) came into effect on June 2, 2009. This watershed-based plan provides a roadmap to help restore and protect the health of Lake Simcoe. The LSPP is an ecosystem and sub-watershed-based Provincial plan that seeks to improve the overall health of the Lake Simcoe watershed, with a focus on water quality and the reduction of phosphorus and other pollutants, as well as the protection, improvement or restoration of elements that contribute ecological health.

The watershed includes the area surrounding Lake Simcoe where water, such as streams or wetlands, drain into Lake Simcoe. York Region and its local municipalities (including King Township) are located within the Plan's Watershed Boundary.

The LSPP provides targets, indicators, and policies that address various policy areas, including water quality, quantity, impacts, and implementation.

5.6 Clean Water Act, 2006 and Source Protection Plans

The *Clean Water Act* received Royal Assent in 2006. The key component of the Act is the requirement for the preparation of Source Protection Plans (SPP). These Plans are managed by Conservation Authorities.

King Township is located within the following two Source protection regions, for which SPPs are being finalized:

- The South Georgian Bay Lake Simcoe Protection Region; and
- The CTC Source Protection Region.

The *Clean Water Act* requires that SPP's be implemented through local municipal Official Plans, Zoning By-laws and other prescribed instruments relating to significant drinking water threats. Measures that can be used to ensure this occur include: Official Plan policies, restrictive zoning and conditional zoning, holding provisions and Risk Management Plans. Official Plan policies would prevent certain types of development from occurring in identified areas and implementing Zoning By-laws would ensure that the type of development not permitted by the Official Plan is not allowed through zoning. Consequently, any decision under the *Planning Act* and the *Condominium Act* will have to conform to a Source Protection Plan. If policies conflict between a Source Protection Plan and any other Provincial plan, the policy most protective of drinking water will prevail.

5.7 Regional Official Plan, 2010

As previously mentioned, York Region's new Official Plan (approved by the Ministry of Municipal Affairs and Housing in 2010) partially came into effect on June 20, 2013, subject to a number of OMB Orders. The new Regional Official Plan sets out policies that will guide economic, environmental and community building decisions and manage growth within York Region to the year 2031.

The policies of the new Regional Official Plan are organized into the following key sections:

- Chapter 2: 'A Sustainable Natural Environment' provides direction on enhancing a linked Regional Greenlands System and the treatment of its components;
- Chapter 3: 'Healthy Communities' sets out policies to improve the health and well-being of the people who live and work in the Region by planning and developing sustainable and active communities;
- Chapter 4: 'Economic Vitality' establishes a framework to create a competitive and flexible economic environment that encourages investment and a diversity of employment opportunities;
- Chapter 5: 'An Urbanizing Region: Building Cities and Complete Communities' is a key component of the Region's Growth Management Strategy, which forecasts growth within the Region and for each local municipality, outlines the Regional Structure made up of Regional Centres and Corridors, and sets out a framework for intensification;

- Chapter 6: ‘Agricultural and Rural Areas’ sets out policies that preserve the rural character of many York Region communities
- Chapter 7: ‘Servicing Our Population’ focuses on infrastructure delivery and provides direction on reducing the demand for services, improving mobility, and providing water and wastewater;
- Chapter 8: ‘Implementation’ provides direction on the implementation of the policies in this Plan with respect to public engagement, monitoring progress, clarity in review processes, and interpretation.

With respect to its relationship with local planning documents, the policies in the new Regional Official Plan are intended to help co-ordinate and set the stage for more detailed planning by local municipalities, including King Township.

Finally, it is noted that in 2014, the Region of York has initiated a Regional Municipal Comprehensive Review (MCR), which is intended to update the 2010 Regional Official Plan in accordance with 2013 amendments to the Provincial Growth Plan. However, this MCR will not have an impact on the Township’s current Official Plan Review Project, which is intended to bring the King Official Plan into conformity with the 2010 Regional Official Plan.



Section 6.0

6.0

GROWTH MANAGEMENT AND ECONOMIC DEVELOPMENT

Over the past decade, the Province of Ontario has implemented major policy changes with respect how population and employment growth is to be managed. The following is an overview of specific policy requirements that must be implemented by King Township to manage growth and promote local economic development. This section also highlights some areas where the Township has an opportunity to make certain decisions about where and how growth will occur.

6.1 Growth Management

6.1.1 Key Policy Requirements

2014 Provincial Policy Statement

The 2014 PPS sets out a number of policies with respect to managing change and promoting efficient land use and development patterns within Ontario. It states that it is in the interest of all communities to use land and resources wisely; promote efficient development patterns; protect resources; promote green spaces; and ensure effective use of infrastructure.

In order to achieve these objectives, Section 1.1.3 of the PPS generally focuses growth and development in urban and rural settlement areas, which include cities, towns, villages and hamlets. Table 6-1 below highlights some of the key policies within Section 1.1.3 of the PPS, which have a specific implication for how land use and development patterns are to be managed within King Township.

Table 6-1 Key Policies from the 2014 Provincial Policy Statement

PPS Policy	Potential Official Plan Review Implications/Opportunities
<p>1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</p>	<ul style="list-style-type: none"> The Official Plan is required to direct new growth and development to existing Settlement Areas, including the communities of King City, Nobleton, and Schomberg, and to a lesser extent the Hamlets of Ansnorveldt, Kettleby, Laskay, Pottageville, Lloydtown, Graham Sideroad and Snowball.
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <p>a) densities and a mix of land uses which:</p> <ol style="list-style-type: none"> efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; support active transportation; are transit-supportive, where transit is planned, exists or may be developed; and are freight-supportive; and <p>b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	<ul style="list-style-type: none"> New policies are required in the Official Plan to generally promote higher density, mixed-use, transit supportive, and energy efficient development in the Township's community plan areas, as well as opportunities for sustainability, i.e. active transportation. New policies are also required to generally encourage and support intensification and redevelopment in the Township's community plan areas, in accordance with PPS policy 1.1.3.3, as discussed below.
<p>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p>	<ul style="list-style-type: none"> The Official Plan is required to identify appropriate locations within in the Township's community plan areas for intensification, based on the criteria identified. For reference, 'intensification' is defined in the PPS as: the development of a property, site or area at a higher density than currently exists through: <ol style="list-style-type: none"> redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and the expansion or conversion of existing buildings.
<p>1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p>	<ul style="list-style-type: none"> There is an opportunity to develop new policies that will promote certain forms/standards for development within the Township's intensification areas.
<p>1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.</p>	<ul style="list-style-type: none"> The Township is required to implement intensification targets, which have been established by the Region of York as part of its Growth Plan conformity exercise.
<p>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up</p>	<ul style="list-style-type: none"> There is an opportunity to develop new policies that will promote certain forms/standards for

Table 6-1 Key Policies from the 2014 Provincial Policy Statement

PPS Policy	Potential Official Plan Review Implications/Opportunities
<p><i>area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</i></p> <p><i>1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:</i></p> <p><i>a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;</i></p> <p><i>b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;</i></p> <p><i>c) in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</i></p> <p><i>d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and</i></p> <p><i>e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.</i></p>	<p>development within the Township’s designated growth areas.</p> <ul style="list-style-type: none"> • The Township’s Official Plan Review is considered a ‘comprehensive review’ in accordance with the definition provided by the PPS. Therefore, according to this policy, the expansion of settlement area boundaries may be contemplated. • The Provincial Growth Plan also states that a settlement area boundary expansion may only occur as part of a municipal comprehensive review (as defined in the Growth Plan) subject to demonstrating a number of requirements. For more on this, refer to the discussion of Growth Plan policy 2.2.8.2 in the Growth Plan Policy table below.

The Growth Plan

As noted, the Growth Plan contains a vision for Ontario’s Greater Golden Horseshoe to the year 2031, and provides detailed policy direction on where and how it will grow. Specifically, Schedule 3 of the Growth Plan (provided on the following page for reference) establishes population and employment for all upper and single-tier municipalities to the years 2031, 2036 and 2041.

Two sets of forecasts are provided for York Region (the upper-tier municipality for King Township) to the year 2031, as follows:

- The ‘2031A’ forecasts are those established by the Growth Plan in 2006 (prior to Amendment 2), which were also included in York Region’s new Official Plan (adopted in 2010); and
- The 2031B forecasts were updated by Amendment 2 to the Growth Plan in 2013 and will be used for future Official Plan updates by York Region.

Transition provisions from Section 5.4.5 of the Growth Plan, state that the 2031A forecasts shall continue to be applied by lower-tier municipalities until the upper-tier municipal Official Plans have been amended to conform with updated (2031B) forecasts. Therefore, for the purpose of King Township’s Official Plan Review, the Growth Plan forecasts that the



population of York Region will increase from 931,000 people in 2006 to 1,500,000 people by 2031. This translates into an increase of 568,100 people according to the 2031A forecasts. In addition, the Growth Plan also forecasts that the number of jobs in the Region will increase from 462,300 in 2006 to 780,000 in 2031, which means an increase of 317,700 jobs according to the 2031A forecasts.

Finally, with respect to the implementation of these numbers, there are policies dealing with co-ordination in Section 5.4.2.2 of the Growth Plan that state: *“Where planning is conducted by an upper-tier municipality, the upper-tier municipality, in consultation with the lower-tier municipalities, will allocate the growth forecasts provided in Schedule 3 to the lower-tier municipalities.”* This is discussed in detail below, in the Section dealing with Regional policy requirements.

In addition to establishing forecasts, the Growth Plan also provides direction with respect to where growth will be accommodated. In order to do so, the Plan establishes the basis for identifying a Built Boundary for all fully serviced urban areas within municipalities affected by the Plan, which is defined as the *“limits of the developed urban area”*. The Growth Plan also establishes the basis for identifying Designated Greenfield Areas, which are defined as *“the area within a settlement area that is not Built-up Area”* (i.e., located within the Built Boundary).

Based on these key definitions/areas, specific policies are set out in Section 2.0 of the Growth Plan with respect to how growth is to be managed within affected municipalities. Table 6-2 provides a summary of the key policies for managing growth as set out in Section 2.0 of the Growth Plan, with some commentary on the implications and opportunities for King’s Official Plan Review.

Table 6-2 Key Policies from the Growth Plan

Growth Plan Policy	Potential Official Plan Review Implications/Opportunities
<p><i>2.2.2.1 Population and employment growth will be accommodated by –</i></p> <ul style="list-style-type: none"> <i>a) directing a significant portion of new growth to the built-up areas of the community through intensification</i> <i>b) focusing intensification in intensification areas</i> <i>i) directing development to settlement areas, except where necessary for development related to the management or use of resources, resource-based recreational activities, and rural land uses that cannot be located in settlement areas</i> <i>j) directing major growth to settlement areas that offer municipal water and wastewater systems and limiting growth in settlement areas that are serviced by other forms of water and wastewater services</i> <i>k) prohibiting the establishment of new settlement areas.</i> 	<ul style="list-style-type: none"> • The Official Plan is required to direct a significant portion of new growth to built-up areas. A built-up area has been identified for King City, Nobleton, and Schomberg. • The Official Plan must direct new growth and development to existing Settlement Areas and the establishment of new settlement areas is not permitted. • The Official Plan must indicate that the only forms of development that are to be accommodated outside of settlement areas are those uses related to the management or use of resources, resource-based recreational activities, and rural land uses that cannot be located in settlement areas.
<p><i>2.2.3.1. By the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper- and single-tier municipality will be within the built-up area.</i></p>	<ul style="list-style-type: none"> • The Official Plan is required to direct growth and development in a manner that will assist in achieving the intensification target identified by the Growth Plan.

Table 6-2 Key Policies from the Growth Plan

Growth Plan Policy	Potential Official Plan Review Implications/Opportunities
<p>2.2.3.6. All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will -</p> <ul style="list-style-type: none"> a) be based on the growth forecasts contained in Schedule 3, as allocated to lower-tier municipalities in accordance with policy 5.4.2.2 b) encourage intensification generally throughout the built-up area c) identify intensification areas to support achievement of the intensification target d) incorporate the built boundary delineated in accordance with Policy 2.2.3.5 e) recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification f) facilitate and promote intensification g) identify the appropriate type and scale of development in intensification areas h) include density targets for urban growth centres where applicable, and minimum density targets for other intensification areas consistent with the planned transit service levels, and any transit-supportive land-use guidelines established by the Government of Ontario i) plan for a range and mix of housing, taking into account affordable housing needs j) encourage the creation of secondary suites throughout the built-up area. 	<ul style="list-style-type: none"> • Coordination policies identified in Section 5.4.2 of the Growth Plan further state that “Where planning is conducted by an upper-tier municipality, the upper-tier municipality, in consultation with the lower-tier municipalities, will identify intensification targets for lower-tier municipalities. This is discussed in detail below, in the Section dealing with Regional policy requirements. • The Township’s Official Plan must include an Intensification Strategy and policies to achieve the intensification target. • It is important to note that for the purpose of this Phase One Background and Information Paper, a technical review of relevant policies, population forecasts, and land needs has been completed for discussion purposes. • The intent of this Phase One Paper has not been to identify recommendations or options with respect to developing an intensification strategy. This work will be completed as part of the Phase Two Policy Directions work, based on the outcome of discussions/consultation on the technical information provided in this paper.
<p>2.2.3.7. All intensification areas will be planned and designed to –</p> <ul style="list-style-type: none"> a) cumulatively attract a significant portion of population and employment growth b) provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods c) provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places d) support transit, walking and cycling for everyday 	<ul style="list-style-type: none"> • In addition to developing policies to focus growth in intensification areas, there is a need to develop new policies that will promote certain forms/standards for development within the Township’s intensification areas.

Table 6-2 Key Policies from the Growth Plan

Growth Plan Policy	Potential Official Plan Review Implications/Opportunities
<p><i>activities</i></p> <p>e) <i>generally achieve higher densities than the surrounding areas</i></p> <p>f) <i>achieve an appropriate transition of built form to adjacent areas.</i></p>	
<p>2.2.7.1. <i>New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that –</i></p> <p>a) <i>contributes to creating complete communities</i></p> <p>b) <i>creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services</i></p> <p>c) <i>provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods</i></p> <p>d) <i>creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.</i></p>	<ul style="list-style-type: none"> • There is a need to develop new policies that will promote certain forms/standards for development within the Township's Designated Greenfield Areas, which are the areas of King City, Nobleton, and Schomberg that are not Built-up Areas (as defined by the Growth Plan) but located within the Settlement Area Boundary (or the Existing Community Boundary in the case of Nobleton).
<p>2.2.7.2. <i>The designated greenfield area of each upper- or single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.</i></p>	<ul style="list-style-type: none"> • The Official Plan is required to direct growth and development in a manner that will assist in achieving the density target for Designated Greenfield Areas. • Coordination policies identified in Section 5.4.2 of the Growth Plan further state that “Where planning is conducted by an upper-tier municipality, the upper-tier municipality, in consultation with the lower-tier municipalities, will identify density targets for the designated greenfield areas of the lower-tier municipalities, to achieve the density target for designated greenfield areas. This is discussed in detail below, in the Section dealing with Regional policy requirements.
<p>2.2.7.6. <i>Municipalities will develop and implement official plan policies, including phasing policies, and other strategies, for designated greenfield areas to achieve the intensification target and density targets of this Plan.</i></p>	<ul style="list-style-type: none"> • The Township's Official Plan must include policies for development within Designated Greenfield Areas.
<p>2.2.8.2 <i>A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that –</i></p> <p>a) <i>sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, are not available:</i></p> <p><i>i. within the regional market area, as determined by the upper- or single-tier municipality, and</i></p> <p><i>ii. within the applicable lower-tier municipality to accommodate the growth allocated to the</i></p>	<ul style="list-style-type: none"> • A Municipal Comprehensive Review is defined by the Growth Plan as “an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan.” • A determination of whether additional urban land is required to implement the forecasts established by the Region of York Official Plan will be made as part of the current Official Plan Review being undertaken by King Township. However,

Table 6-2 Key Policies from the Growth Plan

Growth Plan Policy	Potential Official Plan Review Implications/Opportunities
<p><i>municipality pursuant to this Plan</i></p> <p>b) <i>the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in Policy 2.2.8.2(a)</i></p> <p>c) <i>the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan</i></p> <p>d) <i>where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans</i></p> <p>e) <i>the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner</i></p> <p>f) <i>in prime agricultural areas:</i></p> <ul style="list-style-type: none"> <i>i. the lands do not comprise specialty crop areas</i> <i>ii. there are no reasonable alternatives that avoid prime agricultural areas</i> <i>iii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas</i> <p>g) <i>impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible</i></p> <p>h) <i>in determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied</i></p> <p>i) <i>for expansions of small cities and towns within the outer ring, municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the small city or town.</i></p>	<p>even if a determination is made that there is a need for a settlement area expansion, such an expansion cannot be considered, since such an expansion can only be initiated by the Region of York as a result of the wording of Sections 5.6.20 and 5.6.12 of the Region of York Official Plan. This is because Section 2.2.8.2 a) of the Growth Plan requires that it be demonstrated that enough land is not designated for development in <u>both</u> the Region and Township.</p>

2010 York Region Official Plan

As discussed above, to implement the policy requirements of the Growth Plan and coordinate planning efforts between the Region of York and its local municipalities, the 2010 York Region Official Plan identifies the following for its lower-tier municipalities, including King Township:

1. Population and employment forecasts to the year 2031;
2. Intensification targets for lands within the built-up area; and
3. Density targets for Designated Greenfield Areas.



With respect to growth forecasts to the year 2031, Section 5.1 of the Region's new 2010 Official Plan sets out population and employment forecasts for each local municipality based on Schedule 3 of the Growth Plan. These forecasts are shown below in Table 6-3.

The forecasts in Table 6-3 indicates that King Township is forecasted to grow from 20,300 people in 2006 to 34,900 people in 2031, representing an increase of 14,600 people. With respect to employment, Table 1 also indicates employment is forecasted to increase from 7,100 jobs in 2006 to 11,900 in 2031, representing an increase of 4,800 jobs³.

**Table 6-3 York Region Population and Employment
Forecast by Local Municipality**

	2006	2016	2021	2026	2031
Aurora					
Population	49,700	63,700	68,100	69,600	70,200
Employment	20,300	29,000	32,400	33,500	34,200
East Gwillimbury					
Population	22,000	34,700	48,100	66,300	86,500
Employment	5,900	11,600	18,700	26,700	34,400
Georgina					
Population	44,600	52,800	57,900	63,900	70,300
Employment	8,000	11,000	13,900	17,400	21,200
King					
Population	20,300	27,000	29,900	32,500	34,900
Employment	7,100	9,700	11,000	11,400	11,900
Markham					
Population	273,000	337,800	370,300	398,300	421,600
Employment	144,800	200,300	221,500	231,200	240,400
Newmarket					
Population	77,600	88,700	91,900	94,500	97,100
Employment	42,100	47,600	48,700	49,000	49,400
Richmond Hill					
Population	169,800	216,900	231,400	239,100	242,200
Employment	61,100	86,100	94,300	97,400	99,400
Vaughan					
Population	249,300	329,100	360,400	388,800	416,600
Employment	162,200	226,000	248,900	257,600	266,100
Whitchurch-Stouffville					
Population	25,500	49,400	55,800	59,100	60,600
Employment	10,900	19,200	21,900	22,700	23,000
York Region					
Population	931,900	1,200,100	1,313,800	1,412,100	1,500,000
Employment	462,300	640,500	711,200	746,900	780,000

³ A detailed discussion of employment land needs in relation to this employment growth forecast is provided in Section 6.2 of this Paper.

To put this into a Region-wide perspective, Table 6-4 compares growth forecasts for King Township to the forecasts provided for the entire Region by Schedule 3 of the Growth Plan. It shows that King Township is anticipated to accommodate approximately 2.6% of the population and household growth forecasted for York Region to 2031, and 1.5% of the employment growth.

Table 6-4 King's Forecasted Growth in the Context of the Region

Year	York Region			King Township			% of Region's Growth
	2006	2031	2006-2031	2006	2031	2006-2031	
Population	931,900	1,500,000	568,100	20,300	34,900	14,600	2.6%
Employment	462,300	780,000	317,700	7,100	11,900	4,800	1.5%

In terms of where the increase in population is to be accommodated in King Township, Section 5.3 of the Region's new 2010 Official Plan identifies an intensification target for each of the local municipalities, which represents the number of new dwelling units that should be planned for within the 'built-up area'. These intensification targets are based on a detailed spatial analysis that was completed across the Region, using the built boundary identified by the Minister of Infrastructure, to identify potential locations for intensification. The unit numbers identified in Table 6-5 below represent the intensification targets by local municipality for 2006 to 2031.

The intensification target identified for King Township by the 2010 York Region Official Plan is 920 units. Using population per unit (ppu) numbers provided by the Region, it has been determined that these 920 units could accommodate approximately 2,390 new people. This means that of the 14,600 new people that are expected in the Township between 2006 and 2031, 2,390 people at a minimum would be accommodated through intensification.

Table 6-5 York Region Residential Intensification Targets by Local Municipality 2006-2031

	Units
Aurora	3,140
East Gwillimbury	1,030
Georgina	2,690
King	920
Markham	31,590
Newmarket	5,250
Richmond Hill	15,300
Vaughan	29,300
Whitchurch-Stouffville	1,500
York Region	90,720

In addition to directing a new growth to the 'built-up area' of King Township, Chapter 5.0 of the 2010 Regional Official Plan also states that new growth to 2031 will be accommodated in community areas that are currently designated for development in existing Official Plans. These areas are the Township's 'designated greenfield area' (i.e., lands outside of the 'built-up area' but located in the community plan). Since the Region requires a minimum of 2,390 people to be accommodated through intensification within the built boundary (see above), this means that 12,210 people could be accommodated in the Township's 'designated greenfield area' to meet the Region's population target.

Finally, Section 5.0 of the York Region Official Plan also sets out policies dealing with the extent to which the Township’s rural settlement areas (including Pottageville, Lloydtown, Snowball, Laskay, Kettleby, Ansnorveltdt, and lands located at Graham Sideroad and Bathurst) will accommodate future growth. Since growth in the rural settlement areas is limited to minor infilling by the Regional Official Plan (as discussed in the table below), these areas have not been considered with respect to meeting the Region’s population target.

Table 6-6 provides a summary of the key policies to be implemented by local municipalities in the Region to manage future growth, with some commentary on the implications and opportunities for King’s Official Plan Review.

Table 6-6 Key Policies from the York Region Official Plan

Regional Official Plan Policy	Potential Official Plan Review Implications/Opportunities
<p><i>5.1.2 That the population and employment forecasts in table 1 be used as the basis for planning of new development.</i></p>	<ul style="list-style-type: none"> King Township’s Official Plan must plan for an increase of 14,600 people and 4,800 jobs by 2031, in accordance with Table 1 of the Region’s Official Plan.
<p><i>5.1.4 That local official plans shall not designate more than a 20-year supply of land for development.</i></p>	<ul style="list-style-type: none"> The Official Plan must provide urban designations based on updated population, household, and employment projections, in the context of a maximum 20-year planning time frame. However, the Growth Plan states that the number of dwelling units allocated as intensification to the Township is intended to function as a minimum target. This means that the amount of intensification that could occur in the built-up area can exceed the minimum target established by the Region.
<p><i>5.1.12 That expansions of the Urban Area, shall only be initiated by the Region, in consultation with local municipalities, as part of a Regional municipal comprehensive review in conformity with Policy 2.2.8 of Places to Grow: Growth Plan for the Greater Golden Horseshoe and the following:</i></p> <ol style="list-style-type: none"> <i>population and employment forecasts for the Region;</i> <i>the roles of lands proposed for expansion in the context of local municipal growth management;</i> <i>the protection of and integration with the Regional Greenlands System;</i> <i>the amendment is large enough (e.g. a concession block) with clear and identifiable boundaries, such as concession streets, major natural features, rail or major utility corridors;</i> <i>the role of the lands proposed for expansion that is supportive of the Region’s urban structure of centres and corridors;</i> <i>that expansions of the Urban Area are contiguous</i> 	<ul style="list-style-type: none"> The Township’s Official Plan Review shall not consider an expansion of settlement area boundaries until it is initiated as part of a Regional municipal comprehensive review.

Table 6-6 Key Policies from the York Region Official Plan

Regional Official Plan Policy	Potential Official Plan Review Implications/Opportunities
<p>to an existing Urban Area;</p> <p>g) the completion of local municipal strategies and policies to phase in and achieve the intensification targets in this Plan;</p> <p>h) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;</p> <p>i) future expansions, to the Urban Area as shown on Map 1 of this Plan, are directed to lands outside the boundary of that Urban Area and outside the Greenbelt Plan Area Boundary;</p> <p>j) the Region and local municipalities shall protect for the opportunity for a new community areas and employment lands within such lands that could be considered through any future municipal comprehensive review; and,</p> <p>k) other policies of this Plan.</p>	
<p>5.2.14 To require that the designated greenfield area achieve an average minimum density that is not less than 50 residents and jobs per hectare combined in the developable area.</p>	<ul style="list-style-type: none"> The Official Plan must identify designated greenfield areas and require that any new development in these areas achieve minimum density that is not less than 50 residents and jobs per hectare. This policy is modified by Section 5.6.22 c) which indicates that best efforts to achieve this minimum density should be applied in Towns and Villages (i.e., King City, Nobleton and Schomberg). In addition, Sections 5.6.4 to 5.6.16, which apply to new community areas, are to be applied using a 'best efforts' philosophy as well. The determination of what an appropriate minimum density target is for King Township will be a product of the Official Plan Review.
<p>5.3.3 That local municipalities shall complete and adopt their own intensification strategies based on the York Region 2031 Intensification Strategy and on the Region's Intensification Guide. The local municipal intensification strategies, developed in co-operation with the Region, shall:</p> <p>a) plan to meet and/or exceed intensification targets identified in table 2 of this Plan.</p> <p>b) identify the role for each of the following:</p> <p>(i) Regional Centres and Corridors;</p> <p>(ii) Go Transit train stations and bus terminals, and subway stations;</p> <p>(iii) Local Centres and Corridors;</p> <p>(iv) Other major streets;</p> <p>(v) Local infill; and,</p> <p>(vi) Secondary suites,</p>	<ul style="list-style-type: none"> King Township must complete an Intensification Strategy as part of its Official Plan Review, which addresses the requirements identified by the Region.

Table 6-6 Key Policies from the York Region Official Plan

Regional Official Plan Policy	Potential Official Plan Review Implications/Opportunities
<p>c) identify and map intensification areas and provide targets for each area;</p> <p>d) identify appropriate density ranges for intensification areas that support the Intensification Matrix Framework;</p> <p>e) incorporate employment opportunities into intensification area,</p> <p>f) plan for a range and mix of housing, taking into account affordable housing needs; and,</p> <p>g) identify implementation policies and strategies to prioritize, phase in and achieve local municipal intensification targets.</p>	
<p>5.5.1 That local centres and corridors serve as important neighbourhood focal points and mainstreets that provide a range of work, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community.</p>	<ul style="list-style-type: none"> King's Local Centres are the historical cores of the three community areas. Local Corridors can be located on Regional Roads or other major roads outside of the Local Centres.
<p>5.5.2 To require local Official Plans to identify and designate the location of Local Centres and Corridors within the Urban Area.</p>	<ul style="list-style-type: none"> This section applies specifically to urban areas (which do not include Towns and Villages such as King City, Nobleton and Schomberg). However, Section 5.6.23 indicates that local centres could also be established subject to unique criteria. There is no mention of Local Corridors in Section 5.6.23; however, this does not mean that Local Corridors cannot be identified in Towns and Villages.
<p>5.5.3 That local municipalities shall address in secondary plans or other appropriate studies the following criteria for Local Centres:</p> <p>a. That the specific location and boundaries of the Local Centres are identified;</p> <p>b. That a wide range of residential, commercial and institutional uses, including retail uses, offices, mixed-use and human services is provided;</p> <p>c. That urban design requirements are consistent with policy 5.2.8 of this Plan;</p> <p>d. That Local Centres connect efficiently with and contribute to the vitality of the surrounding area;</p> <p>e. That focal points for community activity and civic pride are created;</p> <p>f. That pedestrian and cycling systems, and local green spaces, including parks and natural features, are integrated;</p> <p>g. That the size and context for development should be in relation to the surrounding community and corridors;</p> <p>h. That specific employment targets that contribute to live/work opportunities be identified;</p> <p>i. That land use and transit is co-ordinated to ensure that Local Centres are focal points for current and/or</p>	<ul style="list-style-type: none"> The Township's Official Plan shall identify Local Centres and set out policies that address the criteria in this Regional policy.

Table 6-6 Key Policies from the York Region Official Plan

Regional Official Plan Policy	Potential Official Plan Review Implications/Opportunities
<p><i>future public transit services and infrastructure and that they prioritize pedestrian movement, transit use and access; and,</i></p> <p><i>j. To revitalize and preserve cultural heritage resources within core historic areas through urban design standards which reflect local heritage, character, and streetscape.</i></p>	
<p><i>5.6.19 That the boundaries of Towns and Villages identified on Map 1 of this Plan shall be defined within local official plans.</i></p>	<ul style="list-style-type: none"> • The Official Plan must identify the boundaries of King City, Nobleton, and Schomberg in accordance with map 1 of the Region's Official Plan.
<p><i>5.6.20 That the local community plans of Towns and Villages may also include rural and agricultural designations within their boundaries. Any redesignation of agricultural and rural uses within the local community plan boundary to urban uses are subject to the provision of policy 5.1.12 of this Plan.</i></p>	<ul style="list-style-type: none"> • This policy is of particular relevance to Nobleton where a large area of land within the Community Plan boundary is within these two designations. • There may be an opportunity to explore potential for redesignation of these lands only at the time of a Municipal Comprehensive Review initiated by the Region.
<p><i>5.6.22 That new development areas within Towns and Villages, be subject to comprehensive secondary plans based on the following:</i></p> <p><i>a. Water and wastewater services are available;</i></p> <p><i>b. The plan considers the entire Town or Village and integrates the development into the existing community;</i></p> <p><i>c. Best efforts to achieve a minimum density requirement of 50 residents and jobs combined per hectare in the developable area;</i></p> <p><i>d. Best efforts are made to incorporate policies 5.6.4 through 5.6.16 of this Plan; and,</i></p> <p><i>e. Best efforts to encourage development within the built-up area of the Towns and Villages that is consistent with the appropriate policies in Section 5.3 of this Plan.</i></p>	<ul style="list-style-type: none"> • This policy introduces the 'best efforts' philosophy that the Township should use to determine an appropriate minimum density target for greenfield areas.
<p><i>5.6.23. That Local Centres located within Towns and Villages should meet the following criteria, in addition to the policies of Section 5.5 of this Plan:</i></p> <p><i>a. Identify the area of the commercial core;</i></p> <p><i>b. Protect the significant natural features of the community such as rivers, lakes, etc.;</i></p> <p><i>c. Recognize the potential for commercial and tourist activity;</i></p> <p><i>d. Recognize the servicing capacity of the community; and,</i></p> <p><i>e. Provide human services for surrounding rural and agricultural areas.</i></p>	<ul style="list-style-type: none"> • In addition to the criteria set out in Section 5.5, the identification of Local Centres shall consider the criteria identified in this policy.
<p><i>5.6.24 That local official plans and zoning by-laws shall designate the boundaries of Hamlets and provide</i></p>	<ul style="list-style-type: none"> • The Official Plan must identify the boundaries of its Hamlets, which are

Table 6-6 Key Policies from the York Region Official Plan

Regional Official Plan Policy	Potential Official Plan Review Implications/Opportunities
<i>policies that limit future growth to minor infilling, subject to the ability to service growth by individual private on-site water and wastewater systems.</i>	shown conceptually on Map 1 of the Region's Official Plan, and provide policies to limit future growth in these areas.
<i>5.6.25 That limited small-scale industrial, commercial and institutional uses may be permitted in local official plans, subject to the ability to service the use by individual private on-site water and wastewater systems.</i>	<ul style="list-style-type: none"> There is an opportunity to review policies related to the development of small-scale industrial, commercial and institutional uses in the Township's Hamlets through the Official Plan Review provided that 'major development' is not permitted.
<i>5.6.26 That major development shall not be permitted in Hamlets.</i>	<ul style="list-style-type: none"> The Official Plan requires policies prohibiting major development in Hamlets. For reference, 'Major Development' consists of a. the creation of four or more lots; b. the construction of a building or buildings with a ground floor area of 500 square metres or more; or, c. the establishment of a major recreational use (as defined in the Regional Official Plan).
<i>5.6.27 That consents may be permitted in Hamlets, subject to local official plan consents policies and the ability to service the development by individual private on-site water and wastewater systems</i>	<ul style="list-style-type: none"> There is an opportunity to review policies dealing with consents in the Hamlets areas through the Official Plan Review.
<i>5.6.28 That residential infilling shall be encouraged to occur in depth rather than along strips and should complement the historic character of the settlement. Any increase in the number of residents through infilling must not change the rural nature of the Hamlet.</i>	<ul style="list-style-type: none"> The Township's Official Plan could include policies to promote certain forms/standards for development in Hamlet areas.
<i>5.6.30 That local municipalities may undertake minor rounding out of Hamlet boundaries in accordance with the Greenbelt Plan only at the time of the local municipality's Greenbelt Plan conformity exercise.</i>	<ul style="list-style-type: none"> Since the Township is completing its Greenbelt Plan conformity exercise, there is an opportunity to consider minor rounding out of the Hamlet boundaries that are located within the Greenbelt Plan Area.

6.1.2 Land Needs Analysis

The purpose of the above discussion (Section 6.1.1) was to outline the overall growth management policy framework set out by the Province and Region, which needs to be implemented as part of the Official Plan Review. The following is a summary of the forecasts for King:

Summary of Forecasted Growth

The following points summarize the growth forecasts identified by the Region for King Township in the 2010 Official Plan and well as some key policies that will direct how it is to be accommodated:

- Population forecasts indicate that King Township will grow from 20,300 people in 2006 to 34,900 people in 2031, representing an increase of 14,600 people.
- The Regional Official Plan identifies an intensification target of 920 units by 2031 for King, and using population per unit (ppu) numbers provided by the Region, this means that a total population of around 2,390 people is to be accommodated through intensification in the built-up area in King by 2031.
- This also means that of the total population forecast of 14,600, around 12,210 people are to be accommodated through new development in the designated greenfield area.
- The Regional Official Plan identifies a density target for new development in the Designated Greenfield area of 50 people and jobs per hectare; however, the Region's policies also indicate that **best efforts** to achieve this minimum density should be applied in Towns and Villages (i.e., King City, Nobleton and Schomberg).

Analysis of the Built-up Area and the Potential for Intensification

In 2011, in advance of King's Official Plan Review, the Township initiated a *Housing and Residential Intensification Study* to identify locations within the built-up area of King City, Nobleton, and Schomberg that could provide opportunities for intensification, and to obtain public input on potential intensification sites. The study reviewed the following:

- Residential units that had been constructed since June 2006 (the date the Growth Plan was adopted);
- Number of residential units under construction;
- Number of existing vacant lots;
- Number of approved units; and
- Lands currently designated and available for intensification (based on the existing Community Plan policies).

However, it is noted that the Township's assessment did not include a figure for redevelopment of existing properties within the three community cores due to the limited number of historical applications. The assessment also did not consider potential severances in developed residential areas based on the restrictive policy regime of the current Community Plans.

Figures 6-1, 6-2, and 6-3 show potential areas for residential intensification within the three communities (potential sites are highlighted orange) as identified by the Township in 2011.

Figure 6-1 Potential Residential Intensification Areas in King City, as identified by the Township in 2011

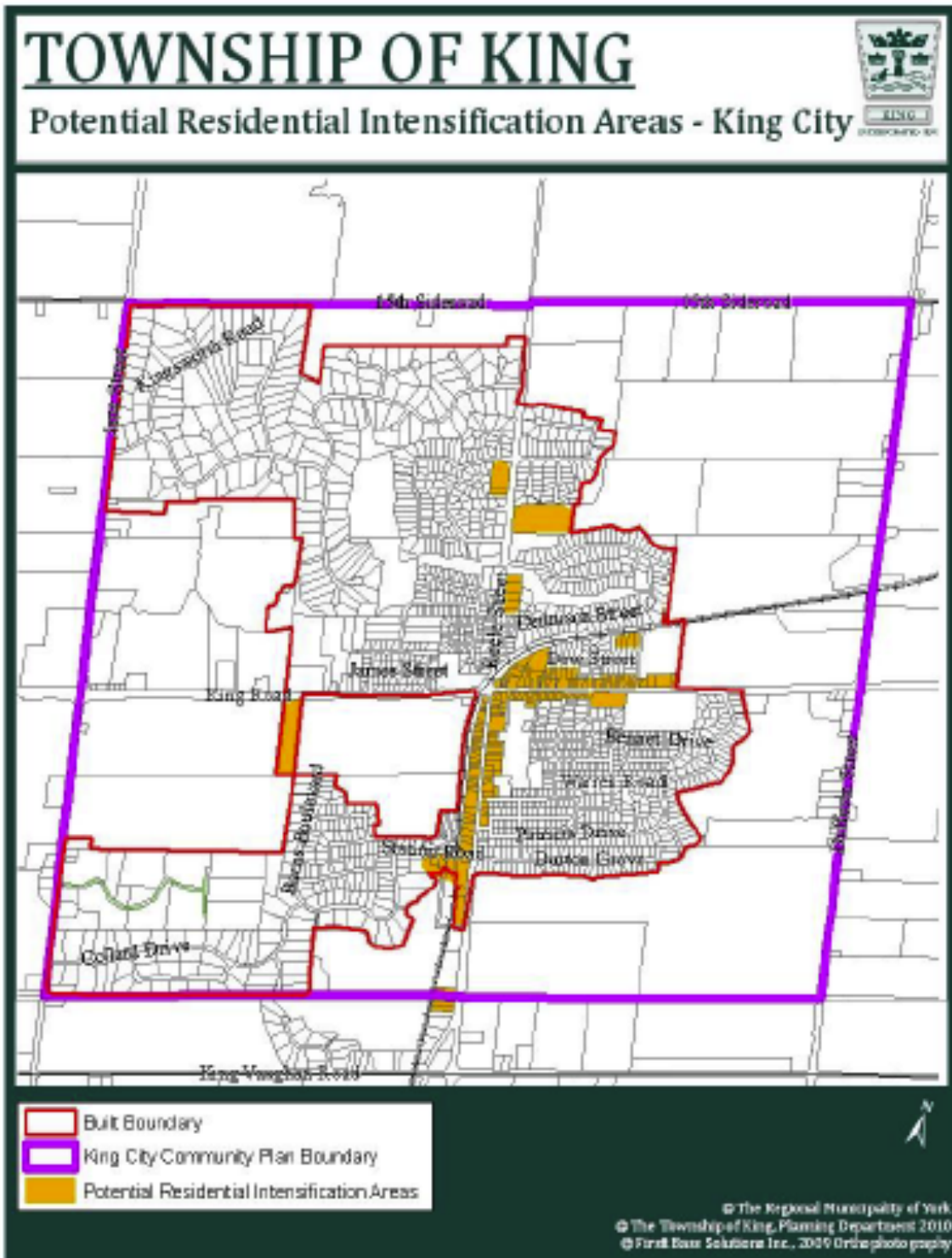


Figure 6-2 Potential Residential Intensification Areas in Nobleton, as identified by the Township in 2011

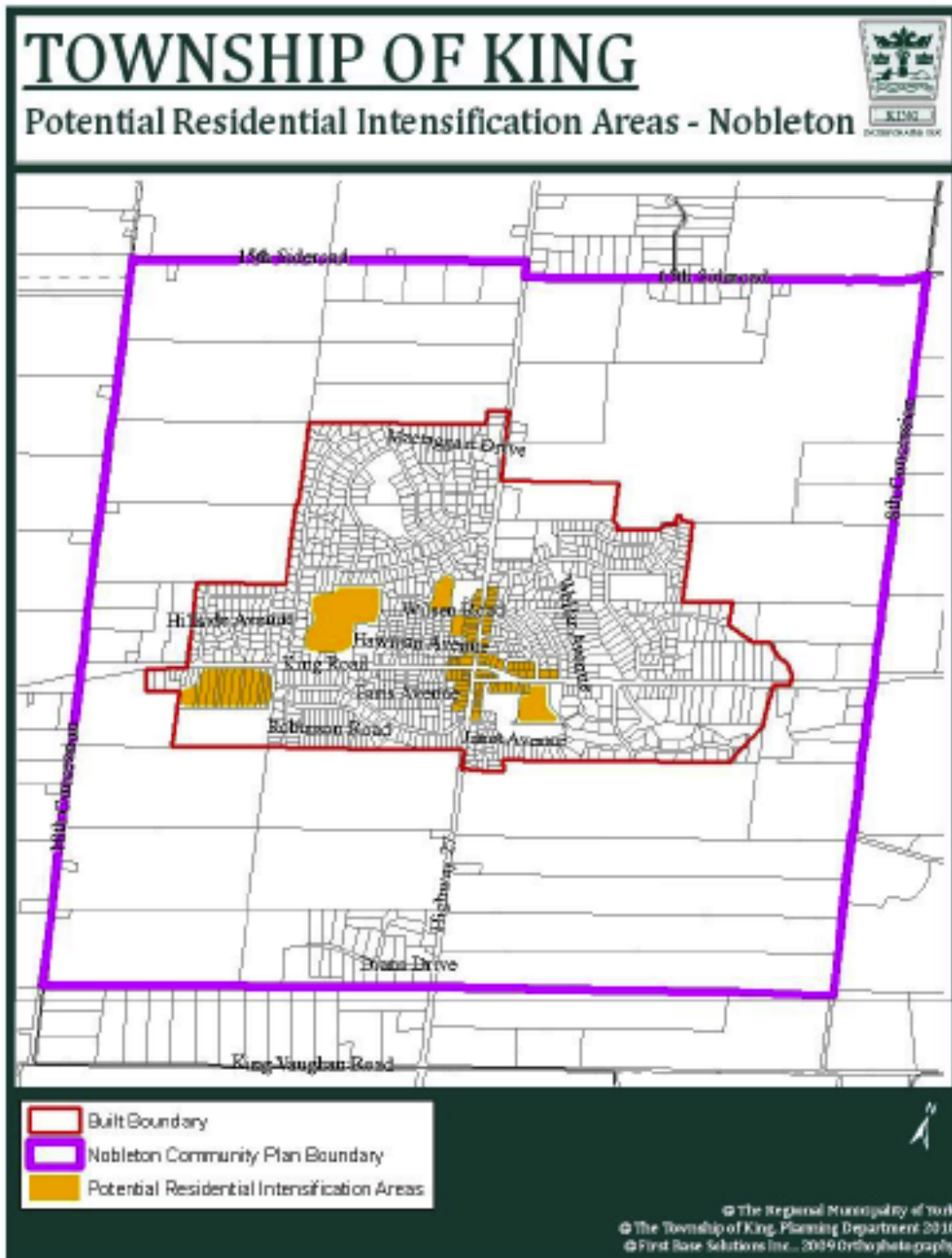
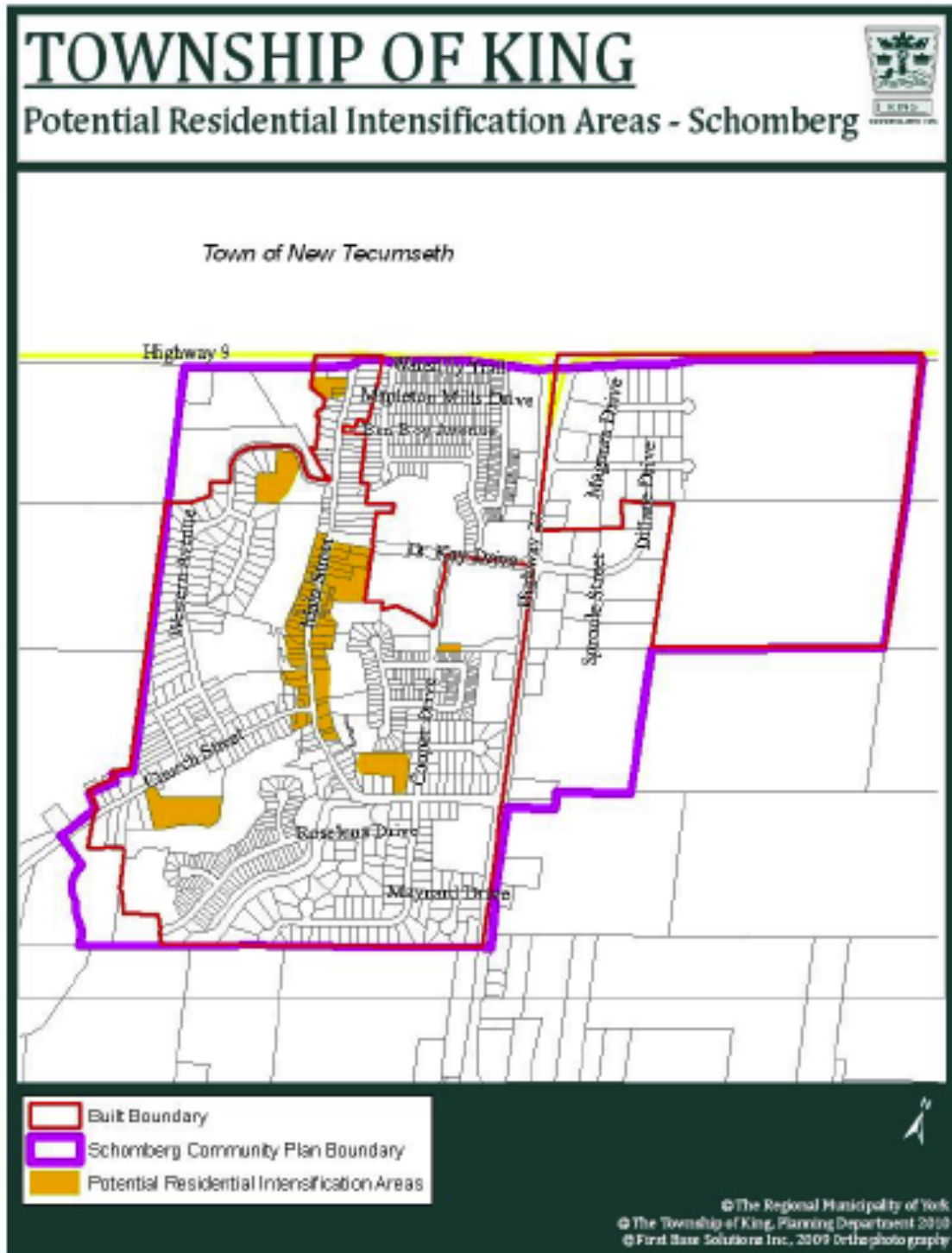


Figure 6-3 Potential Residential Intensification Areas in Schomberg, as identified by the Township in 2011



Generally, the 'potential intensification sites identified by the Township include:

- The GO Station area in King City;
- The community cores in King City, Nobleton and Schomberg;
- Properties located along Regional Roads leading into the core areas;
- Potential surplus school sites within King City and Nobleton; and
- Local infill opportunities.

Table 6-7 was also prepared by the Township in 2011 to demonstrate the number of residential intensification units estimated within the built-up area as a result of the assessment.

Table 6-7 Summary of Residential Intensification Units Estimated by the Township

King Township Current Estimated Residential Intensification Units within the Provincial Built Boundary, October, 2011	
Status	Units
Built*	11
Under Construction	39
Existing Vacant Lots	10
Approved Units	137
Designated & Unbuilt	224
Total	421

*Residential Units constructed since June 2006.

As shown, it was estimated that 421 units could be accommodated on the potential intensification areas, which represents 45% of the overall intensification target (i.e., 920 units). Therefore, the potential intensification areas identified by the Township in 2011 would not be adequate to meet the Region's intensification target by 2031.

While the Township's analysis is a good starting point for a community discussion on intensification within King, it does not provide the complete picture with respect to capacity within the built-up area, largely because it did not consider the potential for the redevelopment on as wide a range of properties as possible. Therefore, to advance the understanding of the potential for intensification in King's built-up area, a more detailed review has been carried out as part of the Official Plan Review, building on the analysis from the 2011 *Housing and Residential Intensification Study*. The following is an overview of the methodology and findings of the review:

- Areas were identified as having potential for intensification if they met one or more of the criteria below:
 1. The area is located on a Regional Road which is where most intensification in the Region is to be directed (along with the centres);
 2. The area is vacant or is significantly underdeveloped;
 3. The area is along the main streets within the Community cores of King City, Nobleton and Schomberg;

4. The area is located adjacent to other properties that are used in a similar manner, which would support the future consolidation of like properties into larger development areas;
5. The area is large enough to support the development of more dwelling units than are currently present;
6. Areas that have potential for redevelopment abut each other;
7. The area includes commercial uses that were developed more than 15 to 20 years ago;
8. The area is located along a stretch of road where intensification has already been occurring; and
9. Areas where land assembly was known to be taking place.

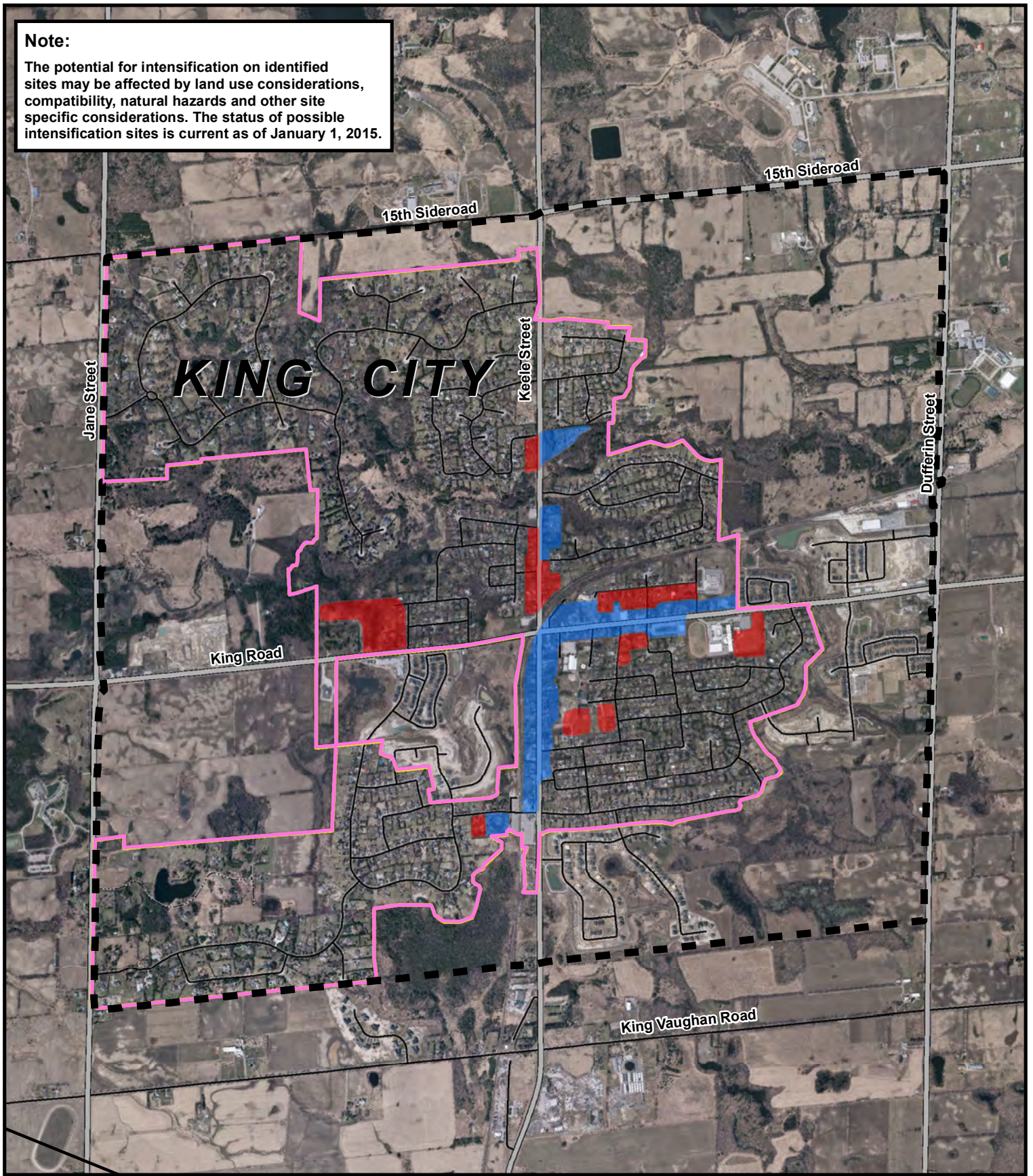
Once the 'Potential Intensification Areas' were identified, a general assessment of their potential for redevelopment for residential or uses was established. Given the current character of the Township and its three communities, it is assumed that generally speaking some of the new housing units developed in intensification areas will be in the form of townhouses with some apartments. While it is recognized that intensification typically occurs in the form of townhouses and/or apartment buildings, since King Township is a small community predominantly made up of single detached dwellings, it is anticipated that some degree of intensification will also occur in the form of single dwelling units on lots that are smaller than average in the Township. This is shown in the analysis provided in the following pages.

As a result of this review, it has been confirmed that most of the potential sites for intensification identified by the Township in 2011 do in fact have redevelopment potential, and that a number of other parcels and areas have potential for intensification sites as well within the built-up area of King City, Nobleton, and Schomberg.

Maps 6-1, 6-2, and 6-3 on the following pages identify the Potential Intensification Areas that were identified as a result of this analysis. Areas highlighted in blue represent those properties that were identified by the Township in 2011, and properties highlighted in red represent those properties that were identified by the Township and consulting team as part of the Official Plan Review in 2015.

Note:







The potential for intensification on identified sites may be affected by land use considerations, compatibility, natural hazards and other site specific considerations. The status of possible intensification sites is current as of January 1, 2015.

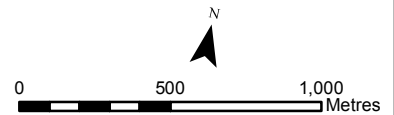


**Township of King
Possible Intensification
Areas (King City)**

Map 6-1

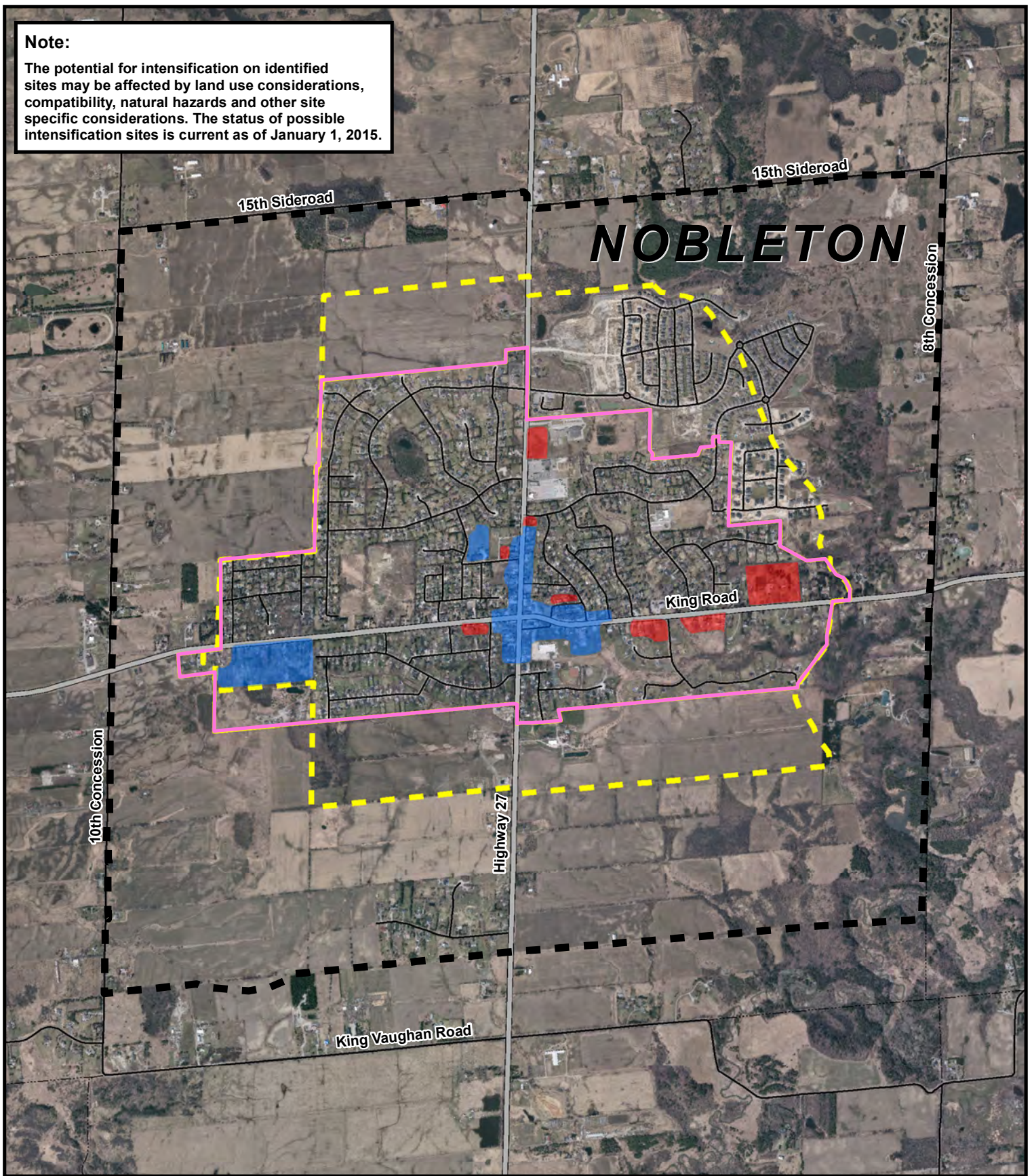
Legend

-  Possible Intensification Areas
As identified by Township
in Housing & Residential
Intensification Paper, 2011
-  Possible Intensification Areas
As identified by Township &
consulting team, 2015
-  Community Plan Boundary
-  Built Boundary
-  Regional Road
-  Local Road



Note:








The potential for intensification on identified sites may be affected by land use considerations, compatibility, natural hazards and other site specific considerations. The status of possible intensification sites is current as of January 1, 2015.

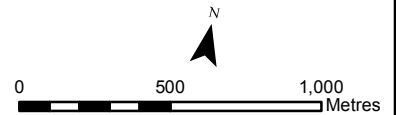


**Township of King
Possible Intensification
Areas (Nobleton)**

Map 6-2

Legend

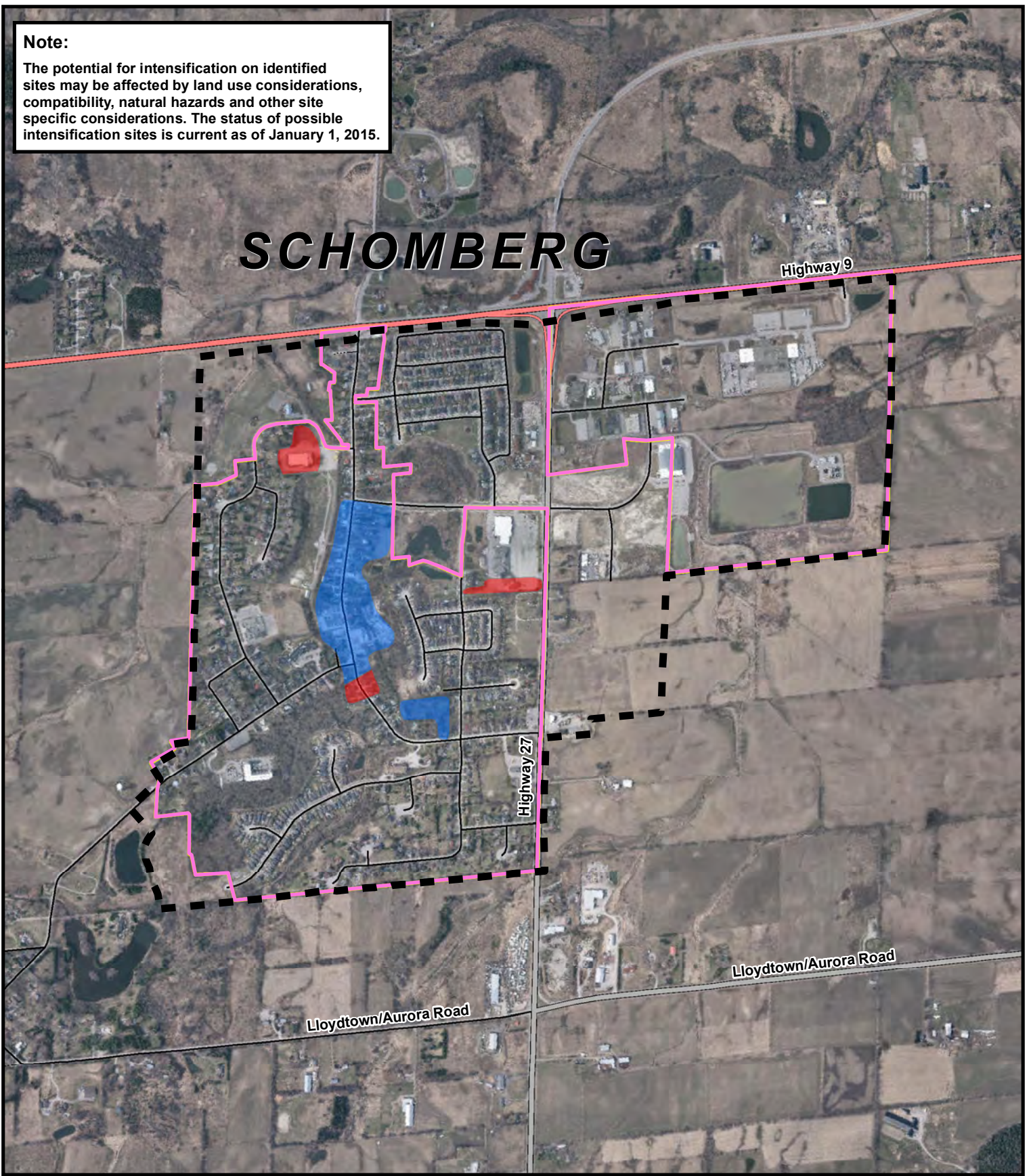
-  Possible Intensification Areas
As identified by Township
in Housing & Residential
Intensification Paper, 2011
-  Possible Intensification Areas
As identified by Township &
consulting team, 2015
-  Community Plan Boundary
-  Nobleton Existing Community Boundary
-  Built Boundary
-  Regional Road
-  Local Road



Note:

The potential for intensification on identified sites may be affected by land use considerations, compatibility, natural hazards and other site specific considerations. The status of possible intensification sites is current as of January 1, 2015.








SCHOMBERG

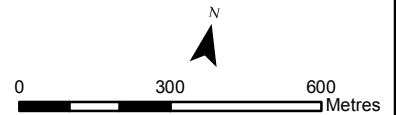


Township of King Possible Intensification Areas (Schomberg)

Map 6-3

Legend

-  Possible Intensification Areas
*As identified by Township
in Housing & Residential
Intensification Paper, 2011*
-  Possible Intensification Areas
*As identified by Township &
consulting team, 2015*
-  Community Plan Boundary
-  Built Boundary
-  Provincial Highway
-  Regional Road
-  Local Road



On the basis of the additional work completed with respect to identifying sites, it has been determined that 1,124 new dwelling units⁴ (and approximately 3,080 people) could potentially be accommodated within 'possible intensification areas' as follows:

- There may be potential for approximately 620 additional intensification units (and 1,478 people) to be accommodated in the built-up area of King City.
- There may be potential for approximately 415 additional intensification units (and 1,365 people) to be accommodated in the built-up area of Nobleton.
- There may be potential for approximately 89 additional intensification units (and 237 people) to be accommodated in the built-up area of Schomberg.

However, it is important to note that this potential may be affected by land use considerations, compatibility, natural hazards, and other site-specific considerations.

In addition, (as mentioned earlier) at the time of completing its 2011 analysis of potential intensification areas, the Township also determined that a total of 187 intensification units had already been built, under construction, or approved at the time of completing the analysis. As part of the additional work completed for the Official Plan Review, this number has been updated. The Township has determined (as of January 1, 2015) that 438 dwelling units have already been constructed, approved, or proposed within the 'built-up area' since 2006, which are anticipated to accommodate approximately new 1,178 new people. In terms of the distribution of these intensification units across the three communities, 21% of these units have been constructed, approved, or proposed in King City, 46% in Nobleton, and 33% in Schomberg.

Therefore, it is confirmed that the Township can accommodate the Region's minimum intensification target by 2031. In fact, it may be possible for the Township to exceed the Region's intensification target since a total of 1,562 new dwelling units (and approximately 4,374 people) could potentially be accommodated through intensification. This would be in accordance with the Growth Plan, which states that the intensification target allocated to the Township is intended to function as a minimum only.

To provide the basis for the consideration of some or all of the intensification that has been identified, changes to the Official Plan may be required. Specific policy options will be identified as part of Phase Two of the Official Plan Review.

Lastly, it is noted that residential areas that are located within the built boundary but not included within 'possible intensification areas' may be considered 'stable residential areas', and a discussion of how these area could be protected are identified in Section 6.4 of this Paper.

⁴ Some of these units would likely be established after 2031.

Analysis Designated Greenfield Areas and the Potential Capacity for Future Growth

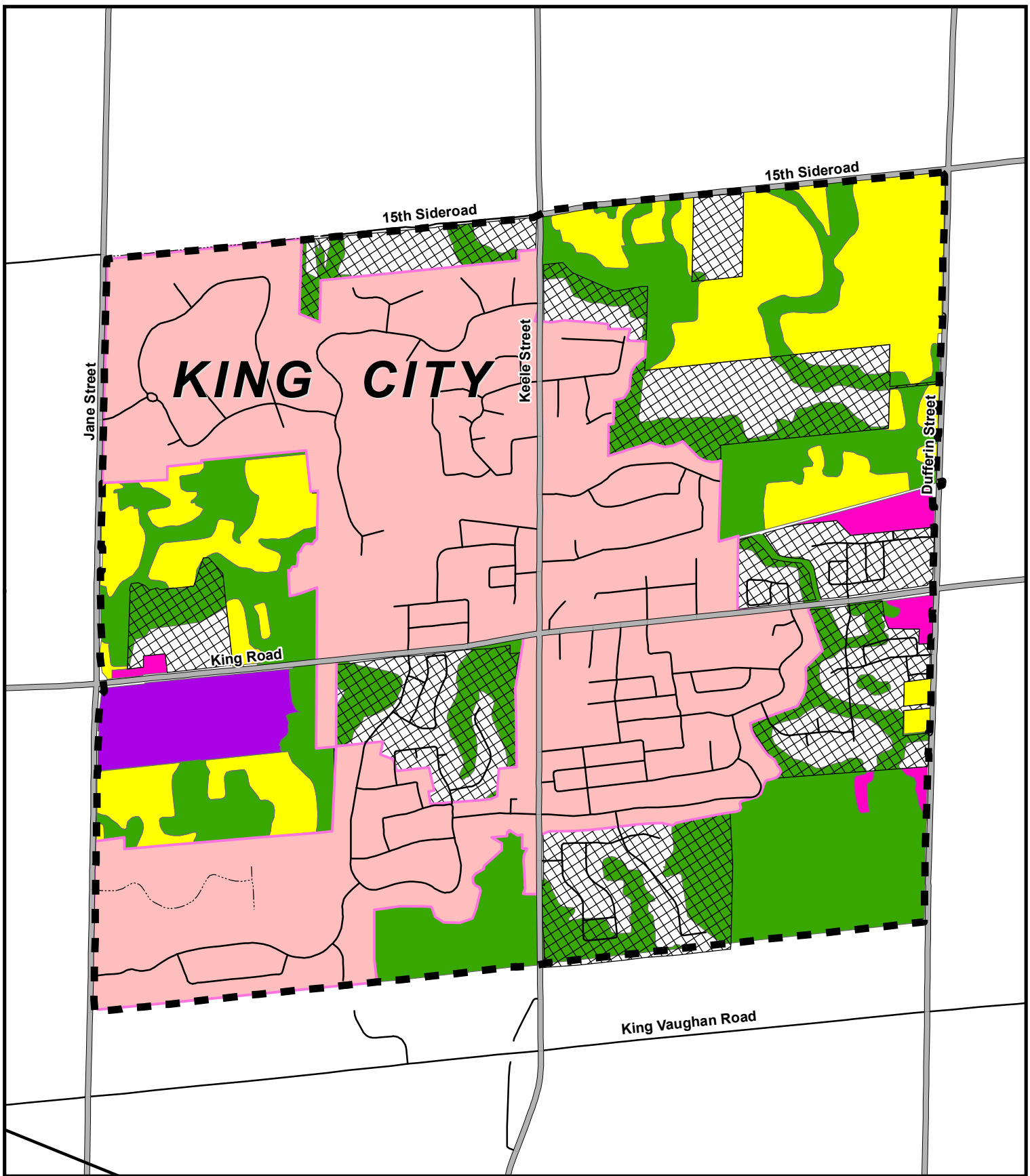
As mentioned previously, the Regional Official Plan population forecast for King Township to 2031 is 14,600 new people. When reduced by 2,390 people (which are expected to be accommodated through the 920 intensification units that are also forecasted for 2031) of 12,210 people remain from the Region's forecasted population. For the purposes of this exercise, it is assumed that all of this remaining forecasted growth would be accommodated in the Township's 'designated greenfield areas', even though the potential exists for some limited growth to occur in the Hamlets and rural area.

To understand how many people can be accommodated in the Township's 'designated greenfield area', the first piece of information required is the amount of 'net developable land' available in each of the communities. For the purpose of this analysis, 'net developable land' means all residential lands within the Community Plan boundaries⁵, and outside of the 'built-up area', excluding roads, open space/greenlands, other public uses, and lands that are not available for development (as a result of existing uses). These areas are shown on Maps 6-4, 6-5, and 6-6. Based on the area calculations shown on these maps, it has been determined that there is a total of 577 hectares of 'net developable land' available in the Township's 'designated greenfield areas'.

However, it is noted that since identifying the Township's 'built-up area' and 'designated greenfield area' (as required by the Growth Plan in 2006) a number of development proposals for these lands have been received, approved, registered, or built, thus reducing the amount of developable 'community land' that exists today. In order to determine the amount of developable 'community land' that currently remains, a review of active development files/recent development was completed and it has further been determined that (as of January 1, 2015) 322 net hectares of land in the 'designated greenfield area' have been developed since 2006 or are subject to current development approvals/proposals. These lands are identified in hatching on Maps 6-4, 6-5, and 6-6.

Therefore, as a consequence of the above, it has been determined that there is a total of approximately 255 net hectares of existing vacant residential land outside of the built-up area of King City, Nobleton, and Schomberg that can accommodate future growth. These lands are shown in yellow on Maps 6-4, 6-5, and 6-6.












⁵ For the purpose of calculating the net developable area in Nobleton, lands within the Existing Community Boundary were included, rather than all lands within the larger Community Plan Boundary.

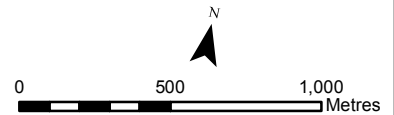


King City
Lands Located Outside
of the Built Boundary

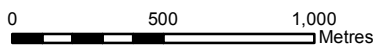
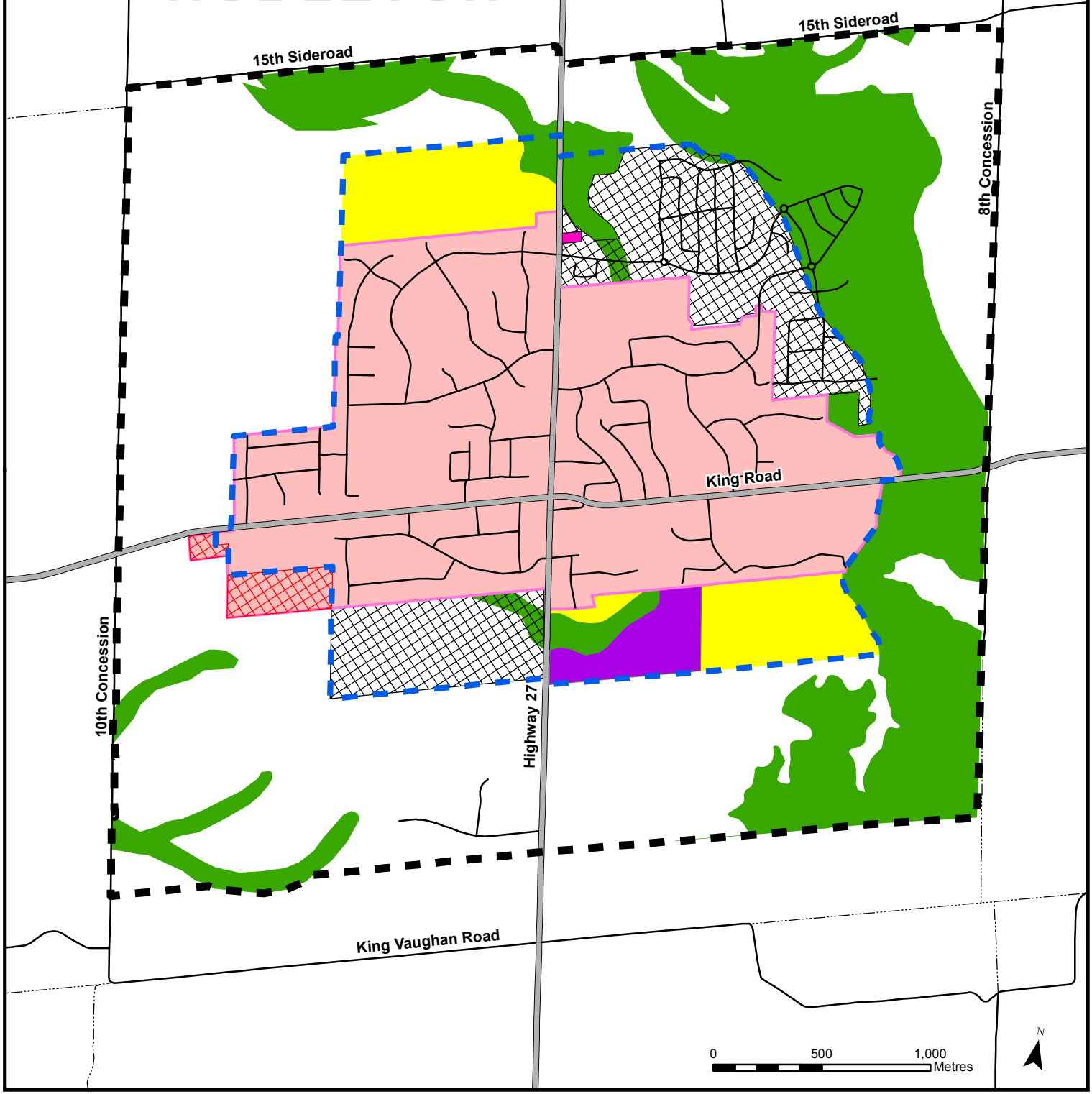
Map 6-4

Legend

-  Community Plan Boundary (1489.57ha)
 -  Built Up Area (701.54ha)
 -  Vacant Residential Lands (181.88ha)
 -  Vacant Employment Lands (37.24ha)
 -  Not Available for Development (15.42ha)
 -  Residential Development Proposed/Under Construction/Built since 2006 (189.90ha)
 -  Greenlands Designation (York Region Official Plan) (355.41ha)
-  Freeway
 -  Provincial Highway
 -  Regional Road
 -  Local Road
















NOBLETON



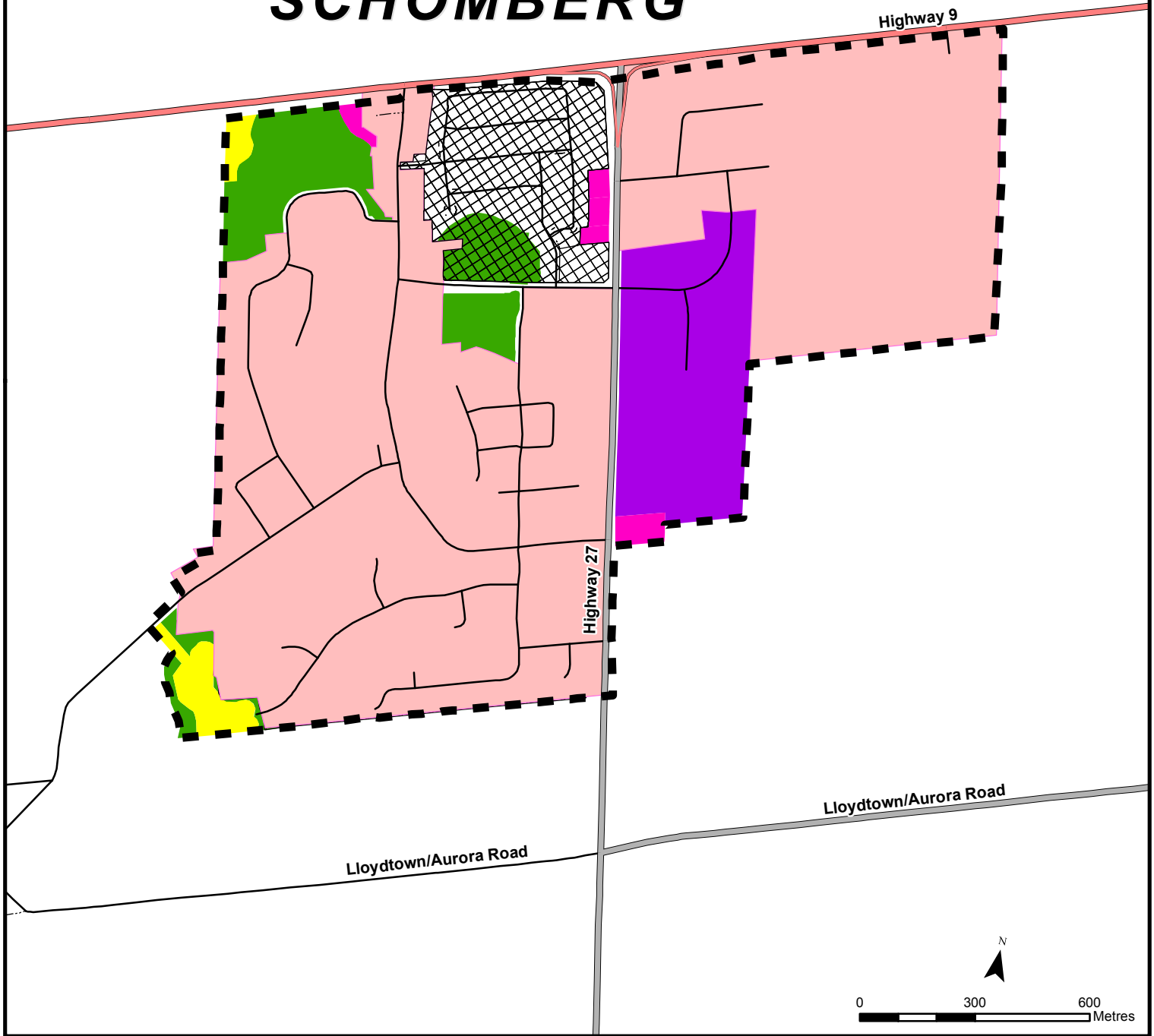
Nobleton Lands Located Outside of the Built Boundary

Map 6-5

Legend

-  Community Plan Boundary (1468.60ha)
-  Nobleton Existing Community Boundary (596.55ha)
-  Built Up Area (382.20ha)
-  Vacant Residential Lands (69.04ha)
-  Vacant Employment Lands (17.24ha)
-  Unavailable for Development (0.4ha)
-  Residential Development Proposed/Under Construction/Built since 2006 (110.37ha)
-  Greenlands Designation (York Region Official Plan) (314.69ha)
-  Lands Inside Built-up Area and Outside Existing Community Boundary (Not included in Calculations)
-  Freeway
-  Provincial Highway
-  Regional Road
-  Local Road












SCHOMBERG



Schomberg Lands Located Outside of the Built Boundary

Map 6-6

Legend

-  Community Plan Boundary (266.82ha)
-  Built Up Area (195.82ha)
-  Vacant Residential Lands (4.07ha)
-  Vacant Employment Lands (25.47ha)
-  Unavailable for Development (2.65ha)
-  Residential Development Proposed/Under Construction/Built since 2006 (18.98ha)
-  Greenlands Designation (York Region Official Plan) (17.49ha)
-  Freeway
-  Provincial Highway
-  Regional Road
-  Local Road

The second consideration required for a land needs analysis of the ‘designated greenfield area’ in King, is the number of people that could be accommodated on the 255 ha of existing vacant residential lands today, based on the current density permission of the existing Community Plans. In order to determine this information, the land use designations and permitted densities for all of the existing vacant residential land outside of the built-up area (as shown in yellow on Maps 6-4, 6-5, and 6-6) were reviewed and a capacity analysis was completed based on vacant land areas and person per unit counts provided to the Township by the Region. A summary of this analysis is shown on Tables 6-8, 6-9, and 6-10 below.

Table 6-8 Greenfield Capacity Analysis for King City based on Current Density Permissions in the Community Plans

Land Use Designation that Applies to Vacant Residential Lands	Area of Vacant Residential Lands (ha)	Density Permissions (Existing Community Plan)	Dwelling Unit Capacity (units) based on Density Permissions	Person Per Unit Count (PPU)	Potential Population Capacity (people)
Low Density Residential 1 Area	8.13	5 to 6 units per ha (6 is used for the purpose of calculations)	48.8	3.1	151
Low Density Residential 2 Area	24.25	5 units per ha	121.3	3.1	376
Low Density Residential 3 Area	14.06	5 units per ha	70.3	3.1	218
Low Density Residential 5 Area	100.14	3 units per ha	TBD	3.1	931
Estate Residential 3 Area	35.3	1 unit per ha	TBD	3.1	109
TOTAL	181.88	-	240.4	-	1,785

Table 6-9

Land Use Designation that Applies to Vacant Residential Lands	Area of Vacant Residential Lands (ha)	Density Permissions* (Existing Community Plan)	Dwelling Unit Capacity (units) based on Density Permissions	Person Per Unit Count (PPU)	Potential Population Capacity (people)
Residential	39.77	5 units per ha	198.85	3.29	654
Deferred Residential	29.27	5 units per ha	146.35	3.29	481
TOTAL	181.88	-	345.2	-	1,135

*Assumes that the remaining designated vacant residential and do not utilize the bonusing provisions in the Nobleton Community Plan.

Table 6-10 Greenfield Capacity Analysis for Schomberg based on Current Density Permissions in the Community Plans

Land Use Designation that Applies to Vacant Residential Lands	Area of Vacant Residential Lands (ha)	Density Permissions (Existing Community Plan)	Dwelling Unit Capacity (units) based on Density Permissions	Person Per Unit Count (PPU)	Potential Population Capacity (people)
Low Density Residential	4.07	15 units per ha	61.05	3.1	190
TOTAL	4.07	-	61.05	-	190

Based on this analysis, it has been determined that the following number of people could potentially be accommodated within each of the communities, based on existing density permissions:

- Up to 1,785 people could be accommodated in King City;
- Up to 1,135 people could be accommodated in Nobleton; and
- Up to 190 people could be accommodated in Schomberg.

In total, up to 3,110 additional people could be accommodated on vacant residential land in the 'designated greenfield areas' as a result of current density permission of the existing Community Plans.

Lastly, the final consideration in the analysis is the potential population which could be accommodated on greenfield lands that have been developed since 2006 (or are subject to current development approvals/proposals). As discussed above, it has been determined that 322 net hectares of land in the 'designated greenfield area' has been developed since 2006, or are subject to current development approvals/proposals (as shown in hatching on Maps 6-4, 6-5, and 6-6). Therefore, based on a review of active development files/recent development, it is anticipated that approximately 7,899 new people could be accommodated in these areas, as follows:

- Approximately 3,938 people could be accommodated in King City;
- Approximately 3,260 people could be accommodated in Nobleton; and
- Approximately 701 people could be accommodated in Schomberg.

It is noted that this would result in a density of approximately 29.55 people per hectare.

Therefore, as a consequence of the above analyses, this means that a total of up to 11,009 people could potentially be accommodated in the Township’s ‘designated greenfield area’ (including vacant residential lands and greenfield lands that have been developed since 2006 or are subject to current development approvals/proposals). This is 1,201 people less than the forecast of 12,210 that was identified (above) for the ‘designated greenfield areas’. This is summarized in Table 6-11, below.

Table 6-11 Summary of Potential Population Capacity Analysis for King Township’s Designated Greenfield Area

	King City	Nobleton	Schomberg	Total
Potential Growth from Future Greenfield Development (based on existing density permissions)	1,785	1,135	190	3,110
Potential Growth from new Greenfield Development (Built, Approved, or Proposed since 2006)	3,938	3,260	701	7,899
Total Potential Growth from Greenfield Development	5,723	4,395	891	11,009

Summary of Intensification and Greenfield Analysis

In order to determine if the Township can accommodate the Region’s overall population forecast of 34,900 people in 2031 (which represents an increase of 14,600 people) Table 6-12 provides a combined summary of the intensification and greenfield analyses presented above.

Table 6-12 Potential Growth Capacity Summary for King Township based on Intensification and Greenfield Analysis

A	Township Population as of 2006	20,300
B	Total Population Growth from Intensification (Based on Regional Intensification Target)	2,390
C	Potential Population Growth from new Greenfield Development (Built, Approved, or Proposed since 2006)	7,899
D	Potential Population Growth from Future Greenfield Development Based on Current Density Permissions	3,110
E	Total Potential Growth from Greenfield Development (C+D)	11,009
F	Total Potential Growth (Intensification and Greenfield) (B+E)	13,399
G	Total Potential Population (A+F)	33,699
	Shortfall	1,200

As shown, the Township will not be able to accommodate the Region’s overall growth target of 14,600 new people by 2031 if future growth is to occur based on:

- a) No more than 920 units in total are developed between 2006 and 2031 through intensification; and
- b) The densities that currently apply in designated greenfield areas remain unchanged.

In fact, it is estimated that the Township’s population by 2031 will be 1,201 people less than the Region’s forecast.

As a consequence of the above discussion, the following scenarios should be considered by the Township with respect to how new growth could be accommodated in King:

A. Support an Increase in Intensification

- **Since it has been determined that it may be possible to exceed the Region’s intensification target, the Township could support an increase in the number of intensification units to be accommodated within the ‘built-up area’ of King City, Nobleton, and Schomberg to make up the difference.**
- For example, approximately 469 additional dwelling units would need to be accommodated through intensification in order to provide for the shortfall of 1,201 people (on top of the 920 units already required by the Region).
- Based on this scenario, a total of approximately 1,389 new dwelling units (and 3,591 people) could be accommodated through intensification.
 In this scenario, the current density permissions in the existing Community Plans would be maintained and 11,009 people could be accommodated in the ‘designated greenfield area’.

B. Support an Increase in Greenfield Densities

- **The Township could support an increase in the densities permitted within the ‘designated greenfield area’ to make up the shortfall.**
- For example, it has been determined that an average density of 29.55 persons per hectare could potentially be achieved on lands within the ‘designated greenfield area’ that have been developed since 2006 or are subject to current development approvals/proposals.
- If this average density is applied to new development in the remaining ‘designated greenfield area’, 7,535 new people could potentially be accommodated on the 255 ha of existing vacant residential land (instead of the 3,110 people that can be accommodated based on current densities).
- Based on this scenario, a total of approximately 15,434 new people could be accommodated in the ‘designated greenfield area’, which is 3,224 more people than required and would more than make up for the shortfall of 1,201 people.
- In this scenario, the minimum intensification target of 920 units for the ‘built-up area’, as identified by the Region would be maintained, meaning that there would be no need to plan for additional intensification.

C. Support a Combination of A and B

- **The Township could support a marginal increase in intensification within the ‘built-up area’, as well as a marginal increase in the densities permitted within the ‘designated greenfield area’.**
- Based on this scenario, the shortfall of 1,201 people would be accommodated in both the ‘built-up area’ and the ‘designated greenfield area’.

The options have been identified for discussion purposes as part of Phase One of the Official Plan Review. In considering these scenarios, Township staff, elected officials, key stakeholders, and members of the public will need to make decisions about local priorities as it relates to accommodating growth. For example, is it the Township’s key priority to protect the existing character of the community cores and surrounding built-up areas? Or is the priority to ensure that future development in the designated greenfield areas occurs in a form and density that is similar to existing residential areas? These questions will be explored further in Phase Two as part of the development of policy directions for the Official Plan Review.

Finally, it is noted that servicing constraints in each of the communities, will have an impact on how the scenarios above are considered. Whether or not there is servicing available within each of communities may ultimately determine where and how future development is accommodated in King. These issues will also be explored further in Phase Two as part of the development of policy directions for the Official Plan Review.

Summary of Population Growth Analysis

Table 6-13 provides a summary of the potential growth analysis (discussed above), for each of the community areas of King City, Nobleton, and Schomberg. Specifically, the table identifies the population of each of the three communities as of 2006, as well as the total potential future population as a result of:

- Accommodating 920 units in total through intensification; and
- Accommodating growth in the designated Greenfield areas at the densities that currently apply.

Table 6-13 Population Growth Analysis Summary

	King City	Nobleton	Schomberg
2006 POPULATION	4,902	3,513	1,679
Total Potential Population Growth from Intensification	491	1,358	539
Total Growth from Greenfield Development	5,723	4,395	891
Total Growth (Intensification and Greenfield)	6,214	5,753	1,430
TOTAL POPULATION	11,116	9,266	3,109

With respect to growth forecasts in the existing community plans, the following is noted:

- The King City Community Plan indicates that the Township's population is planned to increase from 5,000 people (in 2000) to 10,000 people by 2016 and 12,000 people by 2021.
- The Nobleton Community Plan indicates that the Township's population is planned to increase from 3,150 in 1996 to 6,000 - 6,500 by the year 2016, and 7,100 by 2021.
- The Schomberg Community Plan does not identify a population forecast for the community.

Therefore, as shown in the above table, the population of King City would be less than that forecasted by the King City Community Plan for 2021, while the population for Nobleton would be higher than that forecasted by the Nobleton Community Plan.

6.2 Employment Lands

6.2.1 Key Policy Requirements

Provincial Policy Statement

Sections 1.1 and 1.3 of the Provincial Policy Statement provide policy direction on planning for Employment Areas⁶. Below are the key policies of the 2014 PPS from these sections, with comments on potential implications for the King Township Official Plan Review.

Table 6-14 – Key Policies from the Provincial Policy Statement

PPS Section	Potential Official Plan Review Implications/ Opportunities
<p>Section 1.1.1 – <i>“Healthy, liveable and safe communities are sustained by:</i> a) <i>promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i> b) <i>accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</i></p>	<p>The Township’s Official Plan is required to provide for a variety of employment opportunities and employment types.</p>
<p>Section 1.1.2 <i>“Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.”</i></p>	<p>Official Plan policies are required to ensure that sufficient land is made available to accommodate an appropriate range and mix of land uses (including employment uses) to meet projected needs for a time horizon of up to 20 years.</p>
<p>Section 1.1.3.1 <i>“Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”</i></p>	<p>The Township’s Official Plan must make it clear that the focus of growth (including employment growth) shall be occurring in settlement areas.</p>
<p>Section 1.1.3.2 a) <i>Land use patterns within settlement areas shall be based on:</i> a) <i>densities and a mix of land uses which:</i> 1. <i>efficiently use land and resources;</i> 2. <i>are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</i> 3. <i>minimize negative impacts to air quality and climate change, and promote energy efficiency;</i> 4. <i>support active transportation;</i> 5. <i>are transit-supportive, where transit is planned, exists or may be developed; and</i> 6. <i>are freight-supportive; and</i></p>	<p>The Township’s Official Plan must provide for densities and a mix of land uses that efficiently use land and resources and are appropriate for and efficiently use the infrastructure and public service facilities that are planned or available. There is also mention in this policy about uses being located so that they are freight-supportive, which implies that these types of employment uses should be near major highways and interchanges.</p>
<p>1.2.6 Land Use Compatibility “1.2.6.1</p>	<p>The Official Plan should include policies dealing with compatibility and may require buffering and separation</p>

⁶ Employment area is defined by the PPS as “those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.”

Table 6-14 – Key Policies from the Provincial Policy Statement

PPS Section	Potential Official Plan Review Implications/ Opportunities
<p><i>Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.”</i></p>	<p>distances for certain uses.</p> <p>The range of uses that would be considered sensitive as per this definition is extensive since <u>any</u> building, amenity area or outdoor space is sensitive if <u>routine</u> or <u>normal</u> activities occurring at reasonably expected times would experience adverse effects.</p> <p>It is noted that a significant addition was made to the 2014 PPS as it relates to this section. Previously, most of what was in Section 1.7 e) has been moved to Section 1.2.6.1, however, the following words in underline have been added: <i>“Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.”</i></p>
<p>1.3.1 Employment <i>“Planning authorities shall promote economic development and competitiveness by:</i></p> <ul style="list-style-type: none"> <i>a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;</i> <i>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</i> <i>c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and</i> <i>d) ensuring the necessary infrastructure is provided to support current and projected needs.”</i> 	<p>The Township’s Official Plan is required to promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long term needs. Employment uses come in many forms and include both 'heavy' and 'light' industrial uses. The Township’s Official Plan is also required to provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites that support a wide range of economic activities and ancillary uses and take into account the needs of existing and future businesses.</p> <p>The Township’s Official Plan could also encourage compact mixed-use development that incorporates compatible employment uses. The key test here is that the mixing of uses is appropriate provided the uses are compatible.</p>
<p>Section 1.3.2.1 Employment Areas <i>“Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.”</i></p>	<p>A number of areas in King Township are designated for employment uses and would therefore be considered employment areas. The Official Plan must plan for, protect and preserve these uses over the long term.</p>
<p>1.3.2.2 Planning authorities may permit conversion of lands within <i>employment areas</i> to non-employment uses through a <i>comprehensive review</i>, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p>	<p>This section indicates that it is only at the time of a Comprehensive Review that a conversion of employment lands to non-employment lands may be considered. The Township’s Official Plan could indicate this.</p>

Growth Plan



Section 2.2.6 of the Growth Plan contains several policies that apply to employment land, which are quite similar to those summarized above for the PPS. Key policies are summarized below in Table 6-15:

Table 6-15 – Key Policies from the Growth Plan

Growth Plan Policy	Potential Official Plan Review Implications/Opportunities
<p>2.2.6.1. An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts in Schedule 3.</p>	<ul style="list-style-type: none"> The Township's Official Plan should provide for a variety of employment opportunities and employment types.
<p>2.2.6.2. Municipalities will promote economic development and competitiveness by –</p> <ol style="list-style-type: none"> providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses planning for, protecting and preserving employment areas for current and future uses ensuring the necessary infrastructure is provided to support current and forecasted employment needs. 	<ul style="list-style-type: none"> This policy is exactly the same as Section 1.3.1 of the PPS (except for the use of the word 'will' instead of 'shall'). The Township's Official Plan is required to promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs.
<p>2.2.6.5. Municipalities may permit conversion of lands within employment areas, to non-employment uses, only through a municipal comprehensive review where it has been demonstrated that –</p> <ol style="list-style-type: none"> there is a need for the conversion the municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan there is existing or planned infrastructure to accommodate the proposed conversion the lands are not required over the long term for the employment purposes for which they are designated cross-jurisdictional issues have been considered. <p>For the purposes of this policy, major retail uses are considered non-employment uses.</p>	<ul style="list-style-type: none"> This section, as does the PPS, indicates that such a conversion can only occur through a Municipal Comprehensive Review. However, the Growth Plan goes beyond the PPS in that it provides very specific criteria to be considered.

Planning Act Reform (Bill 51)

The need for a Municipal Comprehensive Review when an application to convert employment lands to a non-employment land use is clear, according to the Growth Plan. However, changes to the *Planning Act* (Bill 51) that resulted in the inclusion of an “Area of Employment” definition within the Act also have to be taken into account. Section 1(1) of the *Planning Act* now indicates that an Area of Employment is:

“An area of land designated in an Official Plan for clusters of business and economic uses including, without limitation, the uses listed in Sub-Section (5), whereas otherwise prescribed by regulation.” Sub-Section (5) indicates “the uses referred to in the definition of area employment in Sub-Section (1) are:

- a) Manufacturing uses;*
- b) Warehousing uses;*
- c) Office uses;*
- d) Retail uses that are associated with uses mentioned in clauses a-c; and*
- e) Facilities that are ancillary to uses mentioned in clauses a-d.”*

The inclusion of the term “Area of Employment” in the *Planning Act* has a number of implications on planning policy in King Township. The most significant of these is that an application to remove lands from an area of employment cannot be appealed to the Ontario Municipal Board (OMB), if the application is refused, according to Section 22 (7.3) of the *Planning Act*. However, this section of the *Planning Act* also indicates that this section is only operative if the Official Plan contains policies dealing with the removal of land from areas of employment. Such policies have not been incorporated into the King Township Official Plan, as was confirmed by the OMB in a decision relating to the Prestige Employment area in King City (PL121396). The modified policies for the King City Prestige Employment Area as supported by the OMB incorporate policies dealing with the removal of land from areas of employment.

The Planning for Employment in the GGH (Greater Golden Horseshoe) Background Paper (2008)

The purpose of the study was intended to stimulate discussion and to clarify the Province’s policy intentions with respect to protecting employment in the GGH. The paper includes a number of important “strategic proposals” related to the ways and means that the Province and municipalities may work together to establish more robust policies and guidelines to plan for, and protect employment lands for future generations.

It is noted in this paper that the document to be relied upon in projecting land needs is the 1995 document produced by the Province entitled Projection Methodology Guideline: A Guide To Projecting Population, Housing Need, Employment and Related Land Requirements. This paper divides employment uses into three categories - Major Office, Employment Land Employment and Population Related Employment.

The Growth Plan defines **Major Office Employment** as freestanding buildings that have in excess of 10,000 square metres of floor space, or where 500 jobs are located. The Growth Plan directs Major Office uses to Urban Growth Centres and major transit corridors. In King Township, the development of “office” employment is likely to be realized through the construction of smaller, ground-oriented business centres and/or low-rise professional buildings. While some of this development could occur within the community cores of King City, Nobleton and Schomberg, there continues to be a strong market orientation across the Greater Toronto Area to develop smaller office building/professional centres along major arterial roads either within or adjacent to key employment/industrial areas. That said, the prospect of a major office structures being built (i.e., larger than 10,000 square metres or employing 500 or more employees) is possible.

The **Employment Land Employment (ELE)** category, as identified by the Province, is intended to apply to manufacturing, processing, warehousing and distribution related uses that typically occur within traditional industrial areas, and are usually sited away from major roads and other high profile locations. Service employment uses also fit into this category with these uses supporting Employment Land Employment Uses including copy shops, restaurants, banquet halls, hotels, convention centres, and other like supporting uses. Much of the employment on industrial lands in King Township would be considered ELE.

The **Population Related Employment (PRE)** category includes uses that clearly serve the population along with the needs of the travelling public. Examples of these uses include supermarkets, grocery stores, banks, automotive sales and service, real estate offices, insurance brokers, pharmacies, medical clinics, restaurants, dry cleaners, daycares, convenience stores, appliance stores, large retail warehouses as well as large regional shopping centres. In PRE classified areas, the principle use is retail and other commercial uses that are oriented toward personal services, although there may be residential permissions.

It is recognized that Population Related Employment uses are also located in Employment Areas as well, but to a lesser degree. Broadly speaking, these are uses that the population relies upon for their daily or not so daily needs. These are not uses that are typically relied upon by Employment Land Employment uses (i.e. local area businesses or their employees) to support their daily operation or function. It is recognized however, that employees within Major Office and Employment Land Employment Areas will visit or rely upon these population related uses if it is convenient to do so. As a result, there is some blurring between the functions, since Population Related Employment uses do not solely serve the existing population. Similarly, service uses in Employment Areas do not always serve solely the Employment Land uses around it.

Finally, it is also noted that there is no discussion in the Provincial Guide To Projecting Population, Housing Need, Employment and Related Land Requirements with respect to how jobs associated with major institutional uses are to be factored into employment projections. This is important in the context of King Township since there are numerous existing major institutional uses within the Township (including Seneca College, the University of Toronto’s

Koffler Scientific Reserve, St. Thomas of Villanova College, and Country Day School) that provide a large number of jobs and would experience job growth as a result of any potential future expansions.

6.2.2 Current Policy Framework in King Township Official Plan

King City

Section 3.9 of the King City Community Plan indicates that two employment areas are identified at the entrances to the community on King Road. The first such area is designated Mixed Use Area and it is located on the northwest corner of King Road and Dufferin Street. The King City Community Plan indicates that *“the purpose of this designation is to recognize this area as a major entrance to the community, and its potential to act as an eastern “anchor” for the Core Area, and to provide for its enhancement. It also provides an opportunity for a mix of uses”*. In this regard, the Mixed Use Area designation permits residential uses as well, which means that the Mixed Use Area designation would not be an ‘employment area’ as per the PPS and Growth Plan. Notwithstanding the above, about 8 hectares in the northern portion of the Mixed Use Area is the site of two of the larger employers in the Township – Robert Somerville Inc. and Alpha Lumber Mills Inc.

The Prestige Employment Area designation applies to lands at the southeast corner of Jane Street and King Road and is the one area in King City that would be considered an ‘employment area’ as per the PPS and the Growth Plan. Permitted uses in this designation are office uses, research, education and training uses, institutional uses, data processing and related facilities, light industrial uses displaying high design standards and community and neighbourhood parks and parkettes.

On August 11, 2014 the Ontario Municipal Board issued a decision relating to the Prestige Employment Area designation in King City. The decision affects about 42 hectares of land at the southeast corner of King Road and Jane Street. The landowner filed applications in 2011 and it was proposed to develop about 985,000 square feet of employment, commercial/retail and institutional space with about 156,000 square feet of that amount being commercial/retail uses. The original application requested that ‘prestige employment retail and commercial uses’ be permitted in the Prestige Employment Area designation, the effect of which would have resulted in part with the development of a shopping centre located in the northwest portion of the subject lands, with that shopping centre having a floor area of about 156,000 square feet. The original applications were refused by Council and the landowner then appealed that decision to the Ontario Municipal Board.

Subsequent to the filing of the appeal, the Township and the landowner agreed to make the following modifications to the application, resulting in the following:

1. Reduction in the amount of commercial retail area to two hectares (about 5 acres) with a maximum gross floor area of about 40,000 square feet;
2. Elimination of the proposed food store/supermarket use;

3. Restrictions on the range of retail and service commercial uses that are to be permitted; and,
4. Inclusion of standards and restrictions to govern the permitted uses.

Council supported the proposed changes at their meeting on December 16, 2013. The following was indicated in the OMB decision:

“King concurs with the submissions of KCCC and submits that the Subject Lands are very important to King. The Subject Lands are large in area, located at the western gateway to King City, and are the only Prestige Employment lands in King. King desires that the Subject Lands become a viable prestige business park. To achieve this, King believes that adding uses to the permitted uses will act as a catalyst for the development of the business park. King submits that staff and council have carefully considered this matter and appropriately limited the amount of ancillary retail space, limited the type of ancillary retail space, introduced phasing for the ancillary retail, specified locations in buildings and on site and with individual caps on floor space.”

The following was also indicated in the OMB Decision:

1. *The Board finds that the PPS and the Growth Plan both anticipate that planning authorities will need to take into account the needs of future businesses to promote economic development. To the Board, that is exactly what is proposed here. In order to attract prestige employment users to the only designated Prestige Employment Area in King, which is currently vacant and a farmer’s field, a determination was made to phase in both the employment uses, and the ancillary commercial and retail uses so as to demonstrate that the future needs of businesses could be met.*
2. *The ancillary commercial retail gross floor area is quite modest in size at a full build out of 40,000 sq. ft. when compared to 1.2 million sq. ft. of prestige employment uses, the ancillary commercial retail is proposed to be located so as to be visible to a proposed user, and in a format that concentrates the uses, and its visibility. The ancillary commercial retail does not have uses such as a food store or large department store or membership club store that would serve King City in general, and as such should not impact the core area, and nor should it impact King North which does have food store permission.*
3. *The Board notes that the language of s. 4.3.11 of the York Region Official Plan directs that the limited amount of ancillary uses on employment lands is intended to primarily service businesses in the employment lands.*
4. *The Board finds that at completion, the 40,000 sq. ft. of ancillary commercial retail uses will primarily service businesses (and their employees) in the employment lands. Thus the Board approves this portion of the OPA.*

Nobleton

The Business Area designation has been applied to 17.2 hectares of undeveloped land fronting on the east side of Highway 27 at the south limit of the existing Nobleton community. The intent of the designation is to accommodate anticipated demand for employment uses generated within the community itself. The main permitted uses are light manufacturing uses within enclosed buildings, warehousing and storage uses, custom workshops and studios, service shops, business and professional offices and sales outlets with manufacturing or warehousing uses. Other uses that may be permitted include automobile service stations and gas bars.

Schomberg

The Industrial designation applies to the industrial lands in Schomberg. The Schomberg employment lands are located at Highway 9 and 27 and have an undeveloped area of approximately 25.5 net hectares. The employment area is anchored by the Showa Canada auto parts manufacturing facility. The area is well served in terms of highway access and contains approximately 40% of the Township's designated vacant employment lands including all shovel-ready supply.

It is indicated in the Schomberg Community Plan that *"this Plan designates lands as Industrial where industry presently exists or where the development of industry represents a logical extension of existing industrial development within Schomberg."* The permitted uses in this designation are light and general industrial uses and activities. It is indicated that Light Industrial uses are industries that are substantially enclosed in buildings. General Industrial uses are industries whose operations are oriented to fabricating and processing. Permitted ancillary uses include office, wholesale and retail functions related to industry in addition to limited personal service commercial uses, eating establishments and other similar uses which directly serve the industrial functions and employees of the industrial area. Community and recreational facilities, a police station or fire hall, clubs and fraternal organizations or other similar uses may be permitted. There are a number of additional policies regarding the separation of new industrial uses from potentially sensitive uses and which require that new industrial uses be fully serviced.

Summary of Amount of Land within the Township's Employment Areas

On the basis of the above, the majority of developed employment land in the Township is located within Schomberg, while some additional land is currently used for employment purposes is located in King City (Dufferin Street north of King Road).

It has also been determined that the approximate amount of new developable vacant employment land in each of the communities is as follows:

- Approximately 37.24 hectares of vacant employment land is located in King City;
- Approximately 17.24 hectares of vacant employment land is located in Nobleton; and
- Approximately 25.47 hectares of vacant employment land is located in Schomberg.

This means that there is about 79.95 hectares of vacant employment land in King Township. These areas have been identified on Maps 6-7, 6-8 and 6-9 (provided after page 92 of this paper).

6.2.3 Employment Trends and Factors

Macro Economic Trends Influencing Employment Lands Development

The macro economy has experienced significant volatility in the past decade, including a period of strong economic growth followed by an economic recession and subsequent modest recovery. Recent trends suggest a positive outlook for the national and provincial economies, comprised of moderately strong economic growth. However, the provincial and GTA economy is changing with a gradual shift from the goods-producing sector to the service sector.

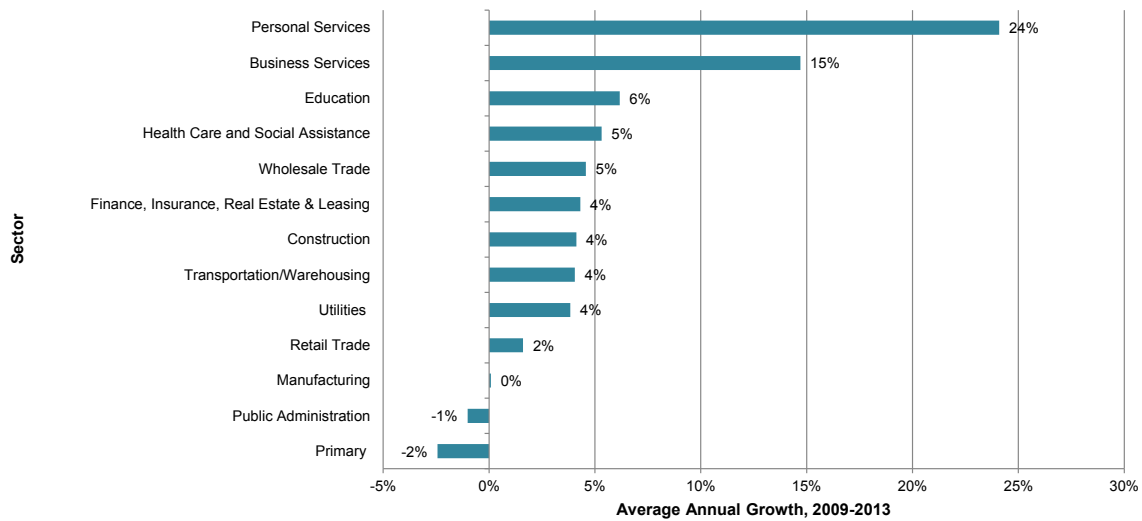
Structural changes in the economy are changing the character of economic activities on employment lands and impacting the built form and character of employment areas. Over the past decade, the composition of industrial development in Ontario has evolved, with less emphasis on the manufacturing sector and with growth opportunities in other forms of industrial development oriented to large-scale industrial buildings accommodating wholesale trade, distribution and logistics. This has been driven by an increasing demand in the “goods movement” sector. There has also been market demand to accommodate an increasing share of non-industrial development on employment lands. This is driven largely by significant growth in “*knowledge-based*” or “*creative class*” sectors that are largely accommodated within office development and often located within prestige employment areas. Further, there is increasing interest to accommodate other complementary commercial and institutional uses on employment lands to create a more mixed-used environment. While the manufacturing sector was hurt by the economic recession, the sector has now stabilized with stronger growth prospects with the reduced value of the Canadian dollar and expanding U.S. economy.

Recent structural changes in the economy have created many challenges and opportunities for municipalities as the role of employment lands continues to evolve. As such, employment land stewardship is of increasing importance to ensure long-term sustainability and competitiveness.

York Region Employment Trends

The recent trends in employment growth within the provincial economy are largely mirrored in York Region, which forms a significant component of the GTA regional economic base. Figure 6-4 illustrates the employment change by industry sector over the 2009-2013 period in York Region. As illustrated, over the period the fastest growing employment sectors in York Region were in service-producing sectors, including personal services and business services sectors, education, health and social services and finance, insurance, real estate and leasing. The Region also saw moderate employment growth in a number of industrial sectors, including wholesale trade, construction, transportation and warehousing and utilities.

Figure 6-4 York Region Average Annual Employment Growth by Sector, 2009-2013

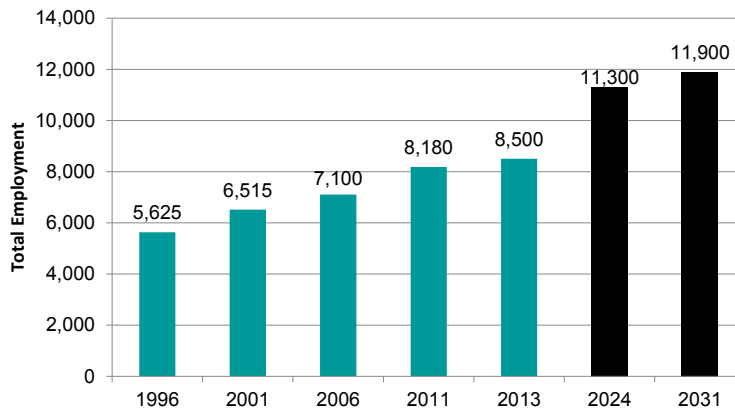


Source: Derived from York Region Employment and Industry Reports, 2009-2013 by Watson & Associates Economists Ltd.

King Township Employment Structure and Trends

Figure 6-5 below summarizes total employment (i.e. jobs) for King Township over the 1996 through 2031 period. As shown, King Township’s total employment has increased from 5,625 in 1996 to an estimated 8,500 in 2013, an increase of 2,875. This represents an average annual employment growth rate of 2.5%, which is significantly higher than the annual provincial growth rate (0.7%),⁷ but lower than the annual growth rate in York Region over the same period (4.3%).⁸

Figure 6-5 King Township Employment, 1996-2031



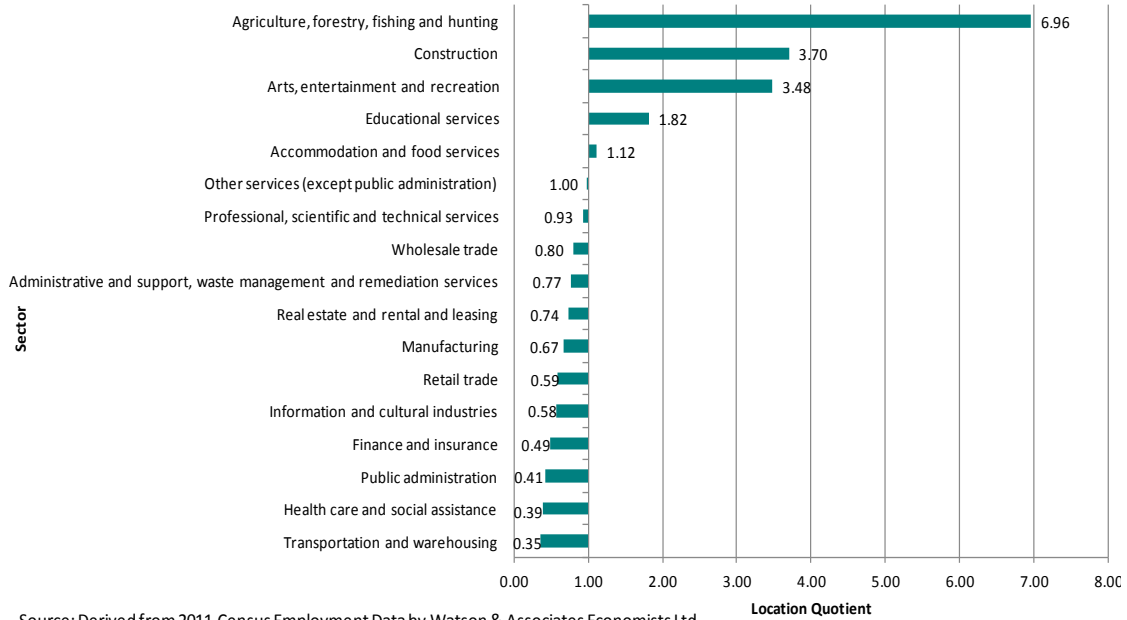
Source: Watson & Associates Economists Ltd.

⁷ Based on EMSI, OMAFRA Analyst, 1996-2013.

⁸ Based on York Region Employment and Industry Report, 2013 Estimates and 1996 Statistics Canada Census.

Figure 6-6 illustrates the strength of employment sectors in King Township relative to the Province using Location Quotients (LQ). King Township's economy is largely oriented towards primary (agriculture) sector, construction, arts, entertainment and recreation and education services. The Township also has moderate concentration of employment in professional, scientific and technical services and wholesale trade.

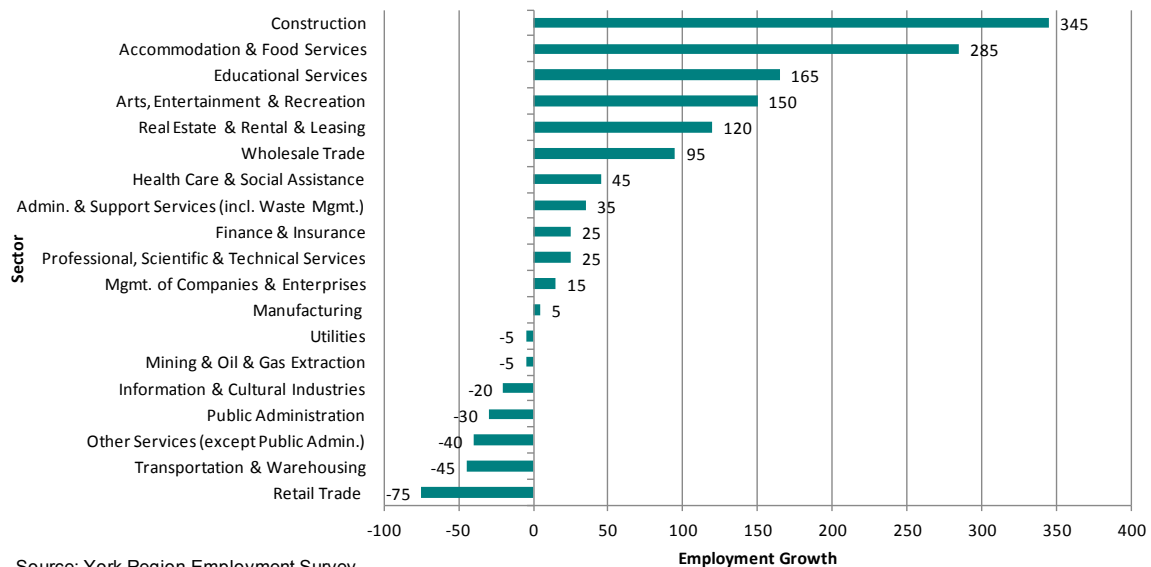
Figure 6-6 King Township Employment Sector Location Quotient Relative to Ontario, 2011



Source: Derived from 2011 Census Employment Data by Watson & Associates Economists Ltd.

Figure 6-7 summarizes the change in number of jobs in King Township by sector 2006-2013. King experienced strong growth in construction, accommodation and food, educational services, arts, entertainment and recreation, real estate and rental and leasing, and wholesale trade. The Township had limited employment growth in the manufacturing sector and saw a decline in retail trade, transportation/warehousing.

Figure 6-7 King Township Employment Growth by Sector, 2006-2013

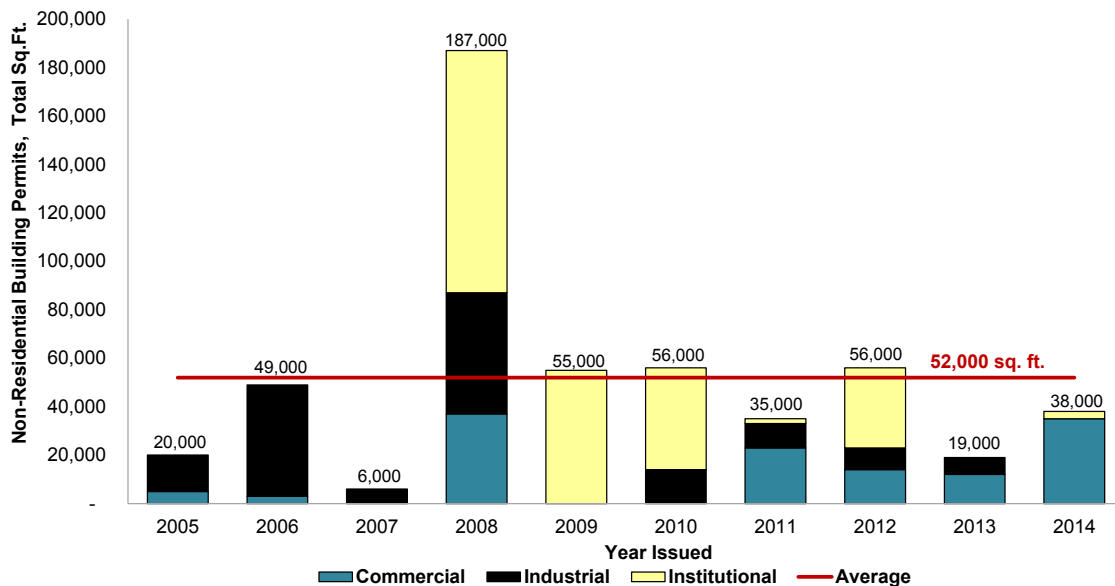


Source: York Region Employment Survey

Non-Residential Building Permit Activity

Figure 6-8 summarizes non-residential building permit activity in King Township over the 2005-2014 period, expressed in GFA. As shown, the Township has averaged 52,000 square feet of building activity annually over the past decade. Over the period, 45% of non-residential building permit activity has been in the institutional sector, followed by 30% in the industrial sector and 25% in the commercial sector. The majority of industrial building development has been through expansions/additions of existing manufacturing businesses and small-scale new developments of less than 20,000 sq.ft. in the warehousing/transportation and utilities sectors.

Figure 6-8 Township of King: Annual Non-Residential Development Activity, 2005-2014



Source: Derived from the Township of King non-residential building permit data by Watson & Associates Economists Ltd.

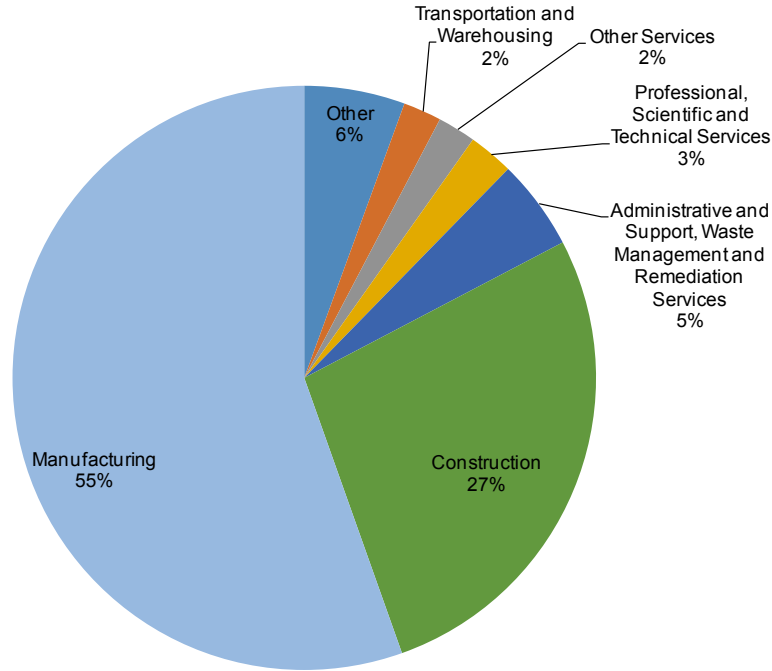
Over the past decade, development activity on employment lands in King Township has been largely focused on business services, construction sector and automotive services. The majority of the development over the past five years has been small to medium scale. Though King Township’s employment lands have a significant manufacturing base, the sector has seen limited development activity. Over the past decade, all development activity on employment lands over the period has been within the Schomberg employment lands.

Employment on Employment Lands

The Township’s employment lands could accommodate approximately 1,100 jobs, representing 13% of the Township’s employment base. Approximately 70% of the employment on employment lands are accommodated within Schomberg, while the other 30% is accommodated within King City. Nobleton employment lands are currently undeveloped with no employment base.

As illustrated in Figure 6-9, in 2013 55% of the Township’s employment on industrial lands is in the manufacturing sector, followed by 27% in construction. The remaining employment is largely in other service-oriented sectors.

Figure 6-9 King Township Employment on Employment Lands, 2013



Source: Derived from the York Region Employment Survey, 2013 by Watson & Associates Economists Ltd.

Employment Lands Absorption

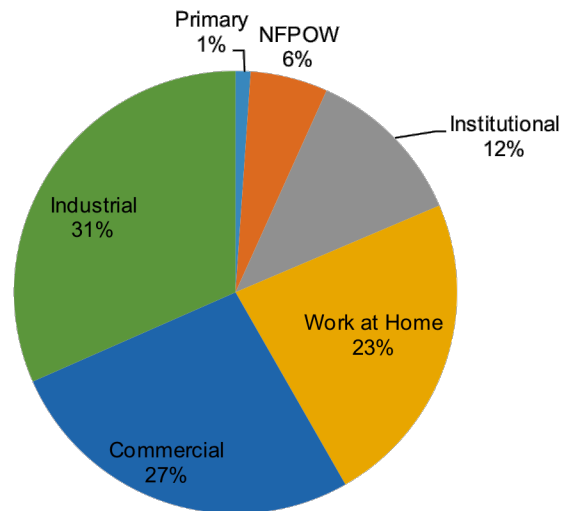
Over the past five years (2008-2013), a total of 2 net ha of employment land have been absorbed in the Township, averaging 0.4 net ha per year. All employment land parcels absorbed over the period have been less than 1 ha in size and located in Schomberg. It should be noted, however, that this low absorption rate is a direct result of a limited supply of service employment lands within all three communities.

King Township’s Competitive Economic Position and Employment Lands Potential

King Township is located in the GTAH – one of the fastest growing Regions in North America. The Township is forecast to have relatively strong employment growth to 2031. King Township’s employment base is expected to grow from 7,100 in 2006 to 11,900 by 2031, an increase of 4,800 over the period. This represents an average annual employment growth rate of 2.7%, slightly lower than the historical average.

Over the 2013-2041 period, the industrial and commercial sectors are forecast to account for 31% and 27% of employment growth, respectively, as shown in the figure below. Based on the review of broader growth trends, King Township has the strongest growth potential in a number of “*export-based*” sectors, including manufacturing, construction, and professional, scientific and technical services. It is expected that these would largely be accommodated on employment lands. The uses accommodated on employment lands are anticipated to be largely small to medium sized, with limited development potential for large-scale employers. Competitive employment land prices, competitive tax rates, proximity to other urban areas in York Region, proximity to major transportation corridors, and the Township’s high quality of life and the opportunity it provides for local live/work opportunities are considered the strongest drivers of growth on employment land over the forecast period.

Figure 6-10 King Township Forecast Employment Growth by Sector



Source: King Township 2013 Development Charge Background Study, by Watson & Associates Economists Ltd.

6.3.3 Moving Forward: Issues to Consider for the Official Plan Review

Employment lands form a vital component of King Township’s land use structure and are an integral part of the local economic development and employment growth potential. They are home to many of the Township’s largest private-sector employers.

Through development of the employment land base, the Township is better positioned to build a more balanced and complete community. Development typically accommodated on employment land generates relatively strong economic multipliers that benefit the Township directly and indirectly. In addition, employment lands development typically generates high-quality local employment opportunities. Furthermore, achieving non-residential growth adds to a community’s assessment base, which can help support lower residential taxes and municipal service levels. Employment land development also tends to produce more positive net fiscal benefits for the community than other types of development. Thus, a healthy balance between residential and non-residential development is considered highly important to maintaining the economic and fiscal sustainability of the Township.

A primary objective of this exercise is to provide a long-term vision for King Township that ensures that it continues to develop as a competitive, well-balanced and sustainable community. Fundamental to this object is an adequate supply of employment lands within well-defined, designated industrial/business parks throughout the Township to 2031 and beyond. These employment areas should be developed in a manner that allows the Township to build on its past successes, while further enhancing its economic base through the continued growth in a diverse range of employment sectors.

This section explores future development options to ensure that the Township can meet the forecast employment land demand and capitalize on the growth opportunities identified. Further, a discussion on the protection of employment lands in terms of conversions to non-employment uses and the provision of employment lands to accommodate non-industrial uses is also provided.

Employment Land Supply and Market Choice

From a market choice perspective, one of the most important industrial site selection criteria that is largely controllable by the Township, relates to ensuring that an ample supply of suitable vacant serviced (and serviceable) industrial land is available for purchase and absorption. This involves providing a readily available and serviced industrial land supply that is well beyond forecast absorption, to fully provide for a range of site selection choices. Historically, this is not been the case as serviced employment lands have not been available except in Schomberg and this has resulted in low absorption rates in the Township.

In order to allow for proper market functioning, it is our opinion that the Township should ensure that a minimum five-year supply of “shovel ready” employment lands (by various sizes, zoning and locations) is available at all times throughout the forecast period. Over the planning period, it is recommended that the Township monitor its current employment lands inventory at minimum every five years, to determine if and when additional employment lands are required to accommodate forecast demand.

Conversions of Employment Lands to Non-Employment Uses

As in many GTA municipalities, including King Township, there is increasing pressure to convert designated industrial lands to other non-employment uses, namely commercial retail and residential uses. This is often driven by higher demand (and hence higher market values) for commercial and residential development than industrial lands development.

In order to create a healthy local economy, residential, commercial and employment land needs have to be balanced. In recent years, the Province has strengthened planning policy to preserve employment land in the face of conversion pressures. Recent legislation, such as the Growth Plan for the Greater Golden Horseshoe and the 2014 PPS ensures the protection of employment land for employment generating purposes.

In accordance to the Growth Plan, Policy 2.2.6.5 states:

“Municipalities may permit conversion of lands within employment areas, to non-employment uses, only through a Municipal Comprehensive Review⁹ where it has been demonstrated that:

- a) There is a need for the conversion;*
- b) The municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan;*
- c) The conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets and other policies of this Plan;*
- d) There is existing or planned infrastructure to accommodate the proposed conversion;*
- e) The lands are not required over the long term for the employment purposes for which they are designated; and*
- f) Cross-jurisdictional issues have been considered.*

For the purposes of this policy, major retail uses are considered non-employment uses.”

The PPS also establishes a test for permitting conversion of lands within employment areas to non-employment uses:

“Planning Authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.”

The Consultant Team recognizes that there is a need to preserve the Township’s employment lands for employment uses. The conversion of employment lands to non-employment uses negatively impacts the Township’s economy in several ways:

- It erodes the Township’s finite supply of designated employment lands;
- It potentially fragments the existing employment land supply; and
- It generally impedes the Township’s potential to accommodate “basic” or export-based job opportunities.

Though the Consultant Team recognizes that there is a need to preserve the Township’s vacant employment lands for employment uses, under some circumstances a conversion may be justified for planning and economic reasons. However, such decisions must be made using a systematic approach and methodology.

⁹ The Growth Plan defines a Municipal Comprehensive Review as “an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan.”

Permitted and Restricted Uses Related to Retail, Commercial Service and Institutional Uses on Employment Lands

As the regional economy continues to evolve from a goods-producing economy to a service-based economy, there are increasing pressures on employment lands to accommodate commercial service, retail and community/institutional uses. Through land use designations and zoning by-law provisions, municipalities have responded by permitting a range of commercial, community and institutional uses on employment lands.

To ensure that the integrity of the Townships' employment lands base is not jeopardized over the long-term, the provision for select commercial, community and institutional uses within employment areas should be assessed on the degree to which the use:

- Supports/complements the primary industrial uses within employment areas;
- Does not adversely affect the stability of the employment area;
- Does not adversely impact other designated employment uses (i.e. increased road traffic);
- Is compatible with neighbouring land uses; and
- Does not detract from the potential for the subject lands to be utilized for industrial purposes.

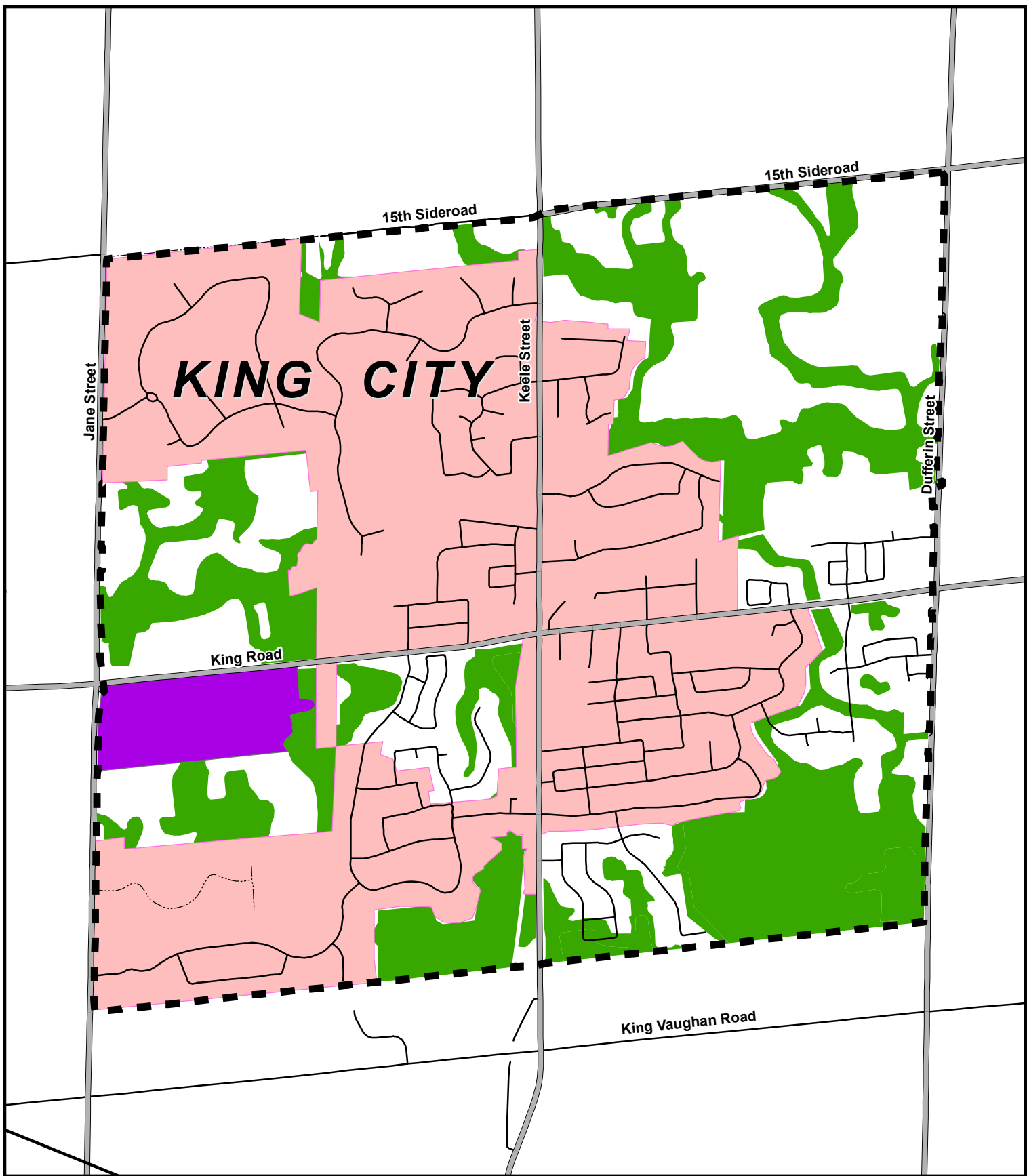
The provision for select commercial services and accessory retail within employment lands which rank favourably against the criteria identified above should generally be permitted. Stand-alone retail, however, which is largely population serving and not compatible with industrial uses, should not be permitted. Further, the provision for community/ institutional uses should be carefully examined against the criteria identified above, particularly for large-scale uses such as recreational centres, which typically are not well suited to be accommodated in employment areas.

Land Supply

As mentioned earlier, it has been determined that there is about 79.95 hectares of vacant employment land in King Township as follows:

- Approximately 37.24 hectares of vacant employment land is located in King City;
- Approximately 17.24 hectares of vacant employment land is located in Nobleton; and
- Approximately 25.47 hectares of vacant employment land is located in Schomberg.






The location of vacant employment land is show on Maps 6-6, 6-7, and 6-8 on the following pages.

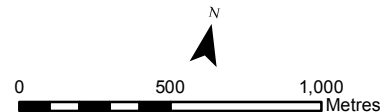


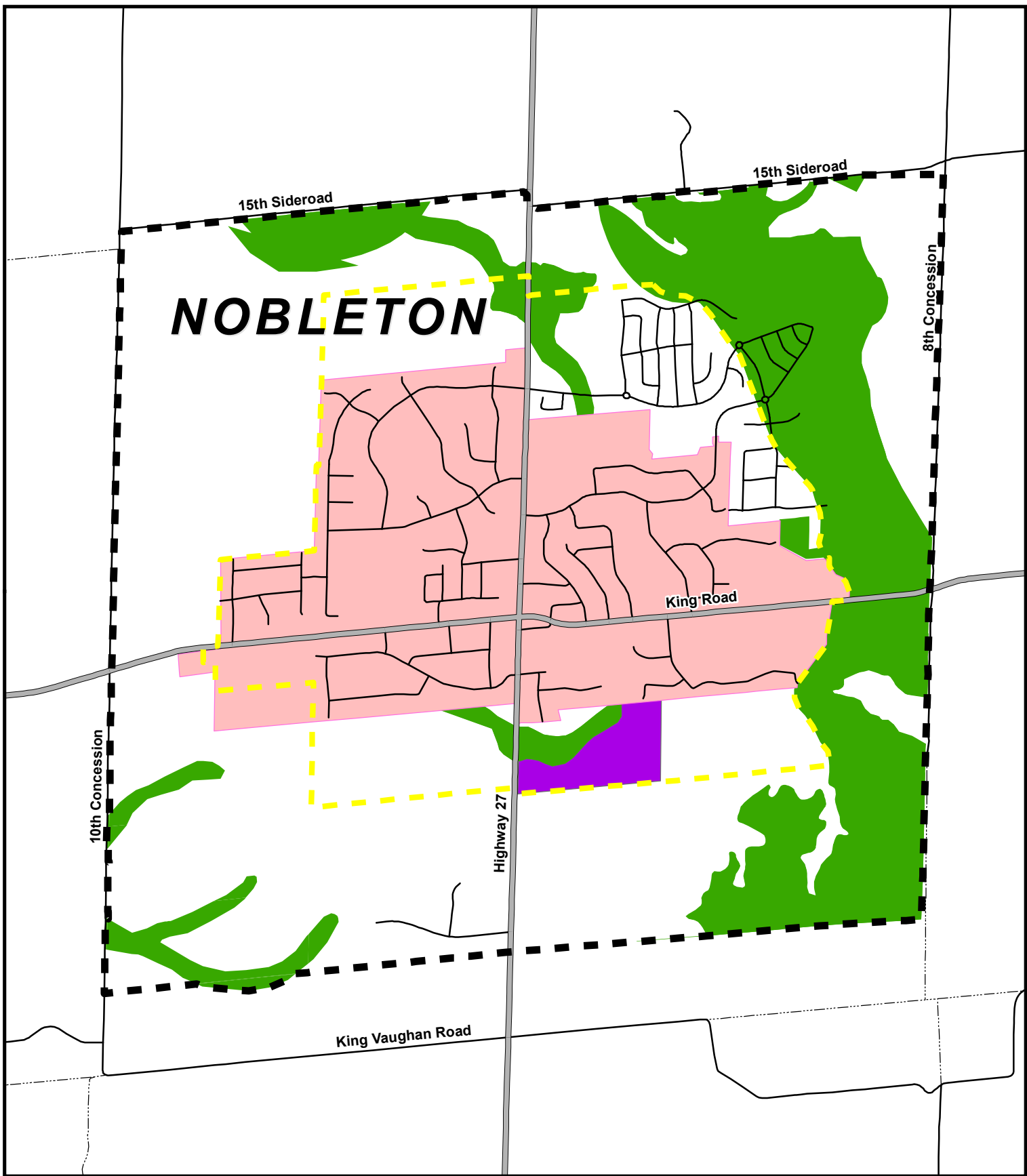
**Township of King
Vacant Employment
Lands (King City)**

Map 6-7

Legend

-  Community Plan Boundary
-  Built Boundary
-  Vacant Employment Lands
-  Regional Road
-  Local Road









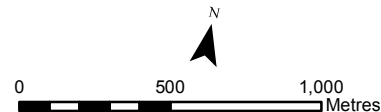


**Township of King
Vacant Employment
Lands (Nobleton)**

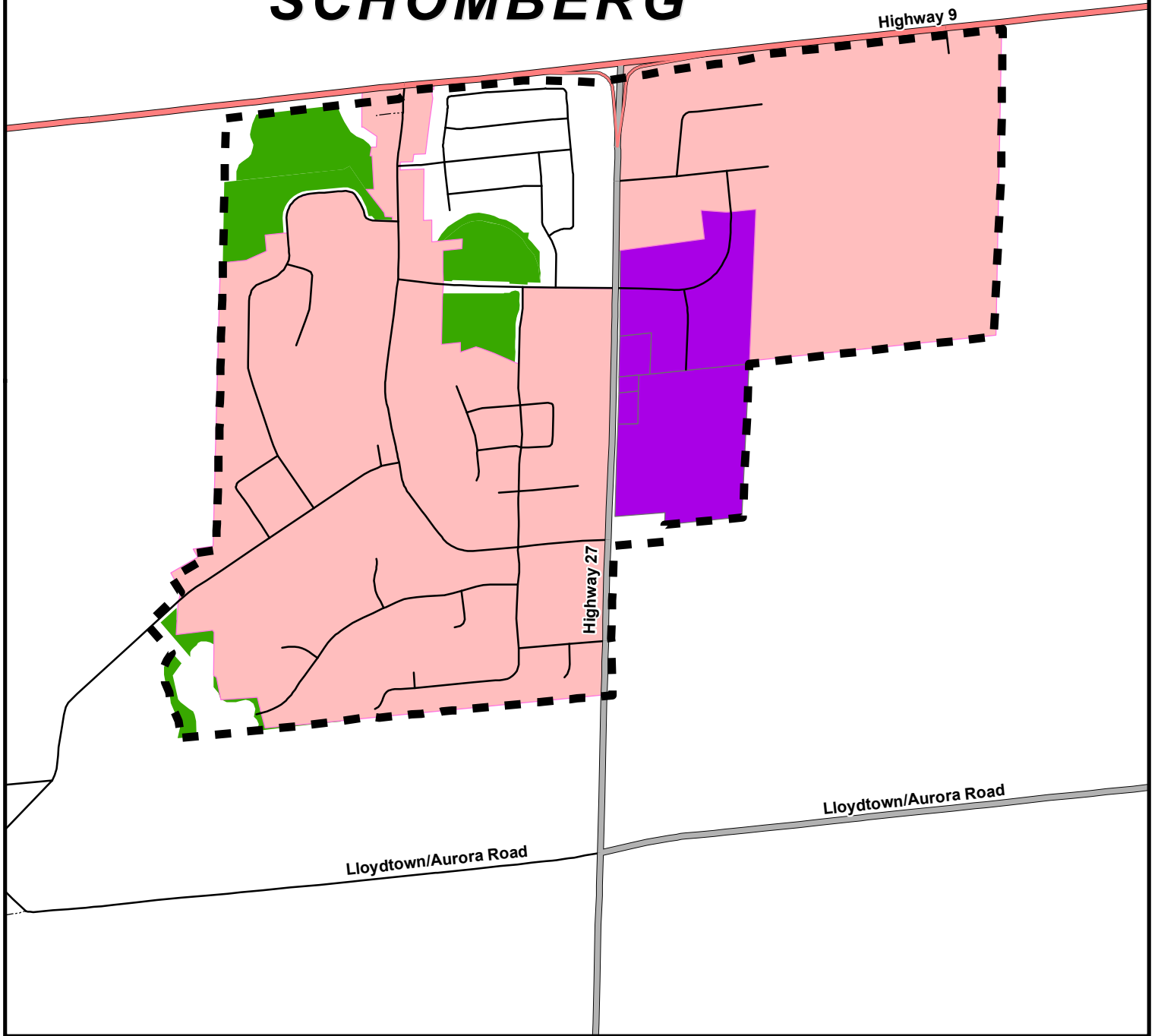
Map 6-8

Legend

-  Community Plan Boundary
-  Nobleton Existing Community Boundary
-  Built Boundary
-  Vacant Employment Lands
-  Regional Road
-  Local Road








SCHOMBERG

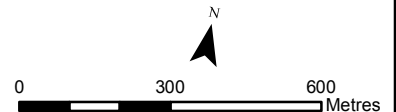


Township of King
Vacant Employment
Lands (Schomberg)

Map 6-9

Legend

-  Community Plan Boundary
-  Built Boundary
-  Vacant Employment Lands
-  Regional Road
-  Local Road



The York Region Official Plan indicates that King Township is required to plan for employment growth from 7,100 jobs in 2006 to 11,900 jobs in 2031, which represents an increase of 4,800 jobs. If the existing vacant lands are planned and developed at a density of 25 jobs per hectare (which is consistent with the existing densities achieved on employment lands in the Township), a total of 2,000 ELE¹⁰ jobs could be accommodated. **However, it is noted that the number of ELE jobs has the potential to increase significantly in the event that a major office were to be developed within the Township.**

This means that to meet the Region's employment target, an additional 2,800 jobs may need to be accommodated within the Township. It is anticipated that this additional employment growth will be accommodated in the following ways:

- The Region has estimated that, as a result of new growth in the 'designated greenfield area', one 'population related employment' (PRE)¹¹ job will be generated for every 8.37 people that are accommodated.
- On this basis, and based on existing density permissions in the existing Community Plans, there is potential for up to 1,315 new jobs to be accommodated in the Township's 'designated greenfield area' as a result of all new growth (including lands that have been developed since 2006, or are subject to current development approvals/proposals, or on lands that are currently vacant) as discussed above.
- It is also anticipated that there will be potential for new PRE jobs within the Township as a result of intensification of the 'built-up area'. Therefore, based on the Region's current intensification target of 920 units (see above), and using the same ratio provided by the Region (1 job per every 8.37 people), there is potential for 285 new jobs to be accommodated in the Township's 'built-up area'.
- However, it is noted that the above estimates for new PRE jobs would be greater if intensification in the 'built-up area' is increased (in accordance with scenario A discussed above) or if density permissions are increased (in accordance with scenario B discussed above), in order to meet the Region's overall population growth target. In this case, there would be potential for a total of up to 1,744 new PRE jobs as a result of a total increase of 14,600 people in the 'built-up area' and the 'designated greenfield area'.
- It is also anticipated that the Township will also experience new job growth as a result of various major institutional uses, including Seneca College, the University of Toronto's Koffler Scientific Reserve, St. Thomas of Villanova College, and Country Day School. In fact, it has been estimated that Seneca College alone will experience growth by approximately 125 jobs by 2022 as a result of its future expansion.
- Finally, it is also anticipated that the Township will also experience new job growth in the agricultural sector (which currently makes up 6% of the Township's labour force).

¹⁰ELE jobs are those that occur in traditional industrial areas, such as those associated with manufacturing, processing, warehousing, etc.

¹¹PRE jobs are those associated with uses that clearly serve the population along with the needs of the travelling public, such as supermarkets, banks, restaurants, clinics, and shopping centres.

On the basis of the above, it is anticipated that the Township will be able to accommodate employment growth forecasted by the Region to 2031 and that no additional land be contemplated for employment land employment at this time. However, it is recommended that the situation be monitored.

6.3 Intensification

6.3.1 The Need for a Strategy

Both the Province and the Region of York require King Township to accommodate a significant portion of future growth through intensification inside the already built-up areas of King Township. Further, a local Strategy is required by the Township to plan effectively for intensification. The following is a discussion of some of the requirements and options available to the Township with respect to how the Official Plan could establish a framework for intensification in King. These requirements and options are identified as part of this Technical Paper for discussion purposes and will inform the development of policy directions and recommendations for implementing an Intensification Strategy in Phase Two of the Official Plan Review. Ultimately, the work completed as part of Phase One and Two of the process will lead to the development of an Intensification Strategy for King Township.

‘Intensification’ is defined by the Province as the:

- *Development of a property, site or area at a higher density than currently exists through:*
- *Redevelopment, including the reuse of brownfield sites;*
- *The development of vacant and/or underutilized lots within previously developed areas;*
- *Infill development; and,*
- *The expansion or conversion of existing buildings. (2005 PPS)*

Both the Province and the Region of York require King Township to accommodate a significant portion of future growth through intensification inside the already built-up area of King Township, rather than on designated greenfield areas at the edge of the built up area.

The arguments typically in favour of intensification are that new development in built up areas will allow for the optimization of existing infrastructure and the more efficient and economical provision of services. The creation of diverse communities, more vibrant central areas, and higher levels of service, with a range of uses and opportunities also occurs when the number of people and jobs increases in built-up areas.

Intensification is not new to King Township. There are a number of recent examples of intensification that have been developed in the past decade. However, the current challenge is to update the existing policy framework to proactively ensure that the ‘right forms’ of intensification occur in the ‘right locations’. Therefore, there is a need for the Township to prepare an intensification strategy as part of the Official Plan Review and to ensure that the Official Plan provides clarity and certainty with respect to where intensification should and should not occur.

In addition, the intent of an intensification strategy is to also establish more certainty in the Official Plan on the form and type of intensification to be permitted. There is a need for ‘rules’ for intensification that are clear and provide the basis for the development of viable projects that take into account the current land use context, the nature of adjacent land uses, and respect and protect the heritage and character of existing neighbourhoods.

6.3.2 Summary of Key Policy Requirements

York Region’s Official Plan implements the Growth Plan and identifies an intensification target of 920 units by 2031 for King. Using population per unit numbers provided by the Region, this means that a total population of approximately 2,390 people is to be accommodated through intensification in the built-up area in King by 2031. While it is recognized that intensification typically occurs in the form of townhouses and/or apartment buildings, since King Township is a small community predominantly made up of single detached dwellings, it is anticipated that some degree of intensification will also occur in the form of single dwelling units on lots that are smaller than what currently exists in the Township.

To accommodate 920 units, the Region of York also requires that local municipalities complete their own intensification strategies based on the York Region 2031 Intensification Strategy. The York Region Official Plan outlines the requirements for an intensification strategy in Section 5.3.1.3, as follows:

“That local municipalities shall complete and adopt their own intensification strategies based on the York Region 2031 Intensification Strategy and on the Region’s Intensification Guide. The local municipal intensification strategies, developed in co-operation with the Region, shall:

- a. Plan to meet and/or exceed intensification targets identified in table 2.*
- b. Identify the role for each of the following:*
 - i. Regional Centres and Corridors;*
 - ii. GO Transit train stations and bus terminals, and subway stations;*
 - iii. Local Centres and Corridors;*
 - iv. Other major streets;*
 - v. Local infill; and,*
 - vi. Secondary suites.*
- c. Identify and map intensification areas and provide targets for each area;*
- d. Identify appropriate density ranges for intensification areas that support the Intensification Matrix Framework;*
- e. Incorporate employment opportunities into intensification areas;*
- f. Plan for a range and mix of housing, taking into account affordable housing needs; and,*
- g. Identify implementation policies and strategies to prioritize, phase in and achieve local municipal intensification targets.”*

Given these requirements, the intent of King Township Intensification Strategy will be to implement the Province’s and the Region’s intensification requirements to set the stage for

where and how growth will occur in Township of King in the future and to clearly articulate where intensification is not expected nor desired.

6.3.2 Identifying Intensification Areas

Identifying possible locations for intensification is the first step in encouraging development of complete communities. As a starting point for this work, in 2006, the Province established a built boundary for municipalities in the Greater Golden horseshoe area, including King Township, and the Province and Region require that intensification occur within the built boundary.

Section 5.3.1.3 of the York Region Official Plan (as shown above) provides direction on where the majority of intensification should happen within the built boundary. On the basis of an analysis of Township urban structure and the York Region Official Plan, Table 6-16 provides a summary of where intensification could happen in King based on the Region’s direction:

Table 6-16 Potential Locations for Intensification in King Township

Locations for Intensification from the Regional Official Plan	Applicability in King Township
i. Regional Centres and Corridors	These Centres and Corridors are fixed at the Regional level. There are no Regional Centres or Corridors in King Township.
ii. Go Transit train stations and bus terminals, and subway stations	The King City Go Station should be considered as a possible area for intensification.
iii. Local Centres and Corridors	The community cores of Schomberg, Nobleton and King City (the Local Centres) should be key intensification areas in King. Along the Regional Roads within the three communities (the Local Corridors) should also be key intensification areas.
iv. Other major streets	There are no other major streets in King Township that are appropriate for intensification.
v. Local infill	There are some local infill sites that could have potential for redevelopment.
vi. Secondary suites	Intensification in the form of Secondary Dwellings could occur throughout the built up area in areas where full services are provided. It is noted that the Township’s new Official Plan could establish a context/framework for encouraging/permitting secondary suites throughout the township; however, specific options for doing so must be addressed through a zoning by-law process. Specific zoning tools for encouraging and permitting secondary suites include regulations dealing with lot size, parking, access, etc.

As discussed in Section 6.2.2 of this Paper, a good deal of work has been completed to identify specific locations within the built-up area of King City, Nobleton, and Schomberg that could provide opportunities for intensification. In 2011, in advance of King’s Official Plan Review, the Township initiated a *Housing and Residential Intensification Study* that identified that following ‘potential intensification sites. However, the Township’s 2011 analysis did not consider redevelopment of potential existing properties as part of its intensification analysis. Therefore, to augment the Township’s work, a more detailed review was carried out as part of the Official Plan Review, (also described in Section 6.2.2 of this paper), which involved:

1. Identifying all parcels and/or areas that have potential for intensification based on a specific set of criteria;
2. Assessing the potential for redevelopment for residential or non-residential uses; and
3. Estimating the number of dwelling units by type could reasonably be established on individual parcels.

Based on this additional work, it has been determined that an additional 1,072 new dwelling units (and approximately 3,080 people) could potentially be accommodated within 'possible intensification areas'. This means that a total of 1,510 new dwelling units (and approximately 4,258 people) could potentially be accommodated through intensification. Given the fact that about 438 units have already been constructed since 2006, the Township can conceivably accommodate more than 920 units by 2031. The Growth Plan states that the intensification target allocated to the Township is intended to function as a minimum only.

Therefore, on the basis of Section 5.3.1.3 of the York Region Official Plan, as well as work completed by the Township and as part of the Official Plan Review, a number of possible intensification areas have been identified in King's built-up area as a preliminary step in developing an intensification strategy. These possible intensification areas are identified for discussion purposes on maps 6-1, 6-2, and 6-3, which are provided in Section 6.1.2 of this Paper.

In subsequent phases of the Official Plan Review, these intensification areas will be considered further, in consultation with the community, to:

- Establish the ranges of intensification that could occur from a density and built form perspective in each area, based on location and adjacent land uses;
- Further identify priority areas/sub areas to define which areas will see significant change, moderate change, and no change; and
- Develop clear and concise Official Plan policies.

This work will ultimately lead to an Intensification Strategy for King Township, which will be prepared as part of the Official Plan Review.

6.3.3 Intensification Options

Much of the discussion about managing growth in King up to this point has focused on specific policy requirements that must be implemented by the Township as required by the Province and Region of York. With respect to developing an intensification strategy, in addition to meeting specific requirements as discussed above, the Township also has an opportunity to make certain decisions about how intensification will occur. The remainder of this section identifies various decisions that the Township can make, and some preliminary options for consideration.

Developing a Vision

As part of an overall intensification strategy for the Township, a Vision could be developed (either a collective Vision for all of the community cores, or individual Visions for each of King City, Nobleton, and Schomberg) that would articulate the goals and objectives to be achieved in each of the intensification areas. The Vision(s) would be based on and reflect the values of the community.

For example, some of the factors that could be considered in developing a long-term vision for the community cores of Schomberg, Nobleton and King City (i.e., the Local Centres) are as follows:

- a) The significance of the community cores to the identity of King Township and its role as the cultural and civic hearts of the Township.
- b) The presence of a large concentration of historical and heritage buildings.
- c) The desire to improve public realm and build on the pedestrian focus of the community cores.
- d) The desire to encourage investment and additional residential uses to support commercial uses and revitalization efforts.
- e) A lot pattern that is fragmented and irregular, with a wide range of frontages and depths.
- f) Proximity to low-density residential neighbourhoods on the edges of the community cores.
- g) The traffic in the area, particularly during peak hours and the existence of parking, both on street and off street.

Based on these factors, an example of a long-term vision for the community core(s)/Local Centre Intensification Areas could be:

- a) Maintain, promote and enhance the community cores as one of the primary focal points for commerce, tourism and pedestrian-scale activity in the Township.
- b) Promote the community cores as a creative centre, a liveable place for entertainment, leisure, civic activities, where a variety of experiences, niche market retail uses and a range of residential uses are available.
- c) Encourage tourism and development in the community cores that capitalizes on expected growth in the Township, the Region and beyond.
- d) Integrate built, natural and heritage elements with new development of mixed-use, mid-rise, street oriented built form with a strong urban character and a high level of design.
- e) Ensure that new development, which is primarily made up of low and mid-rise buildings complements the existing built form,
- f) Ensure that there is a strong relationship between new development and the street and that new development is supported by improvements to the public realm.
- g) Minimize the impacts of new development on adjacent low-density residential neighbourhoods through the use of reduced heights and staggered setbacks.
- h) Encourage the development of as wide range of complementary uses as possible to enhance the character of the community cores.

- i) Encourage streetscape and façade improvements and improvements to the public realm that revitalize and enhance the cultural and historic character of the area.
- j) Further enhance the community cores so they continue to be a source of pride in the Township.

Since the Regional Roads within the three communities (i.e., the Local Corridors) will also be key intensification areas in King, some of the factors that could be considered in developing a long-term vision for these areas are as follows:

- a) Current function of these corridors as primarily streets for motor vehicles and how that function will evolve in the future as transit is improved.
- b) Importance of each corridor for traffic movement and their role as the main north-south and east-west corridors for traffic in the Township.
- c) Relatively limited and isolated opportunities for intensification.
- d) Compatibility with surrounding residential neighbourhoods.
- e) The presence of reverse lot frontage lots that sterilize sections of each corridor.
- f) Phasing new development onto lands that are currently used for parking, while maintaining the viability of existing commercial uses.
- g) The potential for future development to contribute to a much stronger pedestrian orientation.

Based on these factors, an example of a long-term vision for Corridor Intensification Areas could be:

- a) Transform the corridors from car-oriented arterial roads to multimodal corridors that support transit, walking and cycling.
- b) Respect the character of adjacent residential neighbourhoods by ensuring that new development complements the existing built form to the extent possible.
- c) The height of buildings should have a proportional relationship to the street right-of-way and new buildings should be located close to the street to better define the street edge and create a well-defined character for the street.
- d) Focus the massing of buildings at intersections to establish focal points.
- f) Orient windows, main entrances and other primary building façade elements toward the street to contribute to a more pleasant pedestrian environment.
- g) Encourage the consolidation and expansion of parcels of land to provide for greater economies of scale in the corridors.

Setting the rules of intensification

There is also a need for the Township to make decision about the ‘rules’ for intensification within King. The rules that are established have to be clear, reflect the current land use context and provide the basis for the development of viable projects that optimize, take advantage of existing infrastructure wherever possible and are representative of good planning principles. These rules need to be articulated within the Official Plan in a manner that provides the Township with the ability to assess individual intensification proposals on a go-forward basis.

At the present time, there are some general criteria in the Community Plans to assist the Township in considering intensification proposals. However, while these general criteria are appropriate, they are not specific enough in all Community Plans and it is recommended that new criteria be included within the Official Plan so that there is a complete set of rules that could be applied to each intensification proposal.

For example, the following is a set of preliminary intensification ‘rules’ or criteria that could be included in the Township’s Official Plan:

- a) Height limits should be set below an appropriate angular plane that allows for sunlight penetration to neighbouring properties, with the angular plane measured from property boundaries at the rear or side of buildings as appropriate and from the centre line of streets.
- b) The height of buildings should have a proportional relationship to the street right-of-way to create a well-defined character for the street.
- c) Buildings should be sited and massed in a manner that creates landscaped courtyards or other open spaces that are usable by the building’s residents.
- d) Improvements to the streetscape, such as soft landscaping, lighting fixtures, benches and public art, should be part of the overall project design.
- e) Open space and walkway systems should be integrated with residential areas and to other activity areas in the community including schools, parks, commercial centres and institutions with convenient and attractive linkages to encourage walking and cycling.
- f) The design of new buildings should achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials and colours that provide visual variety and interest.
- g) Parking for the building’s residents shall be sited in a manner that does not dominate the streetscape (e.g. utilize rear, side, underground or above-ground parking).
- h) Smaller architectural elements and features on the street frontage should be used to create a more human scale and to “break-up” the visual impact of buildings.
- i) Buildings design should be articulated and fenestrated in a fashion that breaks down large-scale building mass and avoids large expanses of blank walls.

Urban design

If it is determined that an intensification proposal is compatible with the adjacent land uses, tools such as urban design can be used by the Township to integrate new development with the existing community. Setting out clear urban design goals is one of the most effective and most frequently underestimated community-building tools. In its many forms, urban design measures have a direct impact on social interaction and safety, legibility, access, circulation, orientation and connectivity to the natural environment.

As already discussed in Section 4 of this report, Urban Design Guidelines were prepared for King City, Nobleton, and Schomberg in 2006 and are specifically intended to instruct infill and new development within the community’s historic centres. A fundamental objective of these Guidelines is to ensure that the unique qualities of these areas are preserved. Through the Township’s Official Plan Review project, there is an opportunity to review and build upon the

existing guidelines to develop a set of policies for implementation in the Official Plan. This would further assist and guide staff and Council in their review of applications for intensification. Additional guidelines could be prepared for the corridors and other intensification areas.

Eliminating barriers and providing incentives to achieve the vision

In order for significant intensification to occur in King Township, there is also a need for much more than just supporting land use policies. Practically speaking, there are a number of challenges inherent in developing land within built-up areas. While many of these challenges can be overcome, there is also a need to consider how the Township and other agencies can work in concert to ensure that there are incentives available to support intensification and minimize the challenges that may present themselves on any given site within an identified Intensification Area.

Therefore, the Township's Official Plan could attempt to remove as many barriers as appropriate to support the further intensification and more efficient use of land within the Township's Built Boundary. Specifically, the Township could investigate the following matters and/or implement the potential intensification strategies identified below:

- a) Fees and Charges – The Township has the ability to reduce *Planning Act* application fees and reduce the amount of Development Charges payable for specific projects and/or specific areas. In addition, the Township has the ability of reducing cash-in-lieu of parkland amounts and cash-in-lieu of parking amounts as appropriate, again for specific projects and/or specific areas. The Township should investigate the feasibility of reducing fees and charges where appropriate as part of an overall review of the Official Plan. The intent of any reduction in a fee or charge would be to reduce the administrative costs of processing an application.
- b) Tax Reduction and/or Deferment – Any additional development on a property in the form of intensification has the potential of increasing assessment and therefore the amount of taxes paid. It is noted that the Township has recently implemented a Tax Increase Equivalent Grant Program through a Community Improvement Plan for the communities of King City, Nobleton, and Schomberg. The Township should market this tool in an effort to support and encourage intensification projects in the community core areas.
- c) Pre-Zoning – The Township should determine whether it is appropriate to pre-zone lands for a certain amount of development in identified areas to reduce the number of *Planning Act* processes that are required to provide the basis for intensification. It is not anticipated that all lands within Intensification Areas would be pre-zoned. Instead, the intent would be to identify those areas that are not located adjacent to low density residential areas for example, and pre-zone those areas only.

6.4 Stable Neighbourhoods

6.4.1 The Need to Protect Stable Neighbourhoods

The discussion of Intensification up to this point has focused on encouraging various forms and types of intensification in specific 'growth' areas of the Township, mainly within and surrounding the existing community cores and other possible intensification areas. However, it is also recognized that over the next 20 years, there will be also applications for intensification within the existing neighbourhoods in King Township, including:

- a) Expansions to existing dwelling units; and
- b) Applications to create new lots.

As a result, the following impacts will likely be felt:

- Less separation between dwellings on the two new lots in comparison to between other dwellings on the street;
- Less of a setback between the new homes and the lot lines of adjacent lots than generally exists today;
- More driveway and garage as a percentage of the front lot line;
- Less landscaping, shrubbery and trees in the front yard;
- A greater percentage of the front lot line devoted to building than generally exists at the present time;
- Potential tree loss as a result of construction activities; and,
- A higher degree of on-going construction activity in the neighbourhood for a period of years as existing homes are demolished and new homes constructed.

These impacts are arguably not desirable for stable residential neighbourhoods. They will impact stability by increasing the number of lots within a neighbourhood or changing the built form of existing dwelling units within a neighbourhood. Therefore, there is a need to maintain the quality of place in King through the protection of stable and mature neighbourhoods. These types of neighbourhoods are considered to be very desirable generally to the home buying public primarily because of their stability. Therefore, as part of the Official Plan Review, the Township should consider developing a set of policies that:

- a) Establish when and how new lots can be created in stable residential areas; and/or
- b) Control the built form of new development and expansions to existing dwelling units.

6.4.2 Identifying Stable Neighbourhoods in King

Although the Province encourages all municipalities to provide for intensification within the existing built up area, this does not necessarily mean that all areas and neighbourhoods within the built up area should be intensified. Instead, the Province requires that municipalities review the potential for intensification and establish policies that direct intensification into those areas that are the most suited (as discussed in Section 6.3 of this paper).

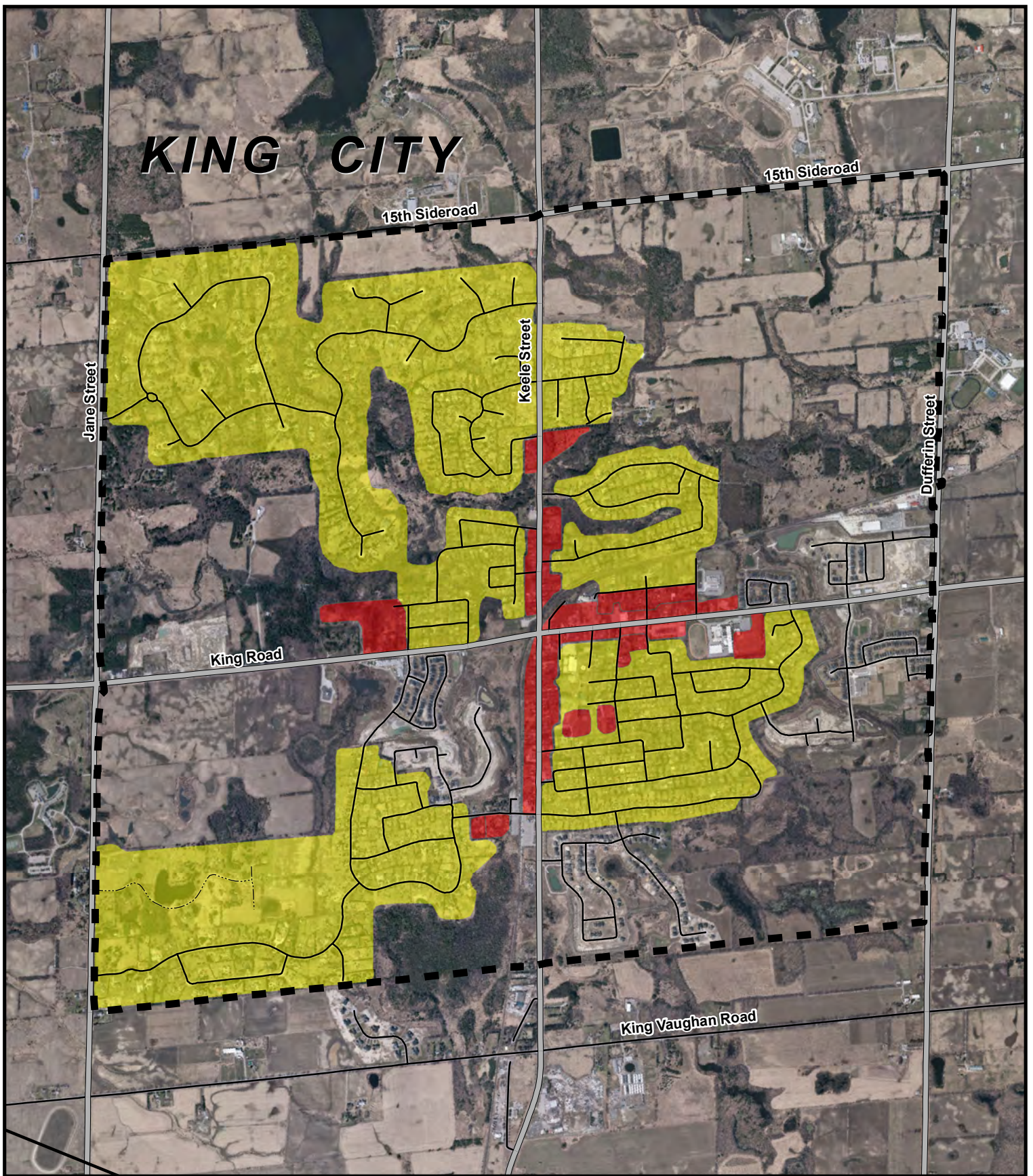
As discussed in Section 6.1.2 of this Paper, it has been determined that the potential for intensification is significant in specific key areas (i.e., local centres and local corridors) of King City, Nobleton and Schomberg. The possible areas of intensification that have been identified and mapped on a preliminary basis for discussion purposes as shown on Maps 6-1, 6-2, and 6-3.

In addition to identifying these areas where intensification is the most suited, it is also important for the Township to identify areas where intensification should not occur, or where some growth and change may occur provided the character of the areas is preserved and the overall urban structure of the Township is upheld.

Therefore, residential areas in the built-up areas King City, Nobleton and Schomberg that have not been identified as possible intensification areas in the previous section may potentially not be considered suitable for intensification (other than potentially through the creation of secondary suites). These areas are identified on maps 6-10, 6-11 and 6-12 on the following pages and for discussion purposes will be referred to as King's 'potential stable neighbourhoods'. For reference, 'possible intensification areas' (as discussed in Section 6.1.2) are also shown.

'Potential stable neighbourhoods' are identified for discussion purposes only. It is recognized that in some of the areas identified as 'potential stable neighbourhoods' the community may or may not be comfortable with various types/ranges of change, as discussed. For example, it is recognized that some areas of King Township may be open to changes to the existing character of a 'potential stable neighbourhood', while others may not.

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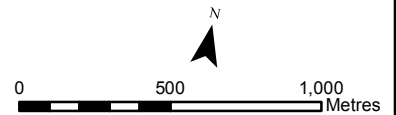


Township of King
King City
Stable Neighbourhoods

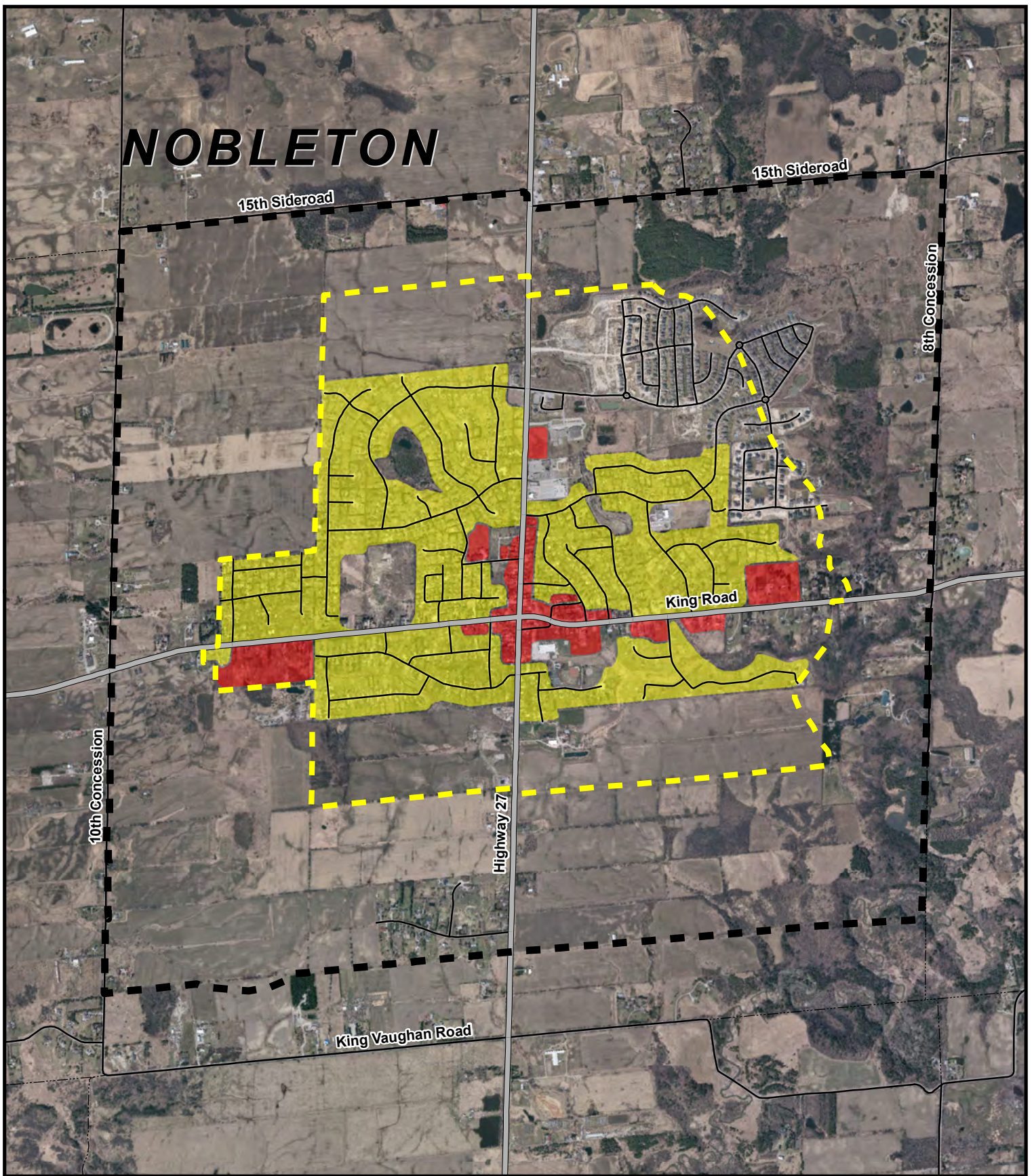
Map 6-10

Legend

- Community Plan Boundary
- Possible Stable Neighbourhoods
- Possible Intensification Areas
- Freeway
- Provincial Highway
- Regional Road
- Local Road



NOBLETON

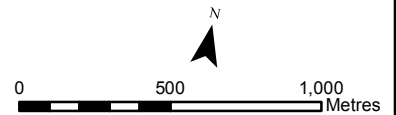


Township of King Nobleton Stable Neighbourhoods

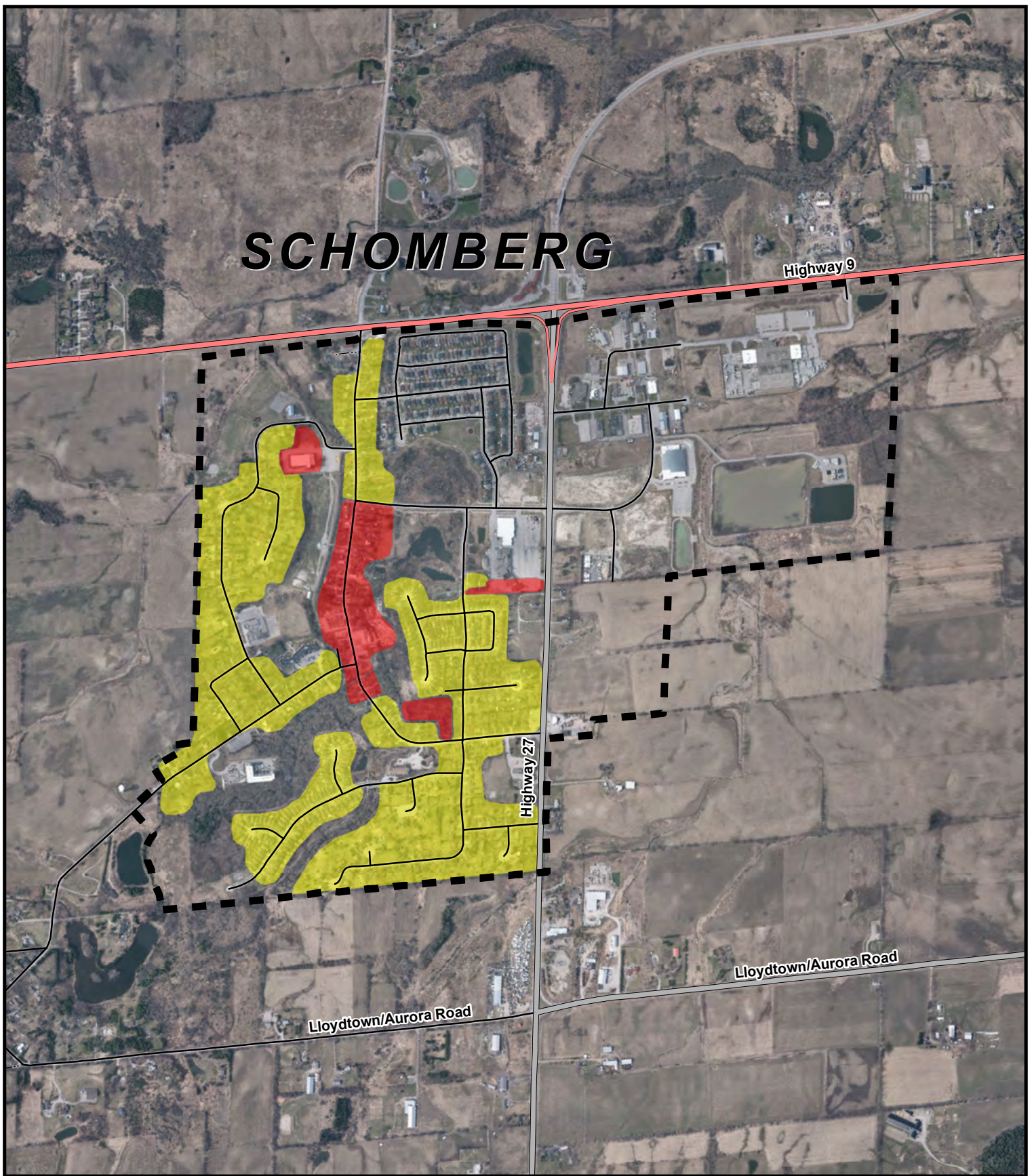
Map 6-11

Legend

- Community Plan Boundary
- Nobleton Existing Community Boundary
- Possible Stable Neighbourhoods
- Possible Intensification Areas
- Freeway
- Provincial Highway
- Regional Road
- Local Road



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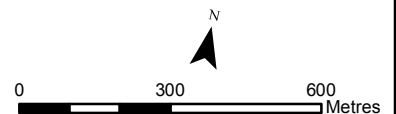


Township of King
Schomberg
Stable Neighbourhoods

Map 6-12

Legend

- Community Plan Boundary
- Possible Stable Neighbourhoods
- Possible Intensification Areas
- Freeway
- Provincial Highway
- Regional Road
- Local Road



6.4.3 Policy Options

In terms of moving forward to identify policy directions as part of the Official Plan review, to address the possibility for intensification in 'potential stable neighbourhoods' (as confirmed by the Township in subsequent phases of this study, the Township could establish policies that:

- a) Maintain the lot fabric that exists in some of the 'potential stable neighbourhoods' identified, by prohibiting lot creation; and/or
- b) Recognize that some growth and change may occur in some of the 'potential stable neighbourhoods' identified, provided the character of the areas is preserved and the overall urban structure of the Town is upheld.

These policy options are discussed in detail below.

Prohibiting Lot Creation

There are many examples of neighbourhoods throughout the Greater Toronto Area that have retained their charm and character through maintaining the lot fabric that exists in the neighbourhood. For example, the City of Vaughan recently went through a process that resulted in the approval of OPA 589, which had the effect of identifying "enclaves" within the City in which new lot creation is not permitted.

The Township could consider whether or not any of the areas identified in Maps 6-9, 6-10, and 6-11 should be identified as "enclaves" where new lot creation is not permitted all together.

Identifying Criteria for Lot Creation and Redevelopment

As an alternative option to prohibiting lot creation, the Township of King could include new criteria in its Official Plan that could be used to determine when and where applications for lot creation or to redevelop/replace an existing dwelling on a lot could be permitted.

Decisions on whether new lots should be created in stable residential areas are often based on whether the proposed development is compatible with adjacent development and whether the character of the adjacent development and area is affected. These are factors that are also considered when applications to replace an existing dwelling with a larger dwelling are submitted.

Land use compatibility has been an issue under consideration at numerous Ontario Municipal Board hearings. In a decision of the OMB dated August 11, 2006 (Decision/Order # 2263), a reference is made on page 7 of that decision to the language in another Decision: "*when he said being compatible with is not the same as being the same as. Being compatible with is not even the same thing as being similar to. Being similar to implies having a resemblance to another thing; they are like one another, but not completely identical. Being compatible with implies nothing more than being capable of existing together in harmony.*"

The criteria that can assist in determining whether uses can ‘exist together in harmony’ when change is proposed in the context of new lot creation or redevelopment in a residential neighbourhood include the following:

- The relationship between the massing and height of existing and proposed buildings;
- The location of established building lines (the average setback of existing development from the street);
- The placement of existing and proposed buildings on a lot;
- The lot coverage of existing and proposed development;
- The nature of existing and proposed building materials; and,
- The location of driveways, garages and trees.

Therefore, criteria could be developed in the new Township Official Plan based on the preliminary list identified above. These criteria are provided for discussion purposes only, and additional work will be completed with respect to policy options in Phase 2 of the Official Plan Review.

Design Guidelines

In addition to – or as an alternative to – establishing criteria to determine when and where applications for lot creation could be permitted, the Township could also consider developing a set of design guidelines to be included in the Official Plan that would provide guidance for new development, such as: a new detached dwelling on a vacant or newly created lot; a new detached dwelling replacing an existing detached dwelling; and significant additions and/or alterations to an existing dwelling.

The design guidelines could be applied to new residential dwellings and additions which are subject to site plan control and/or Committee of Adjustment approvals for variances and/or consents, as permitted under the *Planning Act*.

The objectives of the design guidelines would be to:

1. to set expectations for preferred design outcomes;
2. to elaborate on the policy direction of the Township Official Plan;
3. to strike a balance between restricting and fostering creativity;
4. to assist staff and decision makers with assessing compatibility of new development with the existing neighbourhood character.

As an example, in 2009, the Town of Oakville’s new Official Plan established the following set of design policies that applies to new development and aims to maintain and protect the character of stable neighbourhoods:

- a) *The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*
- b) *Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.*

- c) *Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.*
- d) *Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.*
- e) *Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.*
- f) *Surface parking shall be minimized on the site.*
- g) *A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.*
- h) *Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*
- i) *The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.*
- j) *Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.*
- k) *The transportation system should adequately accommodate anticipated traffic volumes.*
- l) *Utilities shall be adequate to provide an appropriate level of service for new and existing residents.*

This example is provided for discussion purposes only, and additional work will be completed with respect to policy options in Phase 2 of the Official Plan Review.

Definitions

Finally, the Township could also include the following definitions in its Official Plan to assist with decision-making:

- *Character: means the collective qualities and characteristics that distinguish a particular area or neighbourhood.*
- *Compatible: means the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact.*

6.5 Future Neighbourhoods

6.5.1 Accommodating New Types and Forms of Development

While the Province and the Region of York require King Township to accommodate a significant portion of future growth within the already built-up areas of King Township, it also recognizes that new growth outside of the built boundary will be required to accommodate growth forecasts to 2031. Specifically, such growth is directed to ‘designated greenfield areas’, which are defined by the Growth Plan as *“The area within a settlement area that is not built-up area.”*

As discussed in Section 6.1.2 of this Paper, there are currently approximately 255 ha (net) of designated greenfield land available to accommodate future growth in King Township. As a result of analysis completed in Section 6.1.2, these ‘designated greenfield areas’ have been identified for the communities of King City, Nobleton, and Schomberg as shown in blue Maps 6-13, 6-14, and 6-15. These areas will be the primary focus for accommodating future neighbourhoods within the Township during the current planning horizon. For reference, environmental areas currently designated in the existing Community Plans are also shown in green.

There are number of Provincial and Regional policies that apply to the Township’s designated greenfield areas that ultimately require that future neighbourhoods be developed to accommodate a type and form of development that is new to King. For example, Section 2.2.7.1 of the Growth Plan requires that:

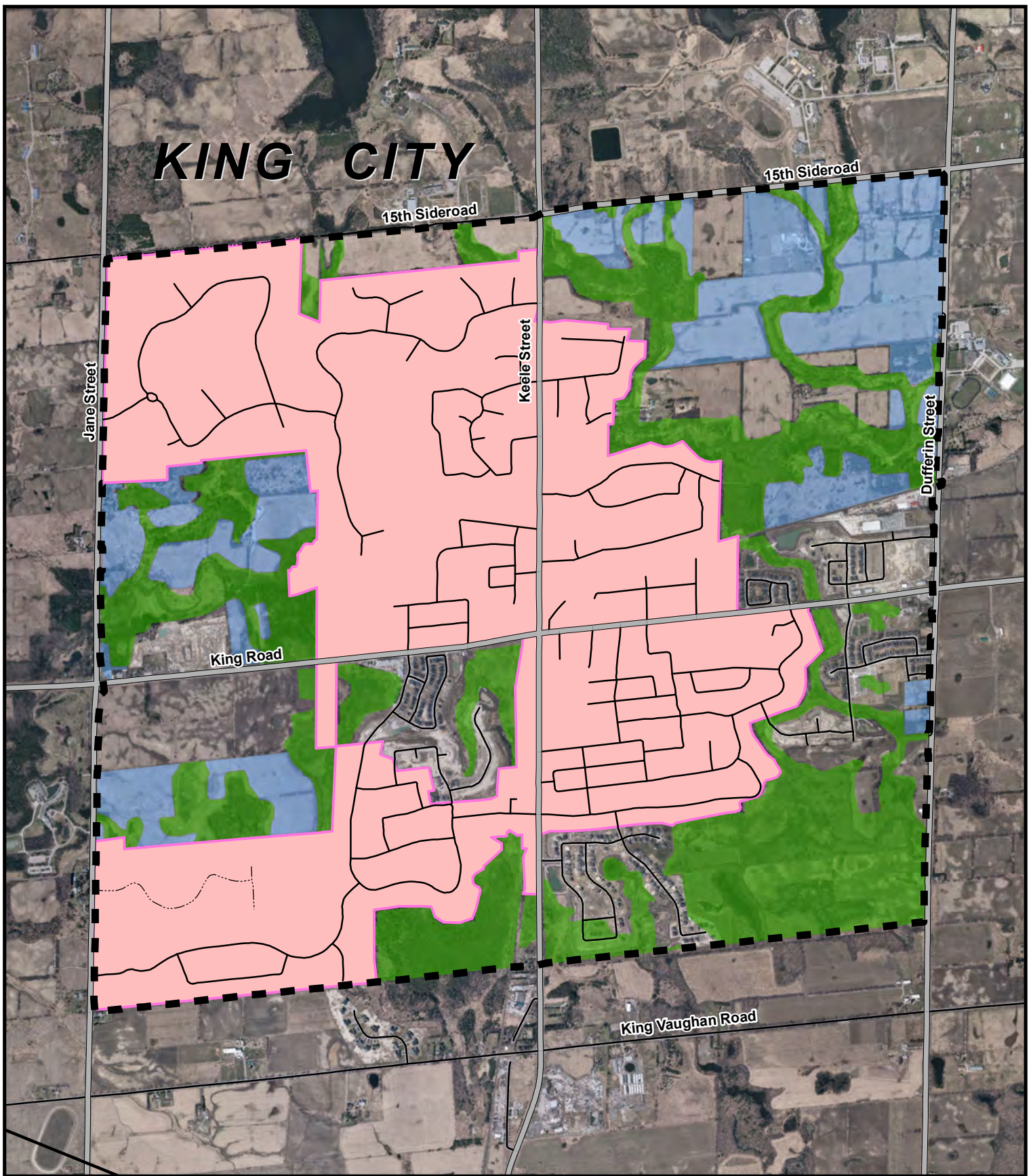
New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that –

- a) Contributes to creating complete communities;*
- b) Creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services;*
- c) Provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods; and*
- d) Creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.*

In addition, both the Province and the Region require that the development occur at a much higher density within these future neighbourhoods. Although it is a requirement (by Section 5.2.14 of the York Region Official Plan) for the Township’s Official Plan Review to identify an overall density target for designated greenfield areas, the Township is generally required to make best efforts to achieve a minimum density that is not less than 50 residents and jobs per hectare. As discussed in Section 6.1.2, Township staff, elected officials, key stakeholders, and members of the public will need to make decisions about local priorities as it relates to accommodating growth, and the appropriate densities for future growth in the designated greenfield area.

Collectively, these policies inherently mean that the development of designated greenfield areas in King will result in future neighbourhoods that may look different than what currently exists in King City, Nobleton, and Schomberg.









KING CITY

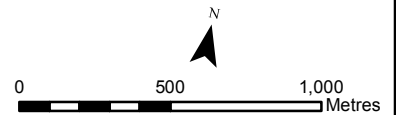


King City Designated Greenfield Areas

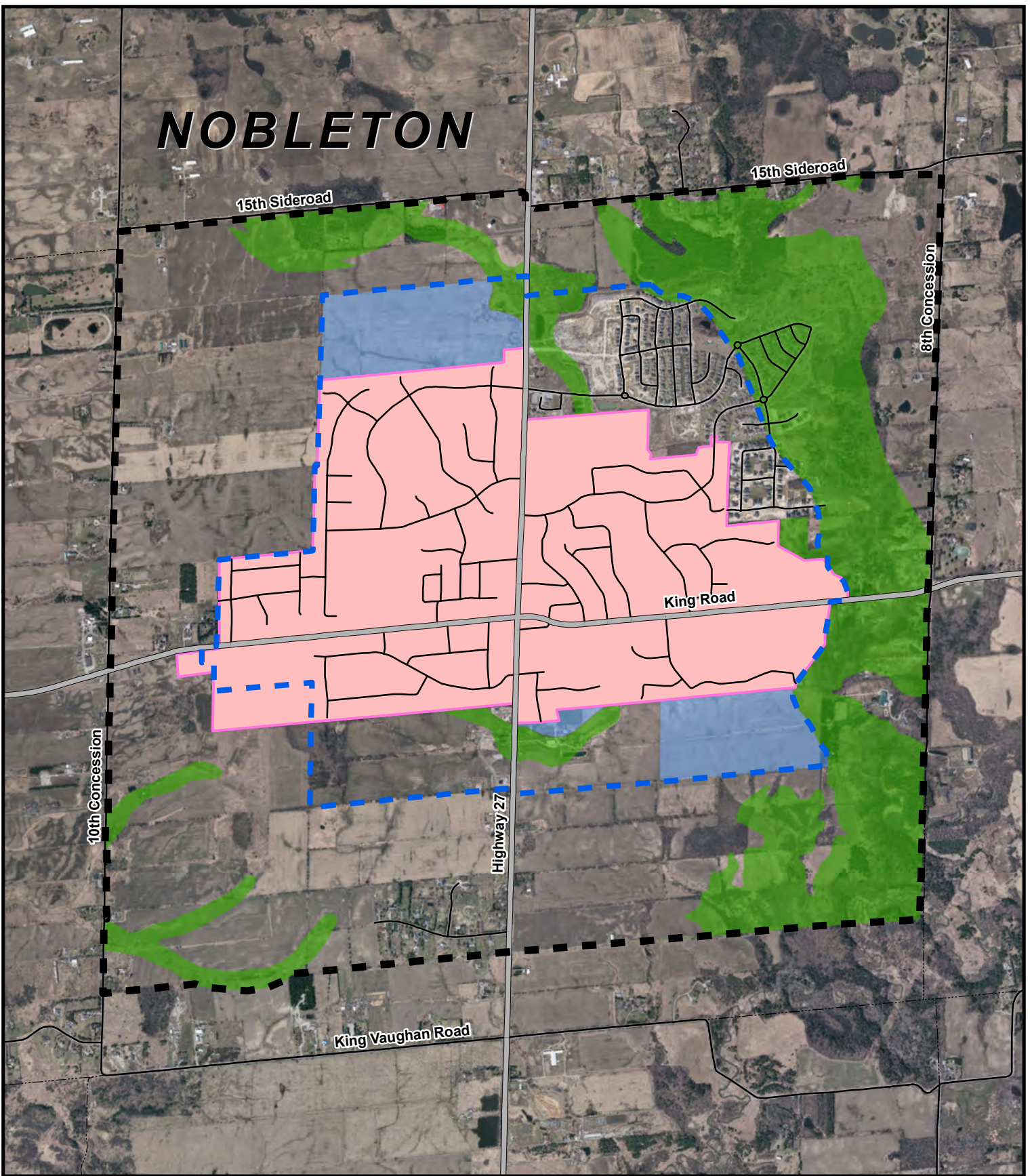
Map 6-13

Legend

-  Community Plan Boundary
-  Built Up Area
-  Designated Greenfield Areas
-  Natural Heritage System
-  Freeway
-  Provincial Highway
-  Regional Road
-  Local Road












NOBLETON

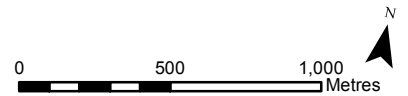


Nobleton Designated Greenfield Areas

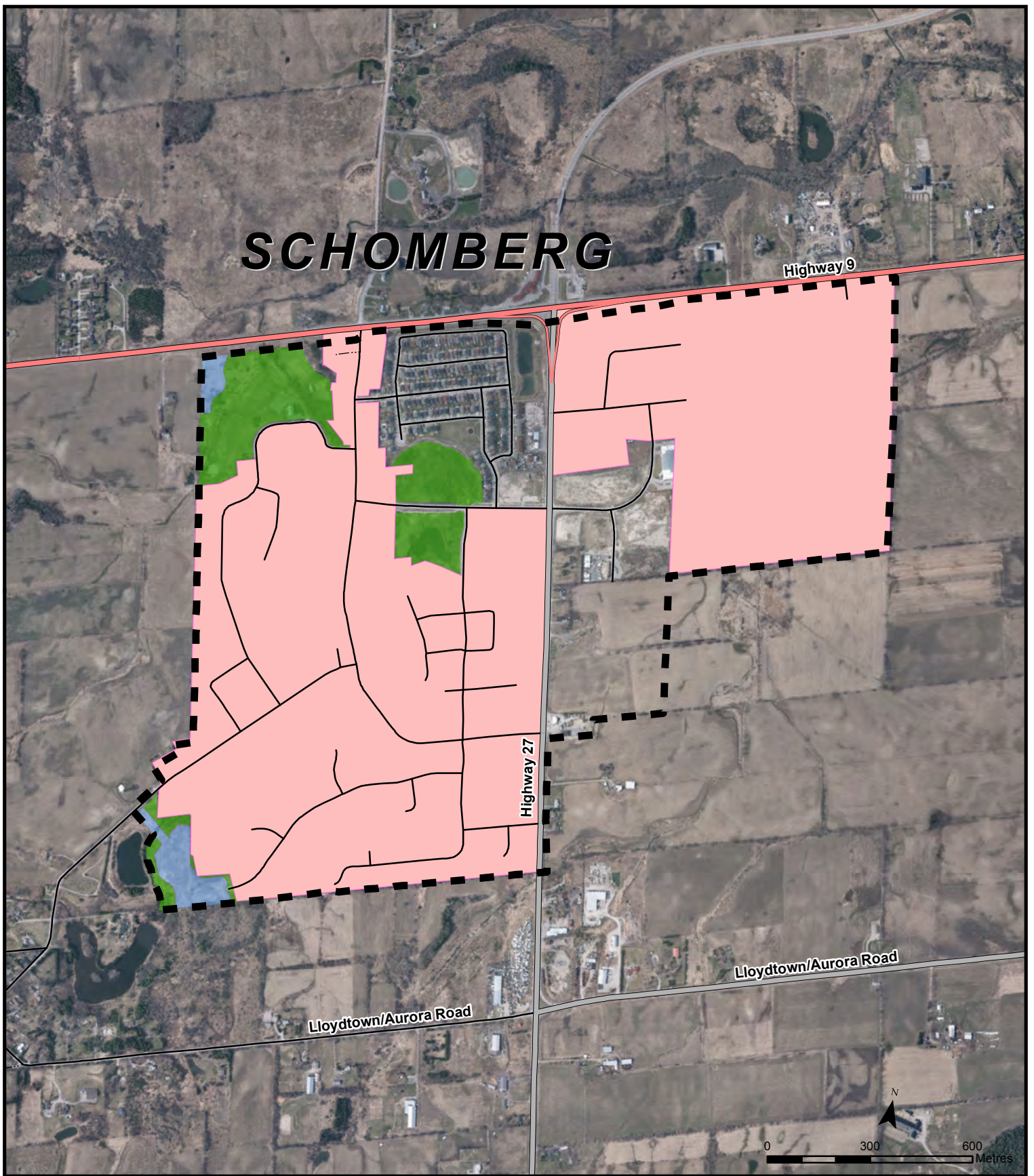
Map 6-14

Legend

- | | |
|--|--|
|  Community Plan Boundary |  Freeway |
|  Nobleton Existing Community Boundary |  Provincial Highway |
|  Built Up Area |  Regional Road |
|  Designated Greenfield Areas |  Local Road |
|  Natural Heritage System | |



SCHOMBERG



Schomberg Designated Greenfield Areas

Map 6-15

Legend

- Community Plan Boundary
- Built Up Area
- Designated Greenfield Areas
- Natural Heritage System
- Freeway
- Provincial Highway
- Regional Road
- Local Road

6.5.2 Policy Options

Specific policies are set out in Chapter 5.0 of the 2010 Regional Official Plan with respect to how growth will be accommodated to 2031. The Official Plan identifies that ‘new community areas’ will be required to accommodate a portion of population and employment growth to 2031, and defines these areas as follows:

“Lands added to the Urban Area through a Regional municipal comprehensive review, for community purposes including residential and population-related employment, beyond those designated as Urban Area at the date of approval of this Plan.”

According to the definition above, ‘new community areas’ do not apply to King Township. However, the designated greenfield areas (or future neighbourhoods) identified for King are considered ‘community areas’ and are currently designated for new urban development. As discussed above (i.e., Section 2.2.7.1 of the Growth Plan) there is still an expectation from the Province and Region that these areas will develop differently than other neighbourhoods in the Township of King have in the past.

The York Region Official Plan also establishes a number of policies as to how new development should occur in ‘new community areas’. Generally, new community areas are required to be designed to a higher standard that includes requirements for sustainable buildings, water and energy management, public spaces, mixed-use, compact development, and urban design. Although these policies do not apply specifically to King Township’s designated greenfield areas, there is an opportunity for the Township to include new policies in its Official Plan that will also require future neighbourhoods to also be developed at a higher standard.

Therefore, on the basis of the above, there are policies from the Regional Official Plan (and elsewhere) that are not currently required to be implemented in King’s designated greenfield areas, but that address requirements for sustainable buildings, water and energy management, public spaces, mixed-use, compact development, and urban design. There is therefore an opportunity for requirements such as these to be implemented in the Township’s new Official Plan. Specifically, the following policies from various sections of the York Region Official Plan could be considered to promote a higher standard for development in future neighbourhoods:

3.1.2 5. That public health and other human services be incorporated into the design and evaluation of new community areas and Regional Centres and Corridors.

3.1.2 7. To design communities to be more resilient to the effects of climate change.

5.2.3 That communities be designed to ensure walkability through interconnected and accessible mobility systems. These systems will give priority to pedestrian movement and transit use, provide pedestrian and cycling facilities, and implement the York Region Pedestrian and Cycling Master Plan.

5.2. 6. To encourage development to incorporate live-work opportunities through a combination of flexible zoning permissions and accommodations for combined residential and business or personal services, office uses, and home occupations.

5.2. 7. That communities be designed to ensure accessibility to people of all ages, cultures and abilities.

5.2.20 To work with local municipalities and the development community to achieve energy efficiency levels that exceed the Ontario Building Code for residential buildings, and the Model National Energy Code for nonresidential buildings.

5.2. 22. To work with local municipalities and the development community to achieve 10% greater water conservation than the Ontario Building Code (as amended to O. Reg. 315/11, January 1, 2012) for all new buildings.

5.2.24. To encourage that new buildings be designed and certified to LEED® Silver, Gold or Platinum standards, and to provide complementary incentive programs to achieve the successful implementation of LEED® buildings across York Region.

5.2.26 That development shall include a solar design strategy which identifies approaches that maximize solar gains and facilitate future solar installations (i.e. solar ready).

5.2. 28. To encourage all new buildings to include on-site renewable or alternative energy systems which produce 25% of building energy use. Where on-site renewable or alternative energy systems are not feasible, consideration of purchasing grid-source renewable energy is encouraged.

5.2. 32. To require the installation of rainwater harvesting systems on all new residential buildings for outdoor irrigation and outdoor water use.

For the most part, these policies are ‘encouraged’ by the Region, and not currently required to be implemented in designated greenfield areas; however, by including such policies in its Official Plan, the Township will be communicating that it is committed to achieving and supporting new forms of development within King.

Based on a preliminary review of the Township’s existing Official Plan policies, it is noted that the current Community Plan for King City specifically has existing policies that deal with some important neighbourhood planning issues related to mixed-use, compact development, and urban design. Where appropriate, these policies should be carried forward to the new Official Plan policy framework and enhanced by new policies as discussed above.

6.6 Hamlets

6.6.1 Identifying Hamlet Boundaries

In addition to the communities of King City, Schomberg and Nobleton, there are a number of unserviced hamlets in the Township as well and they include Kettleby, Snowball, Pottageville, Laskay, Arnsnorvelt (which has a municipal water system), Lloydtown and lands at Graham Side Road and Bathurst.

In 2003, as part of the Township's ORMCP conformity exercise, Settlement Area boundaries were established for Kettleby and Snowball and for the portion of Pottageville that is subject to the ORMCP. While a portion of the hamlet area as identified on Schedule A to the Township's Official Plan applying to Laskay is subject to the ORMCP, the lands within this area were not identified as being part of the Laskay settlement area. Hamlet boundaries were also established for Graham Sideroad as well.

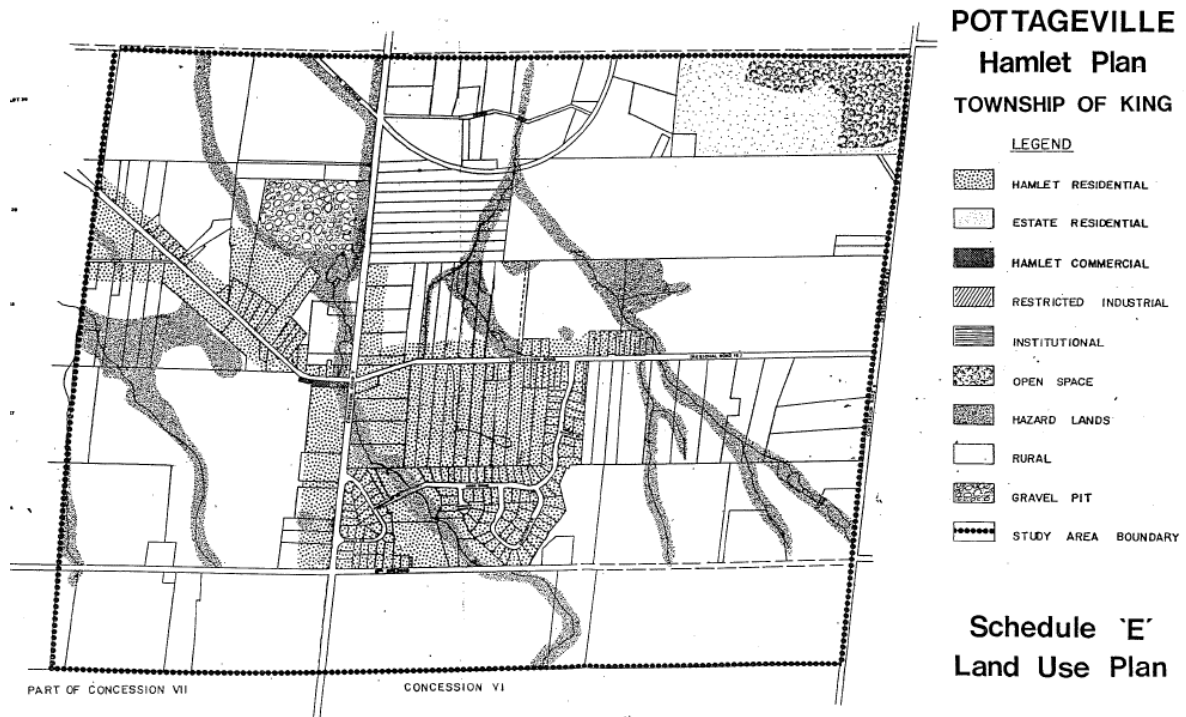
In addition to establishing settlement area boundaries, land use designations were applied as well through the ORMCP conformity exercise and they include, Hamlet Commercial, Hamlet Residential, Hazard Lands, Institutional, Open Space, Oak Ridges Moraine Countryside Area, Oak Ridges Moraine Natural Core Area and Oak Ridges Moraine Natural Linkage Area. As a consequence of the above, it is not the intent of the Township's Official Plan Review to revisit the hamlet boundaries established through the ORMCP conformity exercise, nor to review the land use designations that were applied at the time.

For the remaining hamlets, which are all within the Greenbelt Plan area, but not subject to the Greenbelt Plan, below is a description of their current and proposed boundaries.

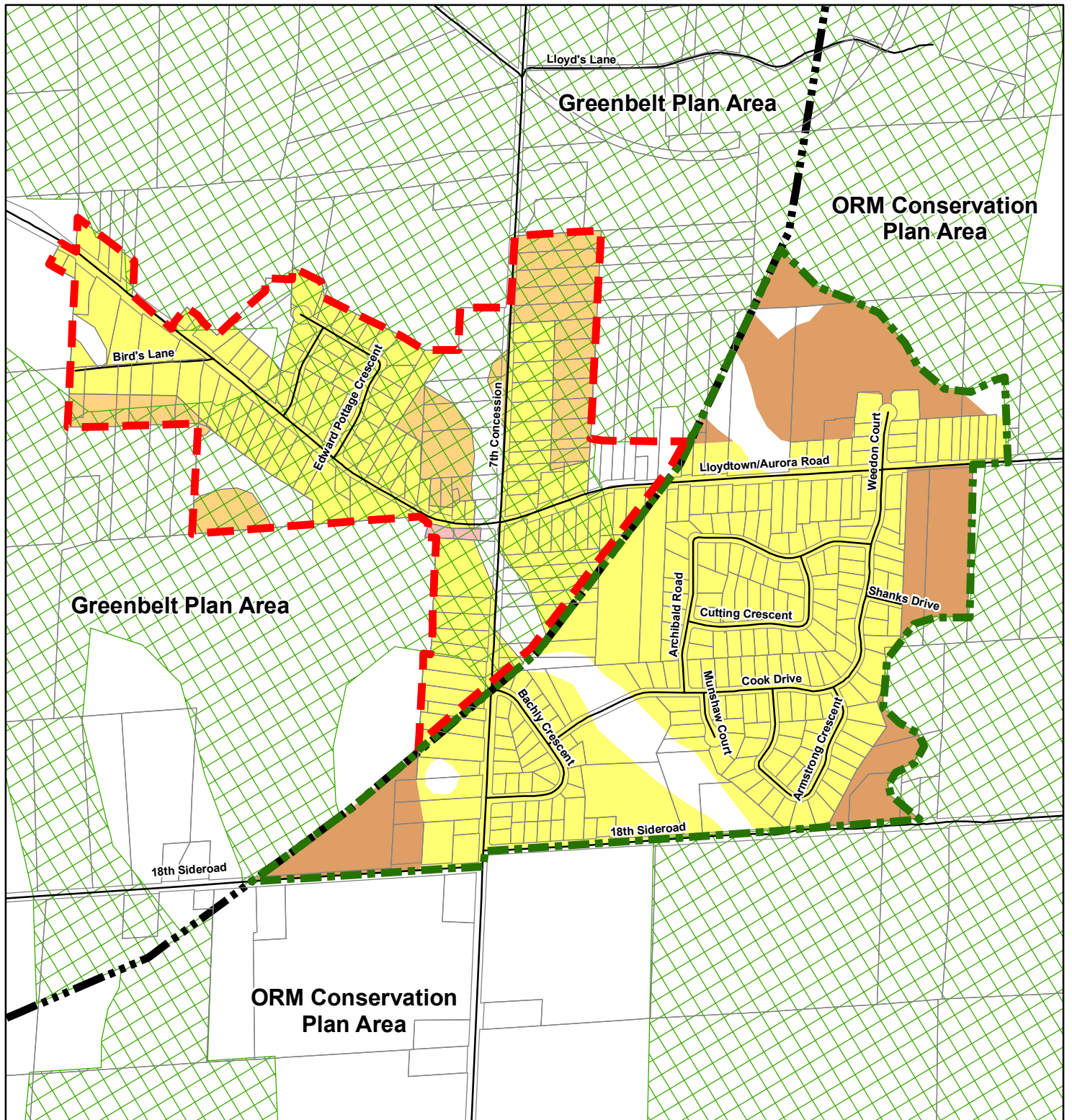
Pottageville

As noted above, the eastern portion of Pottageville was reviewed as part of the ORMCP conformity exercise in 2003. As a consequence, land use designations and a Settlement Area boundary have been established in the area subject to the ORMCP. A review of the previous version of Schedule E, before it was amended through the ORMCP conformity exercise indicates that a Hamlet Residential designation and a Hamlet Commercial designation have been applied to certain lands focused on the intersection of Lloydtown Aurora Road and the 7th Concession. Schedule E from King Township Official Plan is provided below for reference. (Figure 6-11).

Figure 6-11 Land Use Plan for Pottageville from the Township's Current Official Plan











Based on a review of the location of existing development, the land use designations on Schedule E and the nature of the lot pattern, Map 6-16 below shows a proposed settlement area boundary for that portion of Pottageville that is not subject to the ORMCP. Minor changes to the boundary as shown on Schedule E are suggested along the east side of the 7th Concession to ensure that the boundaries match up with the boundary established through the ORMCP conformity exercise. In addition, and where feasible, the entirety of lots have been included within the settlement area. Given that the portion of Pottageville is within the area that is subject to the Greenbelt Plan, the minor rounding out of hamlet boundaries at the time of municipal conformity to recognize existing development is permitted as per Section 3.4.3 of the Greenbelt Plan. This is also supported by Section 5.6.30 of the York Region Official Plan.

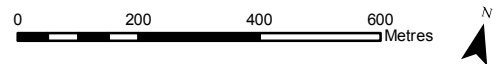


Pottageville Existing and Proposed Hamlet Boundary

Map 6-16

Legend

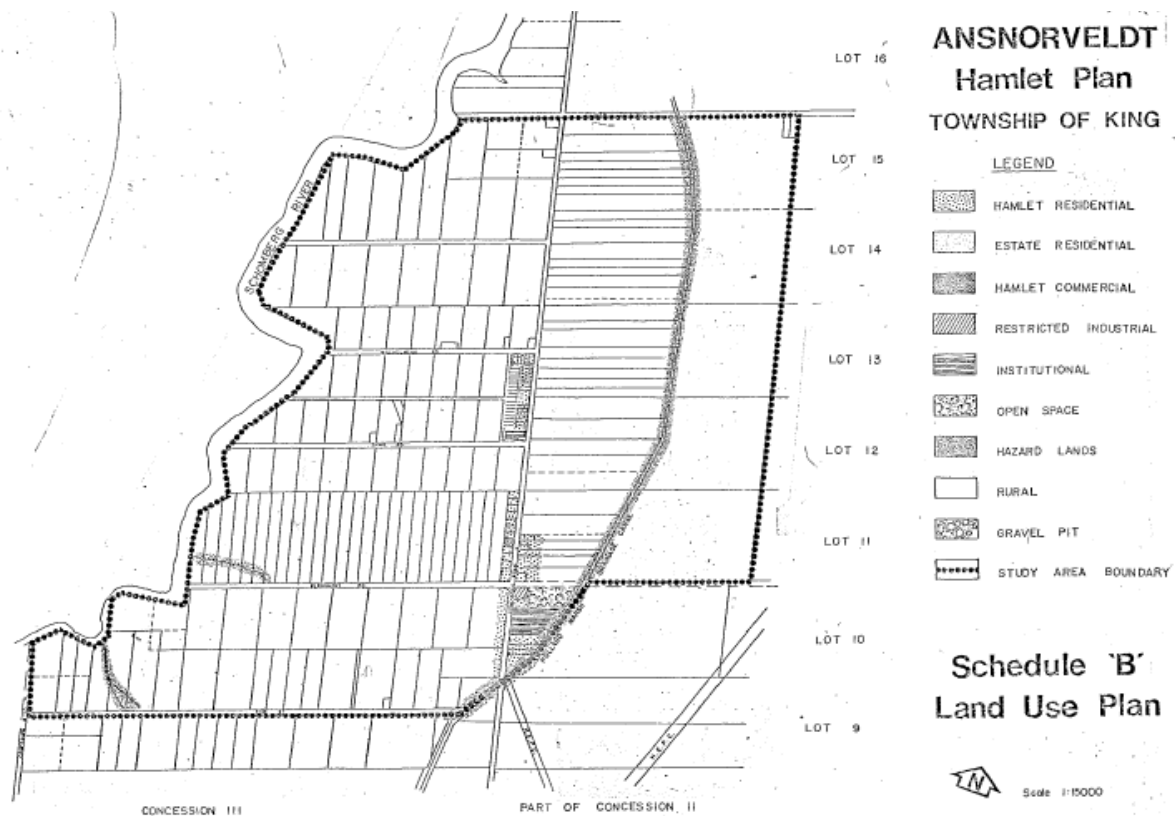
-  Greenbelt/ORM Plan Boundary
-  Proposed Boundary (as identified by Consulting Team and Township, 2015)
-  Oak Ridges Moraine Rural Settlement Area-Oak Ridges Moraine Plan Area, Schedule A, Parent Official Plan
-  Hamlet Residential (Pottageville Hamlet Plan-Schedule E, Hamlet Secondary Plan)
-  Hamlet Commercial (Pottageville Hamlet Plan-Schedule E, Hamlet Secondary Plan)
-  Rural (Pottageville Hamlet Plan-Schedule E, Hamlet Secondary Plan)
-  Oak Ridges Moraine Countryside Area (Pottageville Hamlet Plan-Schedule E, as amended by OPA No. 58)
-  Greenlands Designation (Regional Official Plan)



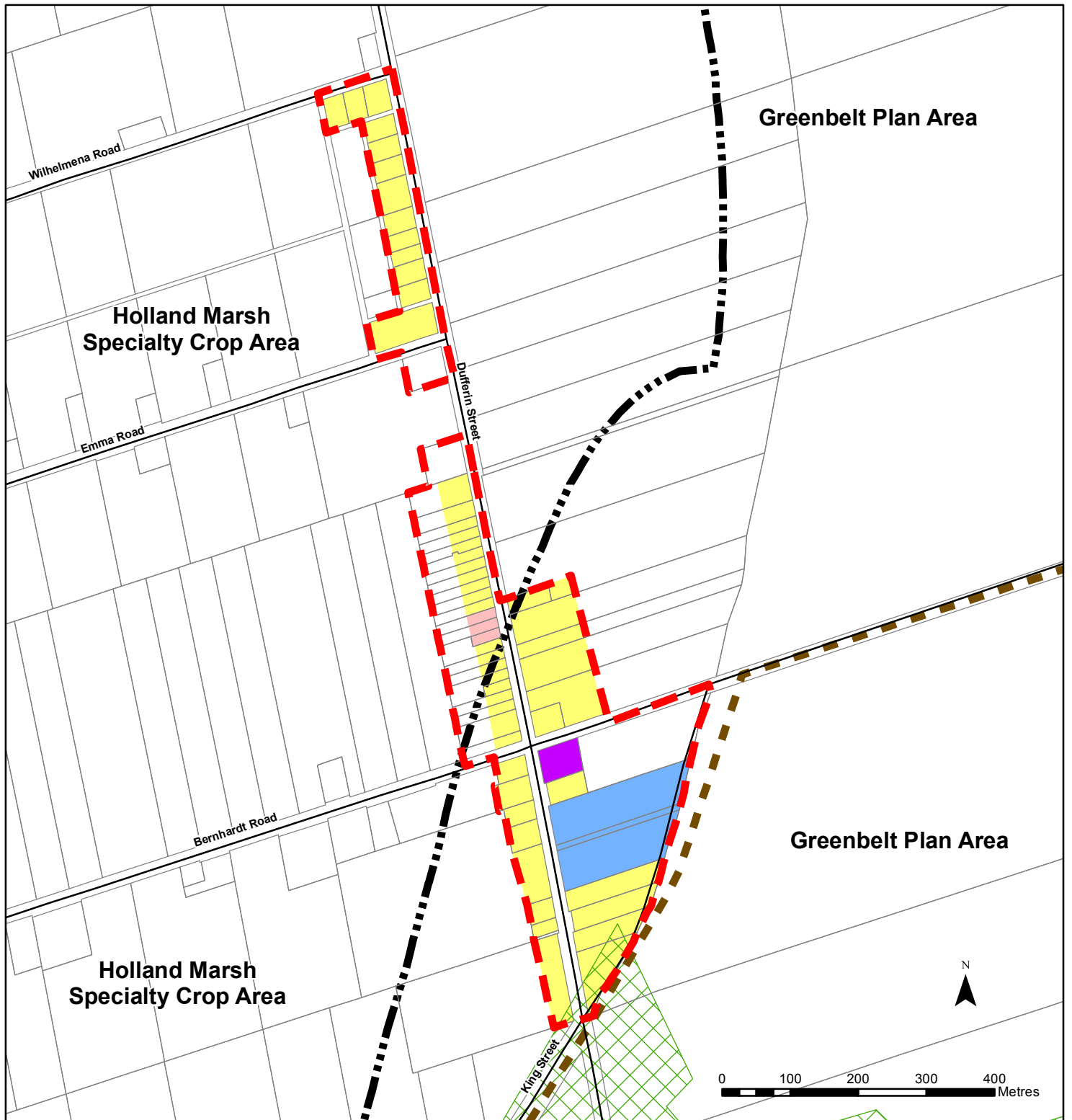
Ansnorveldt

Since the Hamlet of Ansnorveldt is not included in the Oak Ridges Moraine, and since it is located within the Greenbelt Plan area but not subject to the Greenbelt Plan, a Settlement Area boundary has not yet been established. A review of Schedule E from the Township's existing Hamlet Secondary Plan indicates that a Hamlet Residential designation, a Hamlet Commercial designation, and a Restricted Industrial Designation have been applied to certain lands along Dufferin Street between Wilemina Road and Emma Road, and South of Emma Road to King Street. This is shown on Schedule E from the current Hamlet Secondary Plan (Figure 6-12).

Figure 6-12 Land Use Plan for Ansnorveldt from the Township's Current Official Plan











Based on a review of the location of existing development, the land use designations on Schedule E, the nature of the lot pattern and a review of the serviced area, Map 6-17 shows a proposed settlement area boundary for Ansnorveldt. No changes to the boundary as shown on Schedule E are suggested given that the lands are surrounded by the Holland Marsh Specialty Crop Area.

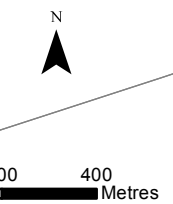


**Ansnorveldt
Proposed Hamlet
Boundary**

Map 6-17

Legend

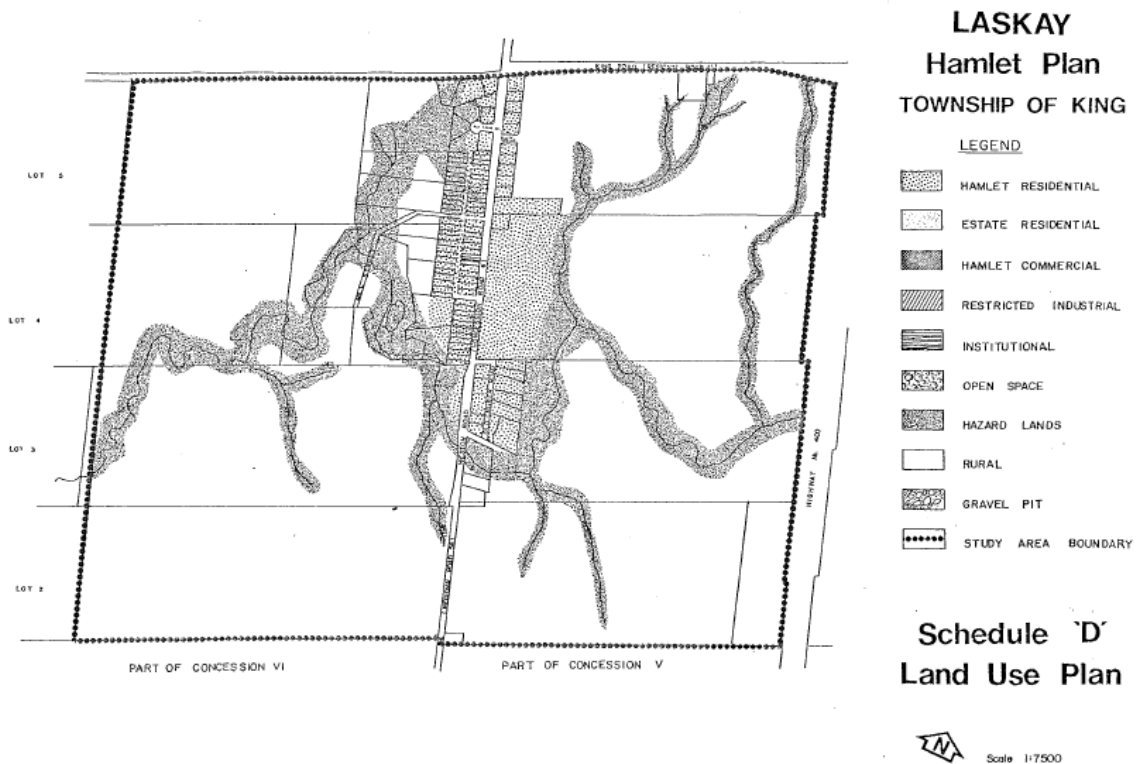
-  Greenbelt/ORM Plan Boundary
-  Ansnorveldt Study Area Boundary
-  Proposed Boundary (as identified by Consulting Team and Township, 2015)
-  Hamlet Residential (Ansnorveldt Hamlet Plan-Schedule B, Hamlet Secondary Plan)
-  Restricted Industrial (Ansnorveldt Hamlet Plan-Schedule B, Hamlet Secondary Plan)
-  Institutional (Ansnorveldt Hamlet Plan-Schedule B, Hamlet Secondary Plan)
-  Hamlet Commercial (Ansnorveldt Hamlet Plan-Schedule B, Hamlet Secondary Plan)
-  Greenlands Designation (Regional Official Plan)



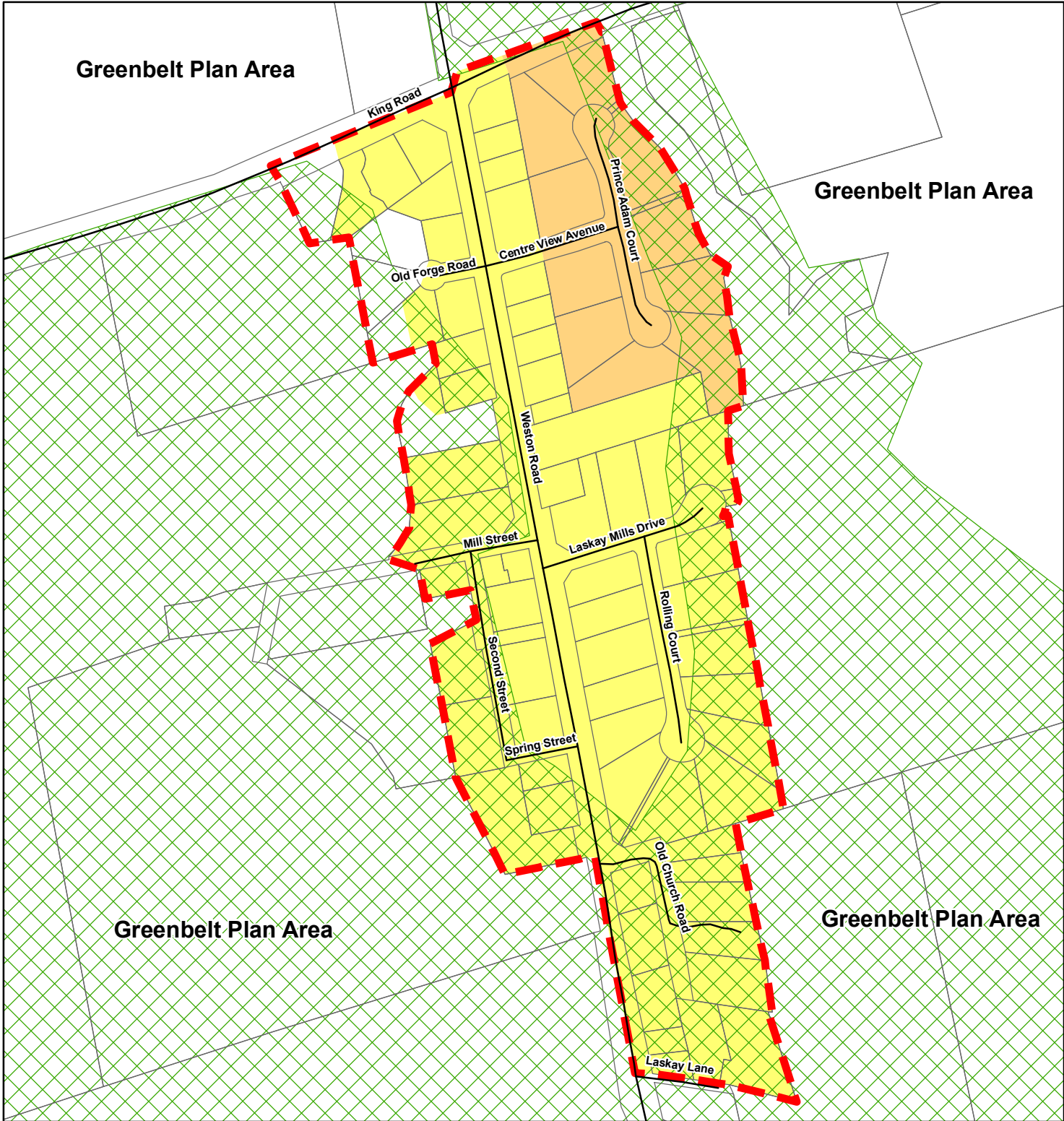
Laskay

Since the Hamlet of Laskay is not included in the Oak Ridges Moraine, and since it is located within the Greenbelt Plan area but not subject to the Greenbelt Plan, a Settlement Area boundary has not been established for this Hamlet at the present time. A review of Schedule D from the Township's existing Hamlet Secondary Plan indicates that a Hamlet Residential designation and an Institutional Designation have been applied to certain lands along Weston Road between King Road to the north and Laskay Lane to the south. This is shown on Schedule D from King Township Official Plan (Figure 6-13).

Figure 6-13 Land Use Plan for Laskay from the Township's Current Official Plan







Based on a review of the location of existing development, the land use designations on Schedule D and the nature of the lot pattern, Map 6-18 shows a proposed settlement area boundary for Laskay. Minor changes to the boundary as shown on Schedule E are suggested east of Weston Road and immediately south of King Road to include a residential subdivision that appears to have been developed after the identification of the Hamlet Residential lands in the current Hamlet Secondary Plan. In addition, and where feasible, the entirety of lots have been included within the settlement area. Given that Laskay is located within the area of the Township that is subject to the Greenbelt Plan, the minor rounding out of hamlet boundaries at the time of municipal conformity to recognize existing development is permitted as per Section 3.4.3 of the Greenbelt Plan. This is also supported by Section 5.6.30 of the York Region Official Plan.

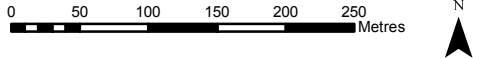


**Laskay
Proposed Hamlet
Boundary**

Map 6-18

Legend

-  Proposed Boundary (as identified by Consulting Team and Township, 2015)
-  Hamlet Residential (Laskay Hamlet Plan-Schedule D, Hamlet Secondary Plan)
-  Rural (Laskay Hamlet Plan-Schedule D, Hamlet Secondary Plan)
-  Greenlands Designation (Regional Official Plan)



Kettleby

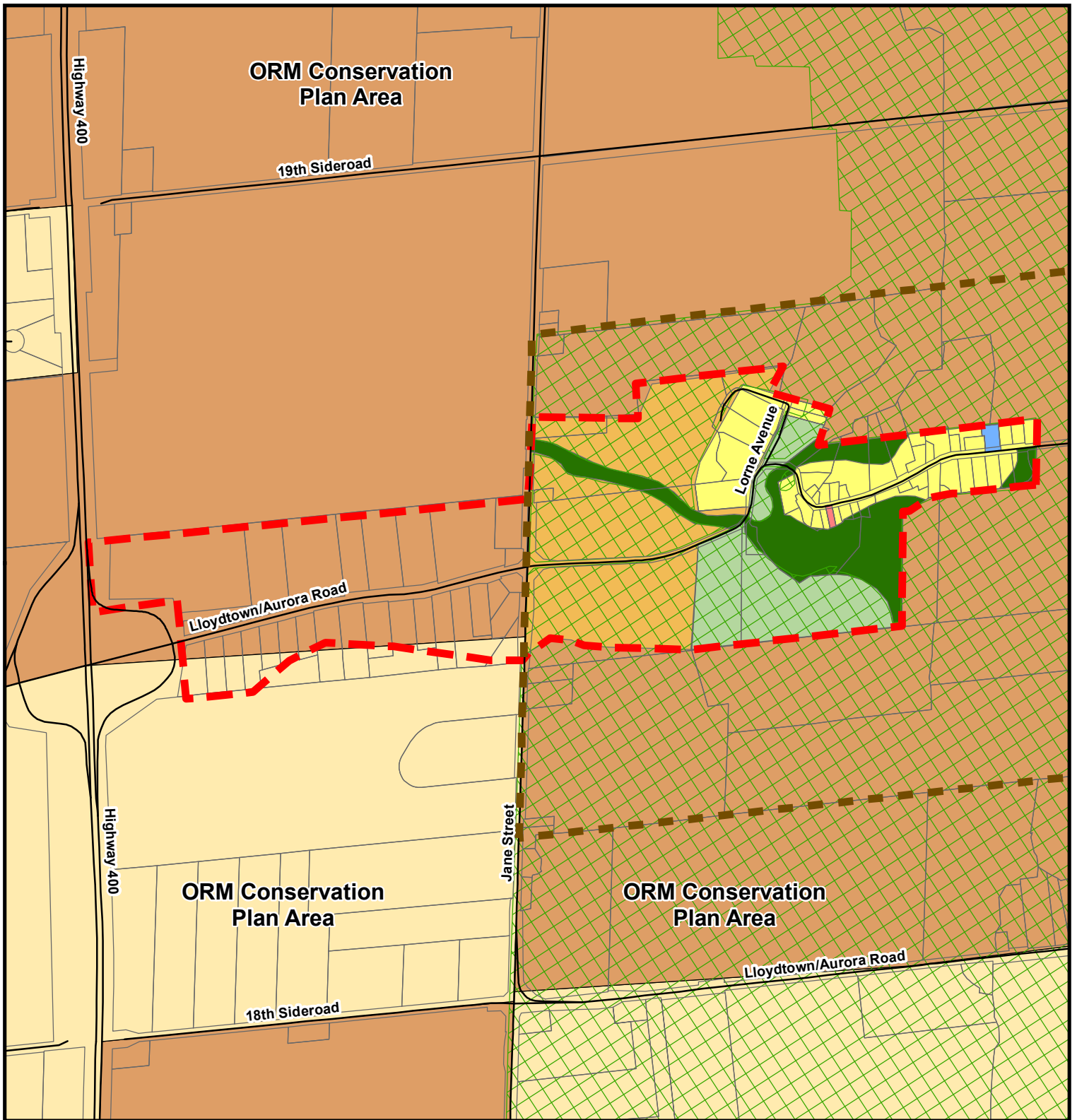
The existing Official Plan identifies Kettleby as a settlement area on Schedule A of the Township's Official Plan, and includes lands that extend both east and west of Jane Street. However, only the lands east of Jane Street are subject to Hamlet Secondary Plan. There is an opportunity through the Official Plan Review to update the policies and apply them to the lands west of Jane Street as well. The existing settlement area boundary is shown on Map 6-19.

Lloydtown

The Hamlet of Lloydtown is identified on Schedule A to the Township's Official Plan. However, Lloydtown has never been included within any of the Hamlet Secondary Plans. While it may be appropriate to include Lloydtown within the Hamlet Secondary Plans, there is first a need to establish an appropriate settlement area boundary for Lloydtown. It would appear based on a review of Schedule A that the boundary on that Schedule closely reflects existing development. On the basis of the review of more up-to-date mapping, a suggested boundary for the Hamlet of Lloydtown is provided on Map 6-20.

Graham Sideroad Hamlet












The York Region Official Plan identifies a hamlet on Graham Sideroad between Bathurst Street and Dufferin Street. The development in this area is comprised of rural residential homes on large rural lots, a former school that is now used as a daycare centre and a number of agricultural uses related to the Holland Marsh. In this regard there are about 40 developed properties with frontage on Graham Sideroad west of Bathurst Street. A boundary for this hamlet has been through partial approval of Amendment No. 58 to the Township's Official Plan in 2005, as shown on Map 6-21.



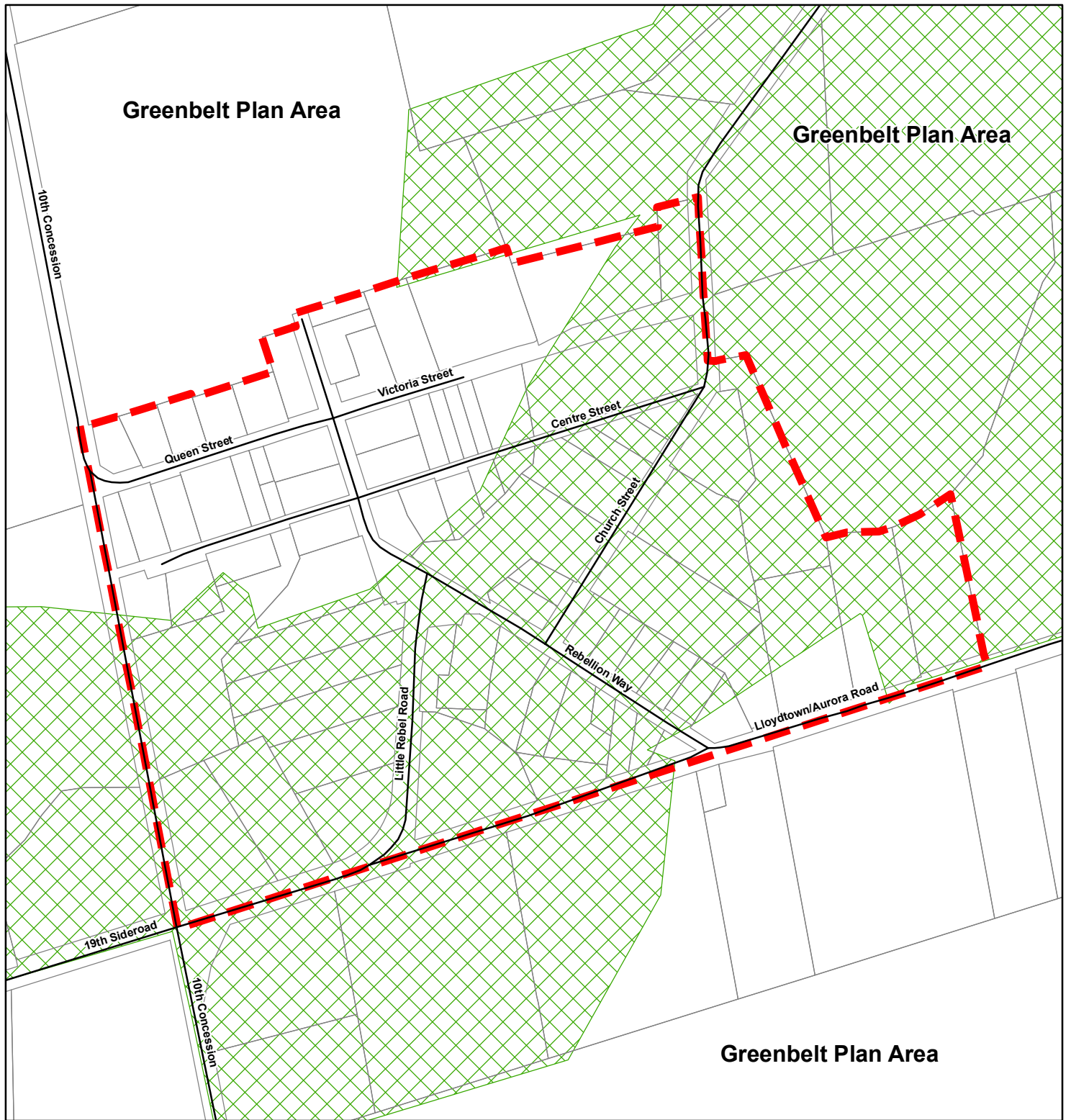
**Kettleby
Existing Hamlet
Boundary**

**Map
6-19**

Legend



-  Kettleby Study Area Boundary
-  Oak Ridges Moraine Rural Settlement Area Boundary (Oak Ridges Moraine Plan Area-Schedule A, Parent Official Plan)
-  Hamlet Residential (Kettleby Hamlet Plan-Schedule C, Hamlet Secondary Plan)
-  Hamlet Commercial (Kettleby Hamlet Plan-Schedule C, Hamlet Secondary Plan)
-  Institutional (Kettleby Hamlet Plan-Schedule C, Hamlet Secondary Plan)
-  Hazard Lands (Kettleby Hamlet Plan-Schedule C, Hamlet Secondary Plan)
-  Open Space (Kettleby Hamlet Plan-Schedule C, Hamlet Secondary Plan)
-  Oak Ridges Moraine Countryside Area (Kettleby Hamlet Plan-Schedule C, Hamlet Secondary Plan)
-  Greenlands Designation (Regional Official Plan)
-  Agricultural Area (Regional Official Plan)
-  Rural Area (Regional Official Plan)





**Lloydtown
Proposed Hamlet
Boundary**

Legend

-  Proposed Boundary (as identified by Consulting Team and Township, 2015)
-  Greenlands Designation (Regional Official Plan)






Map 6-20

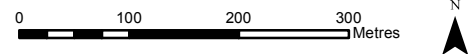


**Graham Sideroad
Existing Hamlet
Boundary**

Map 6-21

Legend

-  Municipal Boundary
-  Existing Boundary (as identified by OPA 58)
-  Greenlands Designation (Regional Official Plan)





Section 7.0

7.0

OTHER POLICY IMPLEMENTATION ISSUES

Section 6.0 of this paper focused on growth management and economic development-related policy requirements to be dealt with through the Official Plan Review. The purpose of this section is to discuss other specific policies that must be implemented as part of the Township's overall conformity exercise.

7.1 Complete, Healthy, Sustainable Communities

7.1.1 Key Policy Requirements

In the last few years, a number of significant Provincial planning and legislative changes have occurred that have resulted in the establishment of a new 'context' for determining what is in the public interest and what is 'good planning'. In fact, there have more changes to legislation and new policy on land use made by the Provincial government since 2005 than ever before in the history of Ontario. Many of these changes are intended to enshrine 'complete community', 'healthy community', and 'sustainable development' principles within Ontario's land use planning framework.

The terms 'complete communities', 'healthy communities', and 'sustainable development' are all terms that have recently come to the forefront land use planning. **Each of these terms while different, have at its core the idea that we should be collectively planning to improve our physical, social, and built environment to the extent possible through the land use planning process and other processes that are available.**

The *Planning Act*, which governs land use decisions in the Province, prioritizes the goal of developing complete, healthy, and sustainable communities, and identifies this goal as a primary, overarching purpose of the *Planning Act* itself:

- 1.1 *The purposes of this Act are,*
 - (a) *To promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act.*

As well, both the Growth Plan and the Provincial Policy Statement are to a large extent policy led planning documents that are designed to require municipalities to plan for complete and

healthy communities and to incorporate sustainable development goals and objectives and procedures into their planning processes.

The Growth Plan specifically requires that all municipalities plan for complete communities. A complete community is defined by the Growth Plan as a community that *“meets peoples needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.”* In essence, a complete community is a community in which all of the needs of residents can be met without travelling to other communities.

The following are some key policies from the growth plan which require municipalities to take a ‘complete communities’ approach to new development:

Table 7-1 Key Policies from the Growth Plan related to Complete Communities

Complete Communities Policies from the Growth Plan
<i>2.2.2 Managing Growth</i>
1. <i>Population and employment growth will be accommodated by –</i>
h) <i>Encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services</i>
<i>2.2.7 Designated Greenfield Areas</i>
<i>New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that –</i>
a) <i>Contributes to creating complete communities.</i>

Municipalities are also increasingly adopting healthy community principles as the basis for the carrying out of long term land use planning. A direct relationship between land use planning practice and the health of our society has clearly been established, particularly as a consequence of the decisions made historically on how our communities were planned and then shaped. The Growth Plan released in 2006 requires that municipalities look to new ways to accommodate growth that breaks from the past, in terms of how communities are designed, and how land uses are mixed, all in an effort to improve our quality of life, our health and our general well-being. In addition, and as stated in Section 2.1 of the Growth Plan, *“this Plan’s emphasis on intensification and optimizing the use of the existing land supply represents a new approach to city building in the GGH, one which concentrates more on making better use of our existing infrastructure, and less on continuously expanding the urban area.”*

The Provincial Policy Statement further promotes the idea of healthy communities as follows: *“Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.”* To support this, Section 1.0 of the PPS sets out a number of policies specifically related to ‘Building Healthy Communities’. Section 1.1.1 of the PPS, provided below, builds on this concept of healthy communities:

Table 7-2 Key Policies from the PPS Related to Complete Communities

Healthy Communities Policies from the PPS

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) Ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- h) Promoting development and land use patterns that conserve biodiversity and considers the impacts of a changing climate.

Related to the above discussion is the need to incorporate the notion of sustainability into land use planning processes. Sustainability is a concept that means different things to different people. While the concept of sustainability is firmly rooted in the ideal of striking a balance between competing interests to ensure a high quality of life for future generations, this balance can be created in a variety of ways.

Most people associate sustainability with the preservation of the natural environment. It may also include measures such as technologies that reduce emissions of greenhouse gases such as hybrid cars and wind turbines, or the conservation of natural areas through tools such as nature reserves. These measures to protect the environment are an important element of sustainability. Undoubtedly, the current generation's stewardship of the local environment and our ability to minimize negative outputs into the global ecosystem are important elements of any sustainable community. However, to ensure that the current generation leaves a lasting legacy for future generations, environmental stewardship must be balanced with social responsibility and economic vitality.

Social responsibility means a devotion to equitable treatment for all people. A socially responsible community is one where all residents feel safe, welcome, and are included in the life of the community. This includes ensuring that all members of the community have safe and accessible means of accessing essential services and other amenities, and that there is a vibrant public realm. A socially responsible community is also one that is affordable and where there is social cohesion between diverse groups of people.

Economic vitality requires a diverse range of jobs and access to high quality services to support a high quality of life. A prosperous economy is also essential to support and facilitate measures for environmental stewardship and social responsibility.

It is recognized that the concept of healthy communities, complete communities and sustainable development goes well beyond the Official Plan. That said, there is a wide range of core issues that can be addressed through policy to promote the ideas discussed above. Section 2 of the *Planning Act*, which requires that a municipal Council have regard to matters of Provincial interest in carrying out its responsibilities under the *Planning Act*, provides the following comprehensive list of matters that should be addressed through Official Plan policies, which each contribute to achieving healthy communities, complete communities and sustainable development:

- (a) *The protection of ecological systems, including natural areas, features and functions;*
- (b) *The protection of the agricultural resources of the Province;*
- (c) *The conservation and management of natural resources and the mineral resource base;*
- (d) *The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) *The supply, efficient use and conservation of energy and water;*
- (f) *The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (g) *The minimization of waste;*
- (h) *The orderly development of safe and healthy communities;*
- (h.1) *The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (i) *The adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- (j) *The adequate provision of a full range of housing;*
- (k) *The adequate provision of employment opportunities;*
- (l) *The protection of the financial and economic well being of the Province and its municipalities;*
- (m) *The co-ordination of planning activities of public bodies;*
- (n) *The resolution of planning conflicts involving public and private interests;*
- (o) *The protection of public health and safety;*
- (p) *The appropriate location of growth and development;*
- (q) *The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3.*

Notably, the majority of these matters has been discussed in detail in the previous sections of this report and are in many cases, specifically addressed through policy requirements to be addressed in the Official Plan Review. This demonstrates the fact that the concept of complete communities, healthy communities, and sustainable development has become a significant, overarching theme promoted and required as a common thread through the many Plans and policies of Ontario's land use planning framework. By addressing many of the policy requirements identified throughout Section 5.0 of this Background Paper, the Township will be updating its Official Plan policies to address key issues related to complete communities, healthy communities, and sustainable development.

7.1.2 A Complete Community in the King Context

The above discussion has established that there are a number of policies at the Provincial level that all combine to achieve an overall vision of establishing complete, healthy, sustainable communities across Ontario. However it is important to emphasize that a locally specific planning context will affect what some of these concepts mean for individual municipalities. For example, King Township is a predominately an agricultural and rural municipality and, compared to the neighbouring municipalities of Vaughan and Richmond Hill, the level of urban development experienced is quite different. Therefore, when the Growth Plan's concept of 'complete community' (i.e., *communities that are well-designed, offer transportation choices, accommodate people at all stages of life, and have the right mix of housing, good range of jobs, and easy access to stores and services to meet daily needs*) is considered in the King context, it will be far greater to achieve all elements of this Vision as a result of its more agricultural and rural basis, and due to less extensive urban development. A complete community in King means and looks very different than a complete community in a place like Vaughan and Richmond Hill.

Taking this into consideration, as a fundamental principle for moving forward with the Township's Official Plan Review, it will be important to plan for complete, healthy, and sustainable communities **to the extent possible in King Township**. Practically speaking, the emphasis will be on achieving **elements** of a complete, healthy, and sustainable community in King, rather than aiming to achieve the concepts/definitions set out by PPS, Growth Plan, and *Planning Act*. This means that as part of the Official Plan Review, a key task will be to ensure that policies are developed that support and provide for as many elements of complete, healthy, and sustainable communities as possible and appropriate in the context of King Township.

7.2 Natural Environment

7.2.1 Key Policy Requirements

The Provincial Plans that have a primary impact on the Township's natural environment are the Oak Ridges Moraine Conservation Plan (ORMCP), the Greenbelt Plan (GBP), and York Region's 2010 Official Plan.

As discussed in Section 2.1, virtually all of the Township's land area is subject to the Oak Ridges Moraine Conservation Plan (ORMCP) and the Greenbelt Plan (GBP), which establish strong environmental protection policies. As mentioned earlier, the Township undertook its ORMCP exercise in 2003. Given that the Province has not updated the ORMCP since it was released, the current Official Plan is already in conformity with the ORMCP. However, the Township has not updated its Official Plan to implement the GBP. Table 7-3 below identifies where the ORMCP and GBP apply.

Table 7-3 Summary of Where and How the ORMCP and GBP Apply throughout King Township

Area of the Township	Applicable Plans	How the Plans Apply/ Implementation Requirements
Rural Area	<ul style="list-style-type: none"> Oak Ridges Moraine Conservation Plan Greenbelt Plan 	<ul style="list-style-type: none"> The Township has already completed its ORMCP conformity exercise – no changes required Official Plan needs to be updated to implement GBP.
King City	<ul style="list-style-type: none"> Oak Ridges Moraine Conservation Plan 	<ul style="list-style-type: none"> The Township has already completed its ORMCP conformity exercise – no changes required
Nobleton	<ul style="list-style-type: none"> Oak Ridges Moraine Conservation Plan in northern portion Greenbelt Plan in southern portion 	<ul style="list-style-type: none"> The Township has already completed its ORMCP conformity exercise – no changes required Even though the portion of Nobleton is in the Greenbelt Plan area, much of the GBP does not apply. As a result, updates to the natural environment policy framework in this portion of Nobleton will be required to implement the PPS.
Schomberg	<ul style="list-style-type: none"> Greenbelt Plan 	<ul style="list-style-type: none"> Even though Schomberg is in the Greenbelt Plan area, much of the GBP does not apply. As a result, updates to the natural environment policy framework in Schomberg will be required to implement the PPS.
Hamlets (Kettleby, Snowball and portion of Pottageville subject to ORMCP)	<ul style="list-style-type: none"> Oak Ridges Moraine Conservation Plan 	<ul style="list-style-type: none"> The Township has already completed its ORMCP conformity exercise – no changes required
Hamlets (Laskay, Arnsnorvelt, Lloydtown, and lands at Graham Sideroad and Bathurst and portion of Pottageville subject to GBP)	<ul style="list-style-type: none"> Greenbelt Plan 	<ul style="list-style-type: none"> Even though these hamlets are in the Greenbelt Plan area, much of the GBP does not apply. As a result, updates to the natural environment policy framework in these hamlets will be required to implement the PPS.

Given that there are two Provincial Plans that apply to the majority of the Township, there is a need for two sets of policies for these two geographic areas. The first set of policies dealing with the ORMCP has already been incorporated into the Township’s Official Plan. The second set of policies will deal with the GBP, and they will apply to all Greenbelt lands except those lands within settlement areas. With respect to the GBP, the Region of York has already implemented the GBP in its Official Plan (York Region Official Plan) and on this basis, the Township’s Official Plan will need to closely mirror the policies already contained with the York Region Official Plan. The portion of the Township that is not subject to the ORMCP and the GBP is subject to the PPS.

On the basis of the above, the two key changes required to the Township Official Plan involve the:

1. Implementation of the GBP where it applies; and,

2. Updating of the natural environment policies in the portions of the Township that are within the GBP area, but which are not subject to the policies of the GBP (southern portion of Nobleton, Schomberg and the Hamlets of Laskay, Arnsnorvelt, Lloydtown, and lands at Graham Sideroad and Bathurst and a portion of Pottageville not subject to the ORMCP).

The balance of this section discusses the two items above.

Greenbelt Plan

Map 2-1 (provided after page 7 of this Paper) shows the location of the lands subject to the Greenbelt Plan in King Township. As mentioned, the Greenbelt Plan designates all lands as Protected Countryside. Within the Protected Countryside designation are the Agricultural System, the Natural System and Settlement Areas. Map 2-1 shows the extent of the Protected Countryside (which is a component of the Natural System) in King.

The Natural System in the Greenbelt Plan as mentioned above is comprised of a Natural Heritage System and a Water Resource System that often coincide given the ecological linkages between terrestrial and water based functions. The Natural Heritage System includes areas with the highest concentration of the most sensitive and/or significant natural features and functions.

The Greenbelt Plan establishes a policy framework that has at its core the protection of key natural heritage features, most of which are included within the Natural Heritage System established by the Greenbelt Plan. The Greenbelt Plan includes the following features as key natural heritage features:

- Significant habitat of endangered species, threatened species and special concern species;
- Fish habitat;
- Wetlands;
- Life Science Areas of Natural and Scientific Interest (ANSIs);
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat;
- Sand barrens, savannahs and tallgrass prairies; and
- Alvars.

These key features have been identified by the Province and are included on map 3 of the 2010 York Region Official Plan¹² where they apply across the Region. Map 7-1 has been prepared as part of the Township's Official Plan Review to illustrate the extent to which natural heritage features occur within the Protected Countryside in the Township, as set out by map 3 of the York Region Official Plan. In order to implement the ROP, the Greenbelt

¹² It is noted that the Ministry of Natural Resources has been updating its Provincially Significant Wetland mapping in King, and these updates are not reflected in map 3 of the Region's Official Plan. The updated mapping will therefore need to be incorporated into the Township's Official Plan Review.

Natural Heritage System has to also be shown in the Township’s Official Plan. Other key features can also be identified as well.

In addition to mapping, there are a number of specific policies that apply to the Natural Heritage System and Key Natural Heritage Features in the Greenbelt Plan that need to be implemented. Of particular note are the policies included in the following table, which also provides commentary on implications for the Official Plan review:

Table 7-4 Summary of Key Natural Heritage Policies of the Greenbelt Plan

Greenbelt Policy	Potential Official Plan Review Opportunities/Implications
<p>3.2.4.1. <i>Development or site alteration</i> is not permitted in <i>key hydrologic features</i> and <i>key natural heritage features</i> within the Natural Heritage System, including any associated <i>vegetation protection zone</i>, with the exception of:</p> <p>a) Forest, fish and wildlife management;</p> <p>b) Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; or</p> <p>c) Infrastructure, aggregate, recreational, shoreline and existing uses, as described by and subject to the general policies of section 4 of this Plan.</p>	<ul style="list-style-type: none"> The Official Plan must include policies that prohibit development or site alteration within key natural heritage features within the Natural Heritage System, in accordance with this policy.
<p>3.2.4.4. In the case of <i>wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes, and significant woodlands</i>, the minimum <i>vegetation protection zone</i> shall be a minimum of 30 metres wide measured from the outside boundary of the key natural heritage feature or key hydrologic feature.</p>	<ul style="list-style-type: none"> The Official Plan is required to identify a minimum vegetation protection zone of 30 metres from the outside boundary of key the natural heritage features identified by this policy.
<p>3.2.4.5. A proposal for new <i>development or site alteration</i> within 120 metres of a <i>key natural heritage feature</i> within the Natural Heritage System or a <i>key hydrologic feature</i> anywhere within the Protected Countryside requires a natural heritage evaluation and hydrological evaluation, which identify a <i>vegetation protection zone</i> which:</p> <p>a) Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and</p> <p>b) Is established to achieve, and be maintained as natural self-sustaining vegetation.</p>	<ul style="list-style-type: none"> The Official Plan must include policies that require a natural heritage evaluation for new development or site alteration within 120 metres of a key natural heritage feature within the natural heritage system.
<p>3.2.4.6. Expansions to existing agricultural buildings and structures and farm and non-farm dwellings together with accessory uses are permitted in key natural heritage features subject to the existing use policies of Section 4.5 of this Plan.</p>	<ul style="list-style-type: none"> The Official Plan may permit expansions to existing agricultural buildings and structures and farm and non-farm dwellings along with accessory uses, subject to meeting a set of criteria.
<p>3.2.4.7. Notwithstanding the natural features policies of Section 3.2.4 of this Plan, new buildings and structure for</p>	<ul style="list-style-type: none"> The Official Plan must generally require that new buildings and structures for

Table 7-4 Summary of Key Natural Heritage Policies of the Greenbelt Plan

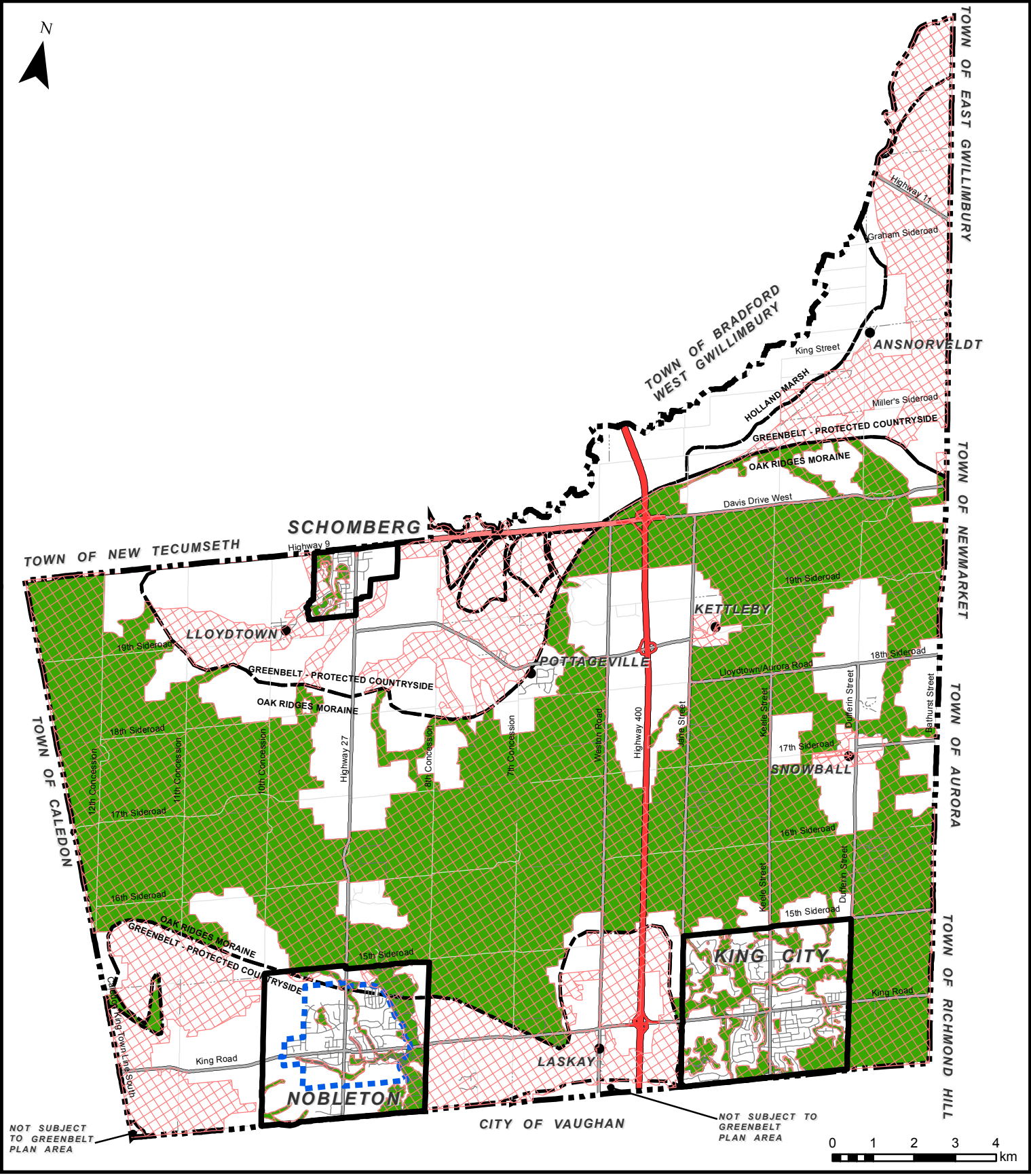
Greenbelt Policy	Potential Official Plan Review Opportunities/Implications
<p>agricultural uses will be required to provide a 30 metre vegetation protection zone from a key natural heritage feature or key hydrologic feature, but may be exempted from the requirement of establishing a condition of natural self-sustaining vegetation if the land is and will continue to be, used for agricultural purposes. Despite this exemption, agricultural uses should pursue best management practices to protect and/or restore key hydrologic features and functions.</p>	<p>agricultural uses provide a 30 metre vegetation protection zone from a key natural heritage feature.</p>

In addition to these key policies dealing with the Natural Heritage System and Key Natural Heritage Features, it is noted that related **definitions from the Greenbelt Plan must also be implemented in the Township’s Official Plan.**

Finally, it should also be noted that there are a number of additional policies in the Greenbelt Plan that need to be implemented as part of the Township’s Official Plan Review, which address other key planning issues. These include:

- Agricultural System policies, including policies related to Specialty Crop Areas, Prime Agricultural Areas, and Rural Area policies (which are very similar with and consistent with the 2005 version of the PPS);
- Policies related to the Water Resource System and Key Hydrologic Features (included in Table 7-4 above);
- Parkland Open Space and Trails policies (which apply to lands within the ORMCP as well); and,
- General policies for the Protected Countryside related to non-agricultural uses, infrastructure, stormwater management, mineral aggregate resources, cultural heritage resources, lot creation, and existing uses.

Some of the specific key policy requirements related to the above are discussed in relevant sections of this report.



**Township of King
Designated Greenfield
Areas**

Map 7-1

Legend

- Regional Greenland
- King OP Greenland
- Community Plan Boundary
- Nobleton Existing Community Boundary
- Hamlet
- Freeway
- Provincial Highway
- Regional Road
- Local Road

Settlement Areas in the Greenbelt Plan Area - Not Subject to the Greenbelt Plan

As mentioned previously, these lands are not subject to the ORMCP or the GBP. As a result, the policies of the PPS and the York Region Official Plan apply. As the current York Region Official Plan has already implemented the 2005 PPS, the first step in determining what is required in King Township involves a review of the York Region Official Plan.

The protection of natural heritage resources is recognized as a key consideration within the approved Region of York Official Plan. Chapter 2 – A Sustainable Natural Environment of the Region’s Official Plan, contains policies that *“are fundamental to ensuring the Region retains its distinct identity; remains an attractive place to invest; ensures economic prosperity; enhances liveability in communities; provides opportunities for active and passive recreation; and contributes to health and a high-quality of life for residents and workers.”*

A Regional Greenlands System is identified on map 2 of the York Region Official Plan, which includes:

- Cores, corridors, and linkages, including the Oak Ridges Moraine Conservation Plan Natural Core Area and Natural Linkage Area designations, the Natural Heritage System within the Protected Countryside of the Greenbelt Plan, key natural heritage features, key hydrologic features and functions, and the lands necessary to maintain these features within a system; and
- Regional linkages that are corridors within and beyond the Region that will perform major linkage functions on a Regional scale and will be further assessed as part of ongoing planning initiatives.

Section 2.1 of the York Region Official Plan, also states that *“The Region’s Greenlands System policies take a natural heritage system approach to preserving natural heritage features. This approach reflects current practice in conservation ecology and is supported by the Provincial Policy Statement. The Regional Greenlands System policies preserve and enhance natural features within a connected natural heritage system.”*

Table 7.5 below summarizes some of the key Greenlands and environmental policies from Section 2.1 of the Regional Official Plan, and provides commentary on specific implications for the Township’s Official Plan Review as it relates specifically to lands within the GBP area, but which are not subject to the GBP:

Table 7-5 Summary of Key Greenlands Policies of the Regional Official Plan

Regional Policy	Potential Official Plan Review Implications/ Opportunities
<p>2.1.4 That local official plans shall include policies and mapping to establish and protect Greenland systems from <i>development</i> and <i>site alteration</i>. These systems shall incorporate, complement and build on the Regional Greenlands System, and include the identification of enhancement areas and linkages.</p>	<ul style="list-style-type: none"> • Policies and maps are required in the Official plan to protect and identify the lands included in the Regional Greenlands System.
<p>2.1.5 That in the Urban Area and Towns and Villages, the Regional Greenlands System shall be identified more specifically in local official plans and secondary plans, and integrated into community design. These plans shall contain policies and detail initiatives that encourage remedial works and enhancement opportunities within the Regional Greenlands.</p>	<ul style="list-style-type: none"> • The policies in the Nobleton and Schomberg Community Plans will need to be updated as required. This section does not apply to the hamlets – however, the policies that apply in the hamlets should be updated in a similar manner.
<p>2.1.9 That <i>development</i> and <i>site alteration</i> be prohibited within the Regional Greenlands System and that <i>development</i> and <i>site alteration</i> applications within 120 metres of the Regional Greenlands Systems shall be accompanied by an <i>environmental impact study</i>. The requirement for, content and scope of the study will be determined through the pre-consultation meeting and terms of reference shall be submitted to the approval authority early in the application process. The <i>environmental impact study</i> shall also address any requirements of the local municipality. Within the Oak Ridges Moraine, the Greenbelt and the <i>Lake Simcoe watershed</i>, <i>environmental impact studies</i> shall meet the requirements of those Plans.</p>	<ul style="list-style-type: none"> • The Official Plan must include policies that prohibit development and site alteration within lands included in the Regional Greenlands System. • The Official plan must require an environmental impact study to be provided for applications for <i>development</i> and <i>site alteration on lands</i> within 120 metres of lands included in the Regional Greenlands System.
<p>2.1.10 That notwithstanding policy 2.1.9, within the Regional Greenlands System, the following uses may be permitted subject to meeting the requirements of applicable Provincial Plans:</p> <ol style="list-style-type: none"> Stormwater management systems/facilities, and passive recreational uses, such as non-motorized trails and community gardens in accordance with an approved <i>environmental impact study</i> which demonstrates that they can be constructed without negative impact, and a Greenlands System Plan, as required in policy 2.1.11 of this Plan; Legally existing land uses, that conform with in-force local official plans, zoning by-laws and <i>Ministerial Zoning Orders</i>, at the time this Plan is approved, may be permitted to continue to the extent provided for in local official plans, zoning by-laws and <i>Ministerial Zoning Orders</i>; The full range of existing and new <i>agricultural, agricultural-related and secondary agricultural uses</i> and <i>normal farm practices</i> is permitted; New buildings or structures for <i>agriculture, agricultural-related and secondary agricultural uses</i> subject to Section 2.2 of this Plan; and, New infrastructure required to service the community including water and wastewater systems, and streets if: <ol style="list-style-type: none"> No other reasonable alternative location exists and if an approved <i>environmental impact study</i> demonstrates that it can be constructed without negative impact, and shall be subject to the policies of the Greenbelt Plan, where applicable; or, Authorized through an <i>Environmental Assessment</i>. 	<ul style="list-style-type: none"> • The Official Plan should include policies identifying permitted uses for lands included in the Regional Greenlands System.

Finally, to fully implement the Regional Greenland System, a review of the Regional mapping (in map 2 of the Regional Official Plan) compared to the Township's existing Environmental Protection Areas (as identified in the Community Plan maps for Nobleton, and Schomberg) is required. To assist, Map 7-1 (above) shows the results of this comparison and indicates that some updates will be required as part of the Official Plan Review to update environmental features within Nobleton and Schomberg. There is no difference between the Regional Greenland System and the Township's Environmental Protection in King City, and therefore no changes will need to be implemented.

It is recognized that the PPS has been updated and while a few policies relating to natural heritage have been made, these changes are not significant to the King Township Official Plan review.

7.3 Agricultural and Rural Areas

7.3.1 Key Policy Requirements

As mentioned, King Township's agricultural and rural lands collectively make-up about 50% of the entire Township. Establishing strong policies for a predominantly agricultural and rural municipality is therefore a significant objective for the Official Plan Review. Similar to the policy framework for natural environment in the Township, the Provincial Plans that primarily have an impact on the King's agricultural and rural areas are the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. This is because nearly the entire Township is subject these two Provincial Plans, which provide a greater degree of protection than the PPS by permanently protecting agricultural and rural lands. Therefore the policies of the ORMCP and the GBP apply and in case of conflict with another Provincial Plan or the PPS, the ORMCP and the GBP prevail.

Identifying Prime Agricultural Areas

The Oak Ridges Moraine Conservation Plan establishes a Countryside Area designation, similar the Protected Countryside designation in the Greenbelt Plan. Within this Countryside Area are lands that are considered to be prime agricultural lands. In this case, a prime agricultural area is land that is either designated prime agricultural land in the relevant Official Plan or identified as such through an alternative agricultural land evaluation system approved by the Government of Ontario.

The Oak Ridges Moraine Conservation Plan permits a range of uses in Countryside Areas and indicates that of all the uses permitted, small-scale commercial, industrial, institutional uses and major recreational uses are not permitted in prime agricultural areas. The policies in the Oak Ridges Moraine Conservation Plan are generally consistent with the policies of the Greenbelt Plan and the Provincial Policy Statement (2005) – however, there are a number of differences between the ORMCP and the PPS (2014) as will be discussed later in this section.

The Greenbelt Plan establishes three types of geographic specific policies that apply to lands within the Protected Countryside, which is the one land use designation established in the Greenbelt Plan. The three geographic specific policy areas are the Agricultural System, the

Natural System and Settlement Area. It is noted in the Greenbelt Plan in Section 3.1.1 that the *“Protected Countryside contains an Agricultural System that provides a continuous and permanent land base necessary to support long-term agricultural production and economic activity.”*

The Agricultural System of the Greenbelt Plan is comprised of two Specialty Crop Areas, namely the Niagara Peninsula Tender Fruit and Grape Area and the Holland Marsh, prime agricultural areas as designated within municipal official plans, and certain rural areas that are comprised of a mixture of agricultural lands, natural features and recreational and historic rural land uses.

Given that the ORMCP and GBP do not identify prime agricultural areas, the responsibility for doing so is the responsibility of the Township and Region. In this case, the Region recently updated the location of prime agricultural land in the Region and this update will have a significant impact on the location of the Agricultural designation in King Township. This update to the location of prime agricultural land in the Region was made in accordance primarily to the policies of the PPS.

Section 2.3.1 of the PPS states *“prime agricultural areas shall be protected for long-term use for agriculture”*. The PPS defines “Prime Agricultural Area” as:

“Areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of on-going agricultural. Prime Agricultural Areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province”.

The PPS defines “Prime Agricultural Land” as *“specialty crop areas and/or Canada Land Inventory Class 1, 2 and 3 lands, as amended from time to time, in this order of priority for protection”*. The CLI is the primary system for assessing the quality and capability of agricultural land and consists of 7 classes of agricultural land:

- Classes 1 to 3 are considered prime agricultural land;
- Class 4 land is considered marginal for field crops; and,
- Classes 5 to 7 lands are considered capable for limited uses and production such as pasture and hay production.

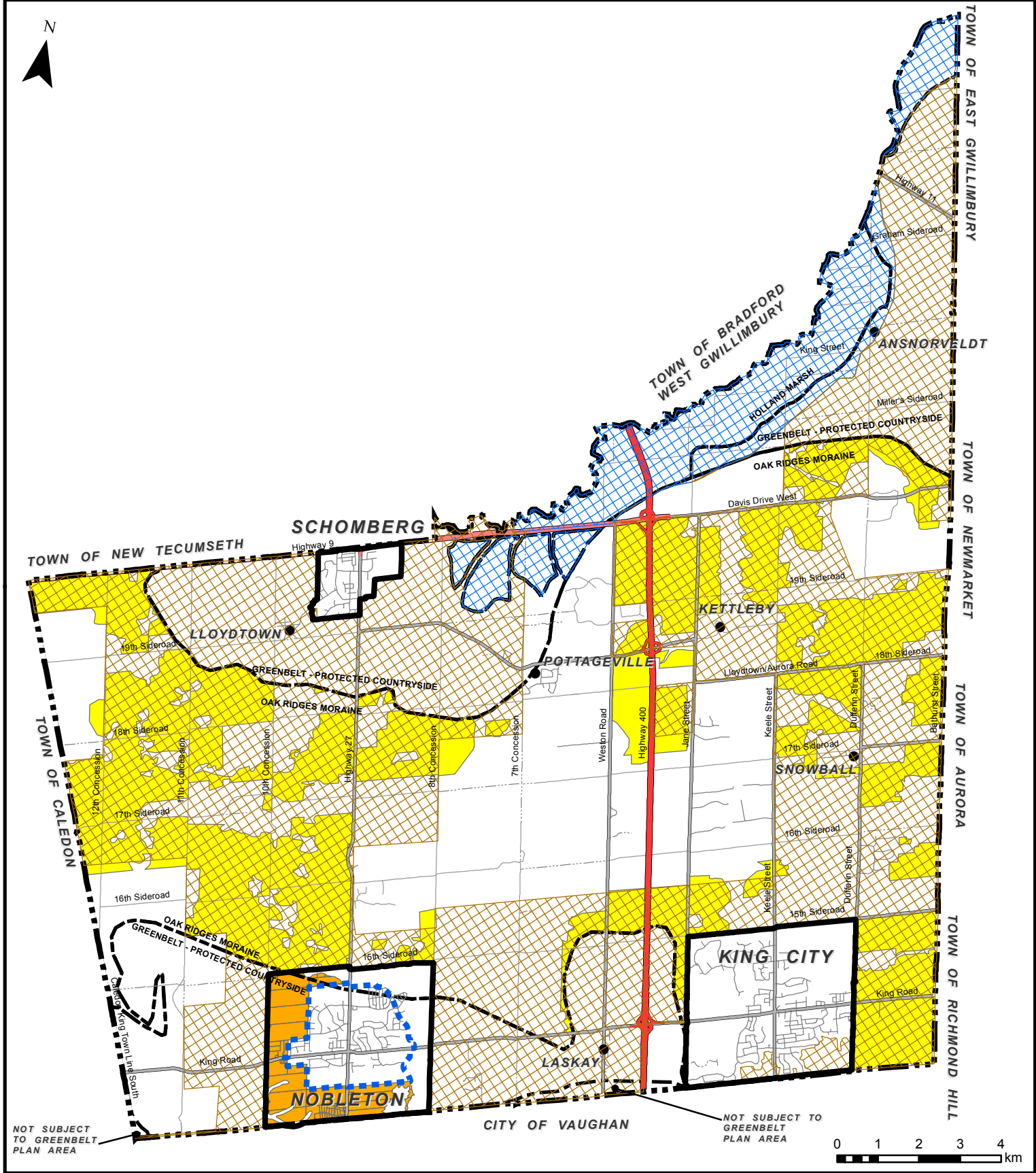
It is important to note that the PPS does not simply require the protection of “prime agricultural land”; it requires the protection of “prime agricultural areas”. Therefore, in designating agricultural lands for protection in the Official Plan, the Township must consider the definition of “prime agricultural area” which includes prime agricultural lands and associated CLI Class 4 - 7 soils and areas where there are local concentrations of active farms.

In 2009 as part of the Region of York's Greenbelt Conformity exercise, the Region completed a Land Evaluation and Area Review (LEAR) Study, which identified prime agricultural areas in York Region, including lands inside the Greenbelt, for consideration in the York Region Official Plan update. The result of this Study led to the identification of agricultural and rural areas on map 8 of the Region's 2010 Official Plan. On this basis, lands identified as agricultural and rural areas on map 8 of the York Region Official Plan are considered to be the prime agricultural¹³ and rural areas¹⁴ in the Township.

The map provided below (Map 7-2) has been prepared to compare how lands are currently designated in the various Plans with respect to agricultural and rural areas. Lands currently designated 'Agricultural Area' in the Region's Official Plan are identified with hatching, while lands designated Prime Agricultural in the Oak Ridges Moraine Conservation Plan Area of the Township's Official Plan are shown in yellow. The Holland Marsh Specialty Crop Area is also identified in purple.

¹³ Prime agricultural areas are defined in the Greenbelt Plan as "those lands designated as such within municipal official plans."












¹⁴ Rural areas are defined in the Greenbelt Plan as "the lands outside of *settlement areas, which are not prime agricultural areas*, and which are generally designated as rural or open space within municipal official plans."

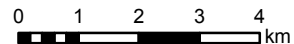


**Township of King
Agricultural Policy
Areas**

Map 7-2

Legend

-  Agriculture Policy Area (Region) - 19911ha
-  Holland Marsh Area (Region)
-  Prime Agricultural (Township Official Plan) - 7966ha
-  Agricultural Designation (Nobelton Community Plan) - 495ha
-  Community Plan Boundary
-  Hamlet
-  Municipal Boundary (33656ha)
-  Freeway
-  Provincial Highway
-  Regional Road
-  Local Road



Implementing the Greenbelt Plan

In addition to applying the Agricultural designation to lands subject to the GBP area as part of the Official Plan Review, there is also a need to implement the policies of the GBP that relate to permitted uses and development as well.

Table 7-6 below summarizes some of the key Greenbelt Plan policies that need to be considered and provides commentary on specific implications for the Township's Official Plan Review:

Table 7-6 Key Policies from the Greenbelt Plan dealing with Agriculture

Greenbelt Policy	Potential Official Plan Review Implications/ Opportunities
3.1.2 Specialty Crop Areas	
3.1.2.1. Within <i>specialty crop areas</i> , <i>normal farm practices</i> and a full range of <i>agricultural, agriculture-related</i> and <i>secondary uses</i> are supported and permitted.	<ul style="list-style-type: none"> The Township's Official Plan must identify permitted uses for the Holland Marsh Specialty Crop Area in accordance with this policy.
3.1.2.2. Lands within <i>specialty crop areas</i> shall not be redesignated in municipal official plans for non-agricultural uses, with the exception of those uses permitted in the general policies of sections 4.2 to 4.6	<ul style="list-style-type: none"> The Township's Official Plan must include policies that prohibit the redesignation of the Holland Marsh Specialty Crop Area for non-agricultural uses (except for those uses identified).
3.1.2.3. Towns/Villages and Hamlets are not permitted to expand into <i>specialty crop areas</i> .	<ul style="list-style-type: none"> Official Plan policies are required to protect specialty crop areas from the expansion of Towns/Villages or Hamlets
3.1.2.4. New land uses, including the creation of lots, as permitted by the policies of this Plan, and new or expanding livestock facilities shall comply with the <i>minimum distance separation formulae</i>	<ul style="list-style-type: none"> Official Plan policies are required to stipulate that new land uses shall comply with MDS.
3.1.3 Prime Agricultural Areas	
3.1.3.1. Within prime agricultural areas, as identified in municipal official plans, <i>normal farm practices</i> and a full range of <i>agricultural, agriculture-related</i> and <i>secondary uses</i> are supported and permitted.	<ul style="list-style-type: none"> The Township's Official Plan must identify permitted uses for prime agricultural areas in accordance with this policy.
3.1.3.2. <i>Prime agricultural areas</i> shall not be redesignated in municipal official plans for non-agricultural uses except for: <ul style="list-style-type: none"> a) Refinements to the prime agricultural and rural area designations, subject to the criteria identified in the municipal implementation policies of section 5.2; or b) <i>Settlement area</i> expansions subject to the <i>settlement area</i> policies of section 3.4. 	<ul style="list-style-type: none"> The Township's Official Plan must include policies that prohibit the redesignation of the prime agricultural areas for non-agricultural uses (except for those uses identified).
3.1.3.4. New land uses and the creation of lots, as permitted by the policies of this Plan, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.	<ul style="list-style-type: none"> Policies are required in the official plan to ensure compliance with MDS.
3.1.4 Rural Area	
3.1.4.1. <i>Rural areas</i> support, and provide the primary locations for a range of recreational, tourism, institutional and resource-based commercial/ industrial uses. They also contain many historic highway commercial, non-farm residential and other uses which, in more recent times, would be generally directed to <i>settlement areas</i> but	<ul style="list-style-type: none"> The Township's Official Plan must identify permitted uses for rural areas in accordance with this policy.

Table 7-6 Key Policies from the Greenbelt Plan dealing with Agriculture

Greenbelt Policy	Potential Official Plan Review Implications/ Opportunities
<p>which are recognized as <i>existing uses</i> by this Plan and allowed to continue and expand subject to the <i>existing use</i> policies of section 4.5. Notwithstanding this policy or the policies of section 5.3, municipal official plans may be more restrictive than this Plan with respect to the types of uses permitted within <i>rural areas</i>.</p>	
<p>3.1.4.2. <i>Rural areas</i> also contain many existing agricultural operations. <i>Existing</i> and new <i>agricultural uses</i> are allowed and <i>normal farm practices</i> and a full range of <i>agricultural, agriculture-related</i> and <i>secondary uses</i> are supported and permitted.</p>	<ul style="list-style-type: none"> • Policies in the Official Plan are also required, which permit existing and new agricultural uses in rural areas.
<p>3.1.4.5. <i>New multiple units or multiple lots for residential dwellings</i>, (e.g. estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance, shall not be permitted in rural areas. Notwithstanding this policy, municipal official plans may be more restrictive than this Plan with respect to residential severances and shall provide guidance for the creation of lots within the <i>rural area</i> not addressed in this Plan. Regardless, new lots for any use shall not be created if the creation would extend or promote strip development.</p>	<ul style="list-style-type: none"> • The Township’s Official Plan must prohibit the development of <i>new multiple units or multiple lots for residential dwellings</i> in rural areas.
<p>3.1.4.6. New land uses, the creation of lots (as permitted by the policies of this Plan), and new and expanding livestock facilities shall comply with the <i>minimum distance separation formulae</i></p>	<ul style="list-style-type: none"> • Policies are required in the official plan to ensure compliance with MDS.
<p>4.1.1 General Non-Agricultural uses</p>	
<p>4.1.1.1. With the exception of those uses permitted under the general policies of section 4.0 of this Plan and subject to the Natural System policies in section 3.2, non-agricultural uses are not permitted in the <i>specialty crop area</i> as shown on Schedule 2 of this Plan or within <i>prime agricultural areas</i> in the Protected Countryside as designated in municipal official plans.</p>	<ul style="list-style-type: none"> • Policies dealing with permitted uses in the Official Plan are required to prohibit non-agricultural uses in the Holland Marsh specialty crop area and prime agricultural areas (except for those uses identified).
<p>4.1.1.2. Proposals for non-agricultural uses must demonstrate that:</p> <ol style="list-style-type: none"> a) The use is appropriate for location in a rural area; b) The type of water and sewer servicing proposed is appropriate for the type of use; c) There are no <i>negative impacts on key natural heritage features</i> and/or <i>key hydrologic features</i> or their functions; and d) There are no <i>negative impacts</i> on the biodiversity or <i>connectivity</i> of the Natural Heritage System. 	<ul style="list-style-type: none"> • Official Plan policies should set out criteria to evaluate proposed non-agricultural uses in the rural area.
<p>4.5 Existing Uses within Protected Countryside</p>	
<p>4.5.2. Single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt Plan came into force, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003 but which application did not proceed.</p>	<ul style="list-style-type: none"> • Official Plan policies are required to permit a single detached unit on an existing lot of record, subject to the conditions in policy 4.5.2.

Table 7-6 Key Policies from the Greenbelt Plan dealing with Agriculture

Greenbelt Policy	Potential Official Plan Review Implications/ Opportunities
4.6 Lot Creation	
4.6.1. Lot creation is permitted in the Protected Countryside for the range of uses permitted by the policies of this Plan.	<ul style="list-style-type: none"> Official Plan policies are required that permit lot creation in the Rural Area for the range of uses permitted in the designation.
<p>4.6.3. More specifically, within the <i>specialty crop area</i> and <i>prime agricultural area</i>, lot creation is permitted for:</p> <p>a) Agricultural uses where the severed and retained lots are intended for agricultural uses and provided the minimum lot size is 40 acres within <i>specialty crop area</i> and 100 acres within <i>prime agricultural areas</i>;</p> <p>b) Existing and new agriculture-related uses, provided that any new lot will be limited to the minimum size needed to accommodate the use, including a sewage and water system appropriate for such a use;</p> <p>c) The severance of a <i>residence surplus to a farming operation</i> as a result of a <i>farm consolidation</i>, which residence was an <i>existing use</i> as of the date this Plan came into force, provided that the planning authority ensures that a residential dwelling is not permitted in perpetuity on the retained lot of farmland created by this severance. Approaches to ensuring no new residential dwellings on the retained lot of farmland may be recommended by the Province, or municipal approaches that achieve the same objective should be considered; or</p> <p>d) The surplus dwelling policy in 4.6.3 (c) also applies to <i>rural areas</i> as defined by municipal official plans. The severance should be limited to the minimum size needed to accommodate the dwelling, including existing and reserve areas for individual sewage and water services.</p>	<ul style="list-style-type: none"> For the specialty crop and prime agricultural areas, lot creation should be discouraged. Official Plan policies are required to permit lot creation only in accordance with these policies.

Changes Made to the PPS in 2014

The Province updated the PPS in 2014, with the effective date being April 30, 2014. While many changes were made to the PPS, the changes serve only to support and enhance the existing policy framework and clarify policies that were open to interpretation. In addition, the new PPS changes a number of “*shoulds*” to “*shalls*”, which means that the modified policy is now mandatory, instead of being an “*encouragement policy*”. Many of the changes are subtle and some will require some time to pass to fully understand their implications.

The most significant change involves the re-classification of the basic land use components in the Province. The 2005 PPS essentially divided the Province into three land use categories – Settlement Area, Prime Agricultural Area and Rural Area. The 2014 PPS has reduced the number of categories to two with one being Settlement Area and the second being Rural Areas. In order to accomplish this, a revised ‘rural area’ definition has been added into the PPS and it applies to prime agricultural areas, non-prime agricultural areas, and land within settlement areas that is used and/or designated for rural purposes.

The most significant policy addition resulting from this change in approach is Section 1.1.4.1, which states the following:

Healthy, integrated and viable rural areas should be supported by:

- a) Building upon rural character, and leveraging rural amenities and assets;*
- b) Promoting regeneration, including the redevelopment of brownfield sites;*
- c) Accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) Encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) Using rural infrastructure and public service facilities efficiently;*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

As a consequence of the above, it is clear that one of the intents of the Province was to provide some additional direction and support for economic development initiatives in rural areas.

It is noted that there is also a new “*rural lands*” definition, which applies to non-prime agricultural areas. Within the rural lands section in Section 1.1.5 of the PPS, the following uses are permitted in Section 1.1.5.2 as set out below:

On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings);*
- c) limited residential development;*
- d) home occupations and home industries;*
- e) cemeteries; and*
- f) other rural land uses.*

Home occupations, home industries and cemeteries have been ‘added’ as permitted use. In addition to the above, Section 1.1.5.7 below is an updated version of Section 1.1.4.1 e) from the 2005 PPS:

Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

The term 'secondary uses' in the Agriculture section of the 2005 PPS has been deleted and replaced with 'on-farm diversified uses' and the restriction in the 2005 that requires that these uses be 'limited in scale' has been deleted and replaced with "shall be compatible with, and shall not hinder, surrounding agricultural operations."

An 'on-farm diversified uses' definition has been added as set out below:

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Notwithstanding the above changes, there do not appear to be any changes of substance that change or have an impact on what is actually permitted within prime agricultural and rural areas (with the exception potentially of 'on-farm diversified uses' and the permitted scale of these uses).

It is noted however that since 'rural areas' also include rural settlement areas, which is now defined by the PPS as well, that there is recognition that rural settlement areas should be a focus for growth. However, the servicing and related lot creation policies in the PPS have not changed in a way that would provide for more development within rural settlement areas.

For example, Section 1.6.4 of the 2005 PPS only permitted development on partial services if the development was in the form of infilling or a rounding-out of the settlement area. In the new PPS, this policy on partially serviced settlement areas has not been changed (Section 1.6.6.5 of the 2014 PPS), although rounding out now has to be 'minor'. In addition, the same policy framework has now been applied to rural settlement areas that do not have municipal services (Section 1.6.6.4 of the 2014 PPS). In addition, the 'permission' for developments with more than 5 lots in un-serviced settlement areas in the 2005 PPS has now been deleted in the 2014 PPS.

As a consequence, the amount of development that may be permitted in partially serviced or un-serviced rural settlement areas has not been increased and in fact by limiting development in un-serviced settlement areas to infilling and minor rounding-out, the Province has in fact made it more restrictive.

As a consequence, while it would appear as if the new PPS is providing for additional uses and activities in the rural area, these uses and activities appear to be non-residential in nature.

It is also noted that the new PPS policies contain a subtle change with respect to how an 'agriculture-related use' is defined. An 'agriculture-related use' was defined in the 2005 PPS as follows:



Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

The 2014 PPS defines the term as set out below:

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

The 2014 definition now permits these uses to support ‘farm operations in the area’, as supposed to supporting only the ‘farm operation’ on the same property.

There is particular interest in King Township on the implication of these policies and how new opportunities to support a diversified rural economy could be promoted in the new Official Plan. Specifically, there is a desire, to promote on-farm diversified uses throughout the agricultural area as a way to support local economic development. Further, there are key areas in the Township that may be ideally suited for promoting farm-related commercial and farm-related industrial uses (such as the designated employment lands located along highway 11, for example, which are in close proximity to numerous farm operations in the Holland Marsh).

Many of the PPS changes relating to agriculture are supportive of the agricultural industry and are intended to provide additional flexibility. However, both the ORMCP and GBP indicate that when there is a conflict between the PPS and a Provincial Plan, the more restrictive provisions apply. In this case, the terminology relating to agricultural related uses in both Provincial Plans has not been updated and is considered to be more restrictive. Therefore, since the majority of the Township’s agricultural area is subject to the ORMCP and the GBP, policy changes in the 2014 PPS do not currently apply to the Township. It is recommended that the Township work with the Province on this specific issue as part of the upcoming 2015 ORMCP and GBP Review. This and other key issues related to updating these Provincial Plans are discussed in greater detail in Section 8.0 of this Paper.

Notwithstanding the current status of new PPS policies in King Township, the potential to implement new, more flexible agricultural policies and to support a diversified rural economy through new policies in the Township’s Official Plan will be explored further as part of Phase Two of the Official Plan Review. Particularly, specific policies that could be implemented to achieve these economic development goals will be identified for further discussion.

7.4 Water Resources

7.4.1 Key Policy Requirements

The 2005 PPS indicates that there is a strong linkage between the water resources that are present in a community and the natural heritage features that they sustain. It is on this basis that this Paper also includes a discussion of the water resources policy framework at the Provincial and Regional level and a discussion on how the framework needs to be implemented by King Township.

The two key changes required to the Township Official Plan involve the:

1. Implementation of the GBP where it applies; and
2. Implementation of the PPS, and since the York Region Official Plan already does this - review of the water resource policies of the York Region Official Plan is required.

Greenbelt Plan

As discussed, the Natural System in the Greenbelt Plan is comprised of a Natural Heritage System and a Water Resource System that often coincide given the ecological linkages between terrestrial and water based functions. The Water Resource System is made up of both ground and surface water features and their associated functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption.

The ORMCP also includes very significant elements of, and are fundamental to, the Water Resource System. The areas to which these plans apply contain primary recharge, headwater and discharge areas, together with major drinking water aquifers within the Greenbelt. These policies have already been implement in the Township's Official Plan through the 2011 conformity exercise.

However, the since the Greenbelt Plan remains to be implemented as part of the Township's Official Plan Review, the following water resource system policies (refer to Table 7-7) from the GBP (which apply to the entire Protected Countryside) need to be included:

Table 7-7 Key Water Resource System Policies from the Greenbelt Plan

Greenbelt Policy	Potential Official Plan Review Opportunities/Implications
<p>3.2.3.1 All planning authorities shall provide for a comprehensive, integrated and long-term approach for the protection, improvement or restoration of the quality and quantity of water. Such an approach will consider all hydrologic features and functions and include a systems approach to the inter-relationships between and/or among recharge/discharge areas, aquifers, headwaters and surface waters (e.g. <i>lakes</i> as well as rivers and streams, including <i>intermittent streams</i>).</p>	<ul style="list-style-type: none"> The Township's Official Plan must take a comprehensive, integrated and long-term approach for the protection, improvement or restoration of the quality and quantity of water.
<p>3.2.3.2 Watersheds are the most meaningful scale for hydrological planning, and municipalities together with conservation authorities should ensure that <i>watershed plans</i> are completed and used to guide planning and <i>development</i> decisions within the Protected Countryside.</p>	<ul style="list-style-type: none"> Although this policy does not have a direct implication for the Township's Official Plan, watershed plans must be completed by the Township and used to guide planning and development decisions.
<p>3.2.3.4 Municipalities shall, in accordance with provincial direction related to the protection of source water, protect <i>vulnerable</i> surface and ground water areas, such as wellhead protection areas, from <i>development</i> that may adversely affect the quality and quantity of ground and surface waters.</p>	<ul style="list-style-type: none"> This policy deals with the protection of source water. As discussed in Section 7.7 of this paper, the Township is required to implement Source Protection Plans as required by the Ontario <i>Clean Water Act</i>, which will address this policy requirement.

The Greenbelt Plan identifies the following features as *key hydrologic features*:

- Permanent and intermittent streams;
- Lakes (and their littoral zones);
- Seepage areas and springs; and
- Wetlands.

As discussed below, these *key hydrologic features* have been identified by the Province and are included on map 4 of the 2010 York Region Official Plan¹⁵ where they apply across the Region.

Table 7-8 identifies policies from the Greenbelt Plan related to *key hydrologic features* need to be implemented in the Township's Official Plan:

¹⁵ It is noted that the Ministry of Natural Resources has been updating its Provincially Significant Wetland mapping in King, and these updates are not reflected in map 3 of the Region's Official Plan. The updated mapping will therefore need to be incorporated into the Township's Official Plan Review.

Table 7-8 Key Policies Related to Hydrologic Features From the Greenbelt Plan

Greenbelt Policy	Potential Official Plan Review Opportunities/ Implications
<p>3.2.4.1. <i>Development or site alteration</i> is not permitted in <i>key hydrologic features</i> and <i>key natural heritage features</i> within the Natural Heritage System, including any associated <i>vegetation protection zone</i>, with the exception of:</p> <p>d) Forest, fish and wildlife management;</p> <p>e) Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; or</p> <p>f) Infrastructure, aggregate, recreational, shoreline and existing uses, as described by and subject to the general policies of section 4 of this Plan.</p>	<ul style="list-style-type: none"> The Official Plan must include policies that prohibit development or site alteration within <i>key hydrologic features</i> within the Natural Heritage System, in accordance with this policy.
<p>3.2.4.4. In the case of <i>wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes, and significant woodlands</i>, the minimum <i>vegetation protection zone</i> shall be a minimum of 30 metres wide measured from the outside boundary of the <i>key natural heritage feature</i> or <i>key hydrologic feature</i>.</p>	<ul style="list-style-type: none"> The Official Plan is required to identify a minimum vegetation protection zone 30 metres from the outside boundary of the <i>key hydrologic features</i> identified by this policy.
<p>3.2.4.5. A proposal for new <i>development or site alteration</i> within 120 metres of a <i>key natural heritage feature</i> within the Natural Heritage System or a <i>key hydrologic feature</i> anywhere within the Protected Countryside requires a natural heritage evaluation and hydrological evaluation, which identify a <i>vegetation protection zone</i> which:</p> <p>c) Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and</p> <p>d) Is established to achieve, and be maintained as natural self-sustaining vegetation.</p>	<ul style="list-style-type: none"> The Official Plan must include policies that require a natural heritage evaluation for a new development or site alteration within 120 metres of a <i>key hydrologic feature</i> within the natural heritage system.
<p>3.2.4.7. Notwithstanding the natural features policies of Section 3.2.4 of this Plan, new buildings and structure for agricultural uses will be required to provide a 30 metre vegetation protection zone from a key natural heritage feature or key hydrologic feature, but may be exempted from the requirement of establishing a condition of natural self-sustaining vegetation if the land is and will continue to be, used for agricultural purposes. Despite this exemption, agricultural uses should pursue best management practices to protect and/or restore key hydrologic features and functions.</p>	<ul style="list-style-type: none"> The Official Plan must require that new buildings and structures for agricultural uses provide a 30 metre vegetation protection zone from a <i>key hydrologic feature</i>.

Provincial Policy Statement

Section 2.2.1 of the PPS states that planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) *using the watershed as the ecologically meaningful scale for planning;*
- b) *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
- c) *identifying surface water features, ground water features, hydrologic functions and natural heritage features and areas that are necessary for the ecological and hydrological integrity of the watershed;*
- d) *implementing necessary restrictions on development and site alteration to:*
 - 1. *protect all municipal drinking water supplies and designated vulnerable areas; and*
 - 2. *protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;*
- e) *maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas;*
- f) *promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and*
- g) *ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.*

The PPS defines “quality and quantity of water” as:

“measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.”

There are a number of components of Section 2.2.1 of the PPS that need to be considered in the context of preparing Official Plan policy in King Township. Firstly, the use of the word ‘shall’ in the PPS means that planning authorities must protect, improve or restore the quality and quantity of water.

Secondly, Section 2.2.1 c) indicates that water resource features must first be identified and that once identified, they must be protected, improved or restored if the feature is ‘sensitive’ which is defined in the PPS as *“in regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.”* As a result, if one of the surface water and/or groundwater features is determined to be sensitive, Policy 2.2.1 d) 2) then applies. Notwithstanding the above use of the word ‘sensitive’, Policy 2.2.1.e) does require that linkages and related functions among surface water features and ground water features (whether they are sensitive or not) and hydrologic functions and natural heritage features and areas be maintained.

It is noted that Section 2.2.2 of the PPS restricts development and site alteration in or near sensitive surface water features and sensitive groundwater features “such that these features and their related hydrologic functions will be protected, improved or restored.” It is not clear why the PPS uses the word ‘restrict’ in this section instead of the word ‘prohibit’. However, the use of the word ‘restrict’ does imply that certain development and site alteration may be permitted, such that these features and their related hydrologic functions will be protected, improved or restored. This section has been relied upon in the past where it has been proposed to remove a sensitive ground surface water feature and/or a sensitive ground water feature and restore that feature later.

Regional Official Plan

As noted, the York Region Official Plan already implements the above PPS polices with respect to water resources. Therefore a review of York Region Official Plan polices will serve to identify policies that also need to be implemented in the Township’s Official Plan. Table 7-9 below provides a summary of the policy review, with an indication of the potential implications for the Township’s Official Plan Review:

Table 7-9 Key Policies Related to Water Resources from the Regional Official Plan

Regional Official Plan Policy	Potential Official Plan Review Opportunities/ Implications
2.3.1.2 That development and site alteration be designed with the goal of protecting, improving or restoring ground and surface water quality and quantity and biological and hydrological characteristics of key hydrologic features. Efforts to maintain these characteristics and functions shall be demonstrated through master environmental servicing plans, or other appropriate technical studies, which include strategies and techniques to address the goal.	<ul style="list-style-type: none"> The Township’s Official Plan is required to include policies that address the protection, improvement or restoration of ground and surface water quality and quantity and biological and hydrological characteristics of key hydrologic features, including requirements for master environmental servicing plans, or other appropriate technical studies.
2.3.1.3 To maintain linkages and related functions among surface water features, groundwater features, hydrologic function and key natural heritage features.	<ul style="list-style-type: none"> The Township’s Official Plan is must address the need to maintain linkages among key key hydrologic features and key natural heritage features.
2.3.1.4 To direct development or site alteration away from vulnerable and sensitive surface water features and vulnerable and sensitive groundwater features.	<ul style="list-style-type: none"> The Township’s Official Plan must direct development and site alteration away from vulnerable and sensitive surface water features and vulnerable and sensitive groundwater features.
2.3.1.5 That notwithstanding policy 2.3.4, an application for major development within a significant groundwater recharge area shall be accompanied by an environmental impact study that demonstrates that the groundwater recharge functions will be protected, improved or restored.	<ul style="list-style-type: none"> The Township’s Official plan must require a an environmental impact study that demonstrates that the groundwater recharge functions will be protected, improved or restored for an application for major development within a significant groundwater recharge area.
2.3.1.11. To require local municipalities to establish policies and programs to protect, improve or restore surface and groundwater systems.	<ul style="list-style-type: none"> The Township’s Official Plan must include policies to protect, improve or restore surface and groundwater systems.

In addition to the above policies dealing with water resource features, there are also policies from the Regional Official Plan that implement the 2009 Lake Simcoe Protection Plan, which generally addresses water quality and the reduction of phosphorus and other pollutants. Specifically, the following policy from the York Region Official Plan is to be implemented in the Township's Official Plan to conform:

2.2.22 That within the Lake Simcoe watershed, an application for development or site alteration within settlement and rural settlement areas, as defined by the Lake Simcoe Protection Plan, where applicable, shall:

- a. increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;*
- b. include landscaping and habitat restoration that increases the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors;*
- c. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and,*
- d. establish or increase the extent and width of a self-sustaining vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.*

Finally, to fully implement the policy framework described above, water resource features as identified on Map 4 from the York Region Official Plan needs to be implemented in the Township's Official Plan, in addition to updated MNR wetland mapping.

7.5 Mineral Aggregate Resources

7.5.1 Key Policy Requirements

Provincial Policy Statement

There are two Provincial Policy Statement (2014) policies in particular that have a significant impact on aggregate policy development and the review of applications. This is because they require decision makers to consider how the Provincial interest in the "*conservation and management of natural resources and the mineral resource base (Sec. 2 of the Planning Act)*" will be balanced against other Provincial interests that relate to the protection of ecological systems, the orderly development of safe and healthy communities and the appropriate location of growth and development, among others. These two policies are:

Section 2.5.2.1

- *As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.*
- *Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.*

Section 2.5.2.2

- *Extraction shall be undertaken in a manner that minimizes social, economic and environmental impacts.*

Section 2.5.2.1 recognizes that mineral aggregate resources are an integral component of the economy and that the transportation of this resource to market is cost sensitive. There is no definition of “realistically possible” in the Provincial Policy Statement. The use of word 'shall' in the context of this policy makes it clear that planning authorities must take this direction into account when making planning decisions. The second component of the policy makes it clear that the demonstration of need for mineral aggregate resources is not a factor in the development of resource strategies or in the consideration of individual applications, regardless of the municipality or location. The intent of this policy is to require that any application be considered on its land use merits only.

Section 2.5.2.2 acts as the 'control' over where new resource uses are to be located and is intended to ensure that Policy 2.5.2.1 is balanced against the expressed desire to minimize impacts. In this regard, Section 2.5.2.2 provides the basis for the establishment of criteria to identify potential resource areas and to assess applications to establish resource uses. It is noted that the word 'shall' is also used in this section. This section also uses the word “*minimize*” with no definition of “*minimize*” provided. As a result, the determination of whether extraction minimizes social, economic and environmental impacts is the most important consideration in making a decision on an application to establish a new resource use. It is also noted that the use of the word ‘*minimize*’ assumes and recognizes that some impacts will occur.

There are a number of other policies in the Provincial Policy Statement that are directly or indirectly supportive of the mineral aggregate industry and the extraction of mineral aggregate resources, recognizing the important role that it plays in our economy and in the availability and efficient delivery of needed services and infrastructure. However, there are other policies that indicate that development and land use patterns which may cause environmental or public health and safety concerns should be avoided and that uses such as resource extraction activities and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects.

Greenbelt Plan

Section 1.2.2.5(c) of the Greenbelt Plan indicates that one of the goals of the Greenbelt Plan is to provide for the *"availability and sustainable use of those resources critical to the region's social, environmental, economic and growth needs."* One of those resources is aggregate resources.

Section 4.3.2.2 of the Greenbelt Plan further indicates the following: *"non-renewable resources are those non-agriculture based natural resources that have a finite supply, including mineral aggregate resources. Aggregates, in particular, provide significant building materials for our communities and infrastructure, and the availability of aggregates close to market is important both for economic and environmental reasons."* This section highlights the importance of aggregates to the Province and clearly articulates that aggregates provide

significant building materials for community and infrastructure development. It also recognizes that the availability of aggregates close to markets is important for both economic and environmental reasons. This is a key consideration that underlines the Greenbelt Plan.

There are a number of very specific policies in the Greenbelt Plan which discuss where resource operations will be permitted within the Natural Heritage System and on rehabilitation. Specifically, these policies do not permit new operations in Provincially Significant Wetlands, significant habitat of endangered species and threatened species and significant woodlands, unless the woodland is occupied by young plantation or early successional habitat. New operations are permitted in other key natural heritage features and key hydrologic features subject to meeting a number of tests.

Other policies indicate that the expansion of an existing mineral aggregate operation may be permitted in the natural heritage system, including key natural heritage features and key hydrologic features and in any associated vegetation protection zone *“only if the related decision is consistent with the PPS”*. Given that the PPS does not permit development or site alteration within Provincially Significant wetlands and the significant habitat of endangered species and threatened species, this particular section has the effect of permitting expansions into significant woodlands within the Natural Heritage System established by the Greenbelt Plan. There are a number of new policies on rehabilitation that establish a maximum allowable disturbed area.

It is noted that Section 5.3 of the Greenbelt Plan indicates that decision makers can adopt policies that are more stringent than the requirements of the Greenbelt Plan *“unless doing so would conflict with any of the policies or objectives of the Plan. However, the same policies shall not, however, contain provisions that are more restrictive than the policies in Section 3.1 and 4.3.2 as they apply to agricultural uses and mineral aggregate resources respectively”*.

Oak Ridges Moraine Conservation Plan

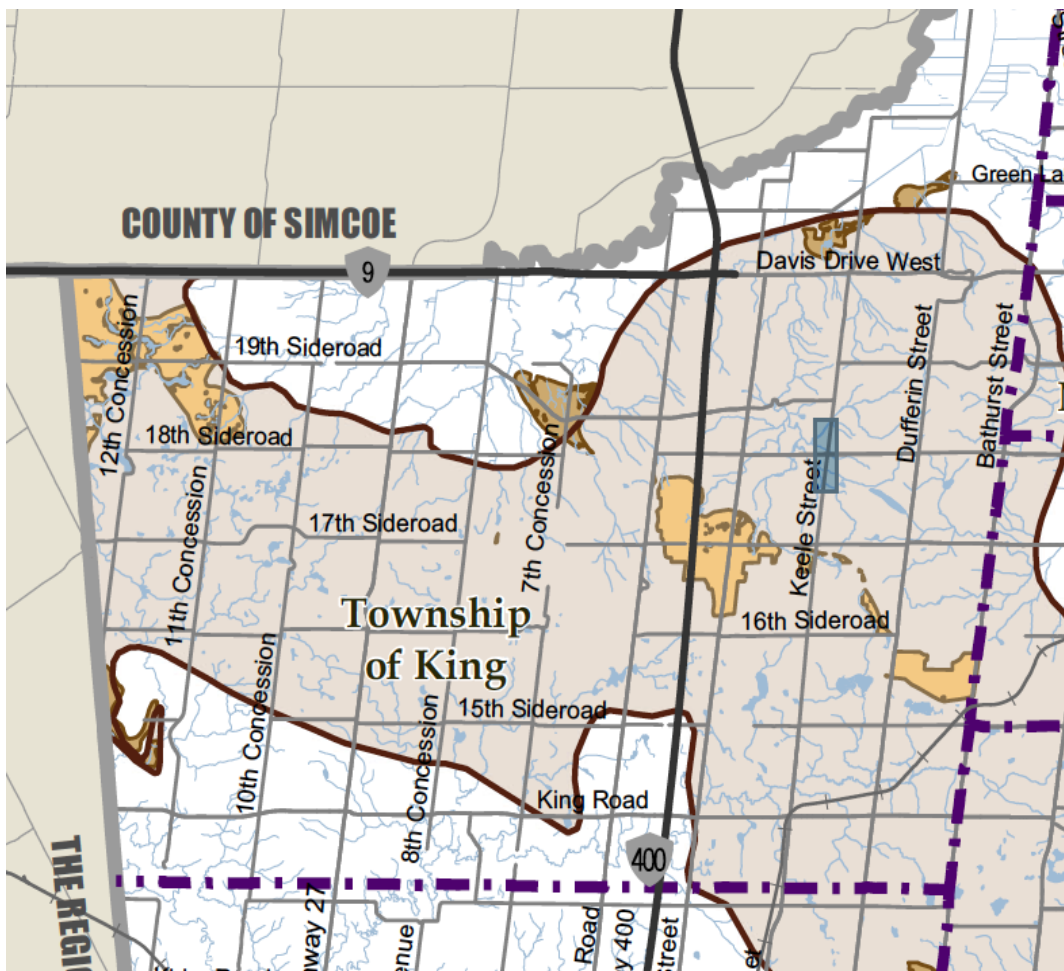
The ORMCP also contains policies on aggregate extraction. In this regard, mineral aggregate operations are not permitted within Natural Core Areas, but are permitted within Natural Linkage Areas and Countryside Areas. Section 35 (1) of the ORMCP contains a number of criteria relating to the conditions under which a mineral aggregate operation may be considered. This section also contains specific criteria that apply to the Natural Linkage Area, with one of the conditions being the maintenance of a linkage area that is at least 1.25 kilometres wide. This section also permits mineral aggregate operations in certain key natural heritage features and contains policies on rehabilitation within landform conservation areas. Section 36 of the ORMCP then encourages municipalities and the mineral aggregate industry to prepare comprehensive rehabilitation plans. All of the ORMCP policies dealing with aggregates appear to have been incorporated within the Township’s Official Plan at the time of the ORMCP conformity exercise.

In April 1999, the Township passed an Interim Control By-law with respect to all lands designated or zoned industrial extractive uses in the Township’s By-law. Subsequently Amendment No. 61 was adopted which revised land use designations and policies associated with aggregate extraction activities, in relation to existing and former aggregate

extraction properties. OPA No. 61 was intended to act as a bridge to enhance existing policy specifically related to aggregate extraction until such time as a new Official Plan for the rural area was adopted. OPA No. 61 predates the Greenbelt Plan and the Provincial Policy Statement updates.

As a consequence of the above, there is a need to update the Township's Official Plan to implement the relevant requirements and policies of the 2014 Provincial Policy Statement and to implement Greenbelt Plan policies on aggregates that are specific to lands that are subject to the Greenbelt Plan. The first component of the update involves the identification of resource areas. Section 2.5.1 of the 2014 PPS requires that "where Provincial information is available, deposits of mineral aggregate resources shall be identified." In this regard, Map 7-3 is an excerpt of Map 9 of the York Region Official Plan, which identifies areas of primary and secondary significance within King Township. It is noted that virtually all of the deposits identified are within the ORMCP.

Map 7-3 Excerpt of Map 9 from the York Region Official Plan, Showing Deposits of Mineral Aggregate Resources in King Township



7.5.2 Implementation

In addition to implementing the Greenbelt Plan where required, it is also suggested that the Township's Official Plan contain a series of principles that reflect the 2014 PPS and the intent of the ORMCP, the Greenbelt Plan and the PPS. These potential principles are below:

1. Recognize that as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible, provided that extraction occurs in a manner that minimizes social, economic and environmental and impacts.
2. Recognize that there is a need to ensure that the consideration of how natural heritage systems and groundwater and surface water features can be enhanced during and following extraction is key to managing resource use in a manner that minimizes environmental impacts.
3. Preclude the establishment of uses in identified resource areas that may have an impact on existing or future operations, unless it can be demonstrated that resource use is not feasible, or if the alternative land use serves a greater long term public interest, or if the use is ordinarily permitted in the underlying land use designation.
4. Develop policies that provide the basis for the factoring in of the amount, nature and type of truck traffic now and in the future into Region-wide transportation planning processes to minimize the social, environmental and human health impacts of the use of area roads by trucks carrying the aggregate extracted from operations in the Region and in adjacent areas.
5. Develop policies that provide the basis for the establishment of a planning process that is intended to require the submission of as much relevant information as possible, in the context of an application, to understand and consider the social, environmental and human health impacts of a proposed resource use and how those impacts can reasonably be mitigated.
6. With respect to permitted uses, develop policies that permit a mineral aggregate operation as defined by Provincial policy and associated uses, provided such associated facilities are clearly associated with the principal use of the lands for extraction purposes, designed to be temporary and located in a manner that does not affect or delay the quick rehabilitation and/or enhancement of the site in accordance with an approved rehabilitation plan and enhancement plan.
7. Develop Official Plan policies that requires that applications be supported by studies that are based on predictable, measurable, objective effects on people and the environment, with such studies being based on Provincial standards, regulations and guidelines, where they exist and which consider and identify methods of addressing the anticipated social, environmental and human health impacts of the proposed extraction activity and related truck movements.

7.6 Other Greenbelt Plan Implementation Issues

7.6.1 Key Policy Requirements

Key policy requirements from the Greenbelt Plan have been discussed throughout this Section of the Paper, specifically dealing with natural heritage, agriculture, and mineral aggregate operations. In addition to these key policy requirements, there are a number of additional policies that need to be implemented in the Township’s Official Plan. These are discussed below.

General

A number of references will need to be included in the Introductory Section of the Official Plan to reflect the passage of the Greenbelt Act, 2005 and the necessity for all planning decisions within the Greenbelt Plan Area to conform to the policies of the Greenbelt Plan.

Non-Agricultural and Recreational Use Policies

Section 4.0 states that the *rural areas* of the Protected Countryside are intended to continue to accommodate a range of commercial, industrial and institutional uses serving the rural resource and agricultural sectors. They are also intended to support a range of recreation and tourism uses such as trails, parks, golf courses, bed and breakfasts and other tourism based accommodation, serviced playing fields and campgrounds, ski hills and resorts.

With respect to these uses, the GBP provides the following general policies for the Protected Countryside dealing with non-agricultural uses and recreational uses, which are to be incorporated into the Township’s Official Plan as described in Table 7-10:

Table 7-10 General Protected Countryside Policies from the Greenbelt Plan

Greenbelt Plan Policy	Potential Official Plan Review Implications/ Opportunities
<p>4.1.1 General Non-Agricultural Use Policies For non-agricultural uses, the following policies apply:</p> <ol style="list-style-type: none"> 1. With the exception of those uses permitted under the general policies of section 4.0 of this Plan and subject to the Natural System policies in section 3.2, non-agricultural uses are not permitted in the <i>specialty crop area</i> as shown on Schedule 2 of this Plan or within <i>prime agricultural areas</i> in the Protected Countryside as designated in municipal official plans. 2. Proposals for non-agricultural uses must demonstrate that: <ol style="list-style-type: none"> a. The use is appropriate for location in a <i>rural area</i> ; b. The type of water and sewer servicing proposed is appropriate for the type of use; c. There are no <i>negative impacts</i> on <i>key natural heritage features</i> and/or <i>key hydrologic features</i> or their functions; and 	<ul style="list-style-type: none"> • The Township Official Plan is required to prohibit non-agricultural uses from specialty crop and prime agricultural areas in the Protected Countryside. • For non-agricultural use policies that are permitted by the GBP (such as recreational uses, mineral aggregate operations, wayside pits and quarries, and activities related to the use of renewable resources as discussed in this and other sections of this Paper) the Official Plan must include a policies requiring that the criteria in this policy be met and that there are no negative impacts on the

Table 7-10 General Protected Countryside Policies from the Greenbelt Plan

Greenbelt Plan Policy	Potential Official Plan Review Implications/ Opportunities
<p>There are no <i>negative impacts</i> on the biodiversity or <i>connectivity</i> of the Natural Heritage System.</p>	<p>biodiversity of connectivity of the Natural Heritage System.</p>
<p>4.1.2 Recreational Use Policies</p>	<ul style="list-style-type: none"> The Official Plan must include a policy prohibiting residential uses in association with recreational uses, in accordance with this policy.
<p>In addition to the non-agricultural use policies of section 4.1.1, recreational uses are also subject to the following policies:</p>	
<p>1. Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.</p>	
<p>2. An application to establish or expand a <i>major recreational use</i> in the Natural Heritage System will be accompanied by a vegetation enhancement plan that incorporates planning, design, landscaping, and construction measures that:</p> <ol style="list-style-type: none"> Maintain or, where possible, enhance the amount of <i>natural self-sustaining vegetation</i> on the site and the <i>connectivity</i> between adjacent <i>key natural heritage features</i> or <i>key hydrologic features</i> ; Wherever possible, keep intermittent stream channels and drainage swales in a free-to-grow, low-maintenance condition; Minimize the application and use of pesticides and fertilizers; and Locate new <i>natural self-sustaining vegetation</i> in areas that maximize the <i>ecological value</i> of the area. 	<ul style="list-style-type: none"> Criteria is required to be implemented within the Official Plan to deal with the development of new/expansion of existing major recreational uses (such as golf courses) within the Protected Countryside designation. Specifically, the new criteria require that an appropriate Vegetation Enhancement Plan be prepared. Such a plan shall identify opportunities for maintaining or enhancing the amount of natural self-sustaining vegetation on the site. In addition to a Vegetation Enhancement Plan, there is also a requirement for the preparation of a Conservation Plan that is intended to demonstrate how water use and nutrient biocide will be kept to a minimum.
<p>3. An application to expand or establish a <i>major recreational use</i> shall be accompanied by a conservation plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets.</p>	
<p>4. Small-scale structures for recreational uses (such as boardwalks, footbridges, fences, docks and picnic facilities) are permitted within <i>key natural heritage features</i> and <i>key hydrologic features</i>; however, the <i>negative impacts</i> on these features should be minimized.</p>	<ul style="list-style-type: none"> The Official Plan may permit small-scale structures for recreational uses provided that negative impacts are minimized.

Infrastructure Policies

The GBP recognizes that infrastructure is important to economic well-being, human health, and quality of life in southern Ontario and the Greenbelt. Therefore, Section 4.2 provides a number of policies dealing with existing and new infrastructure within the Greenbelt. In order to implement these policies in the Township’s Official Plan, the following is required:

1. A new section on Infrastructure will need to be included. Given that public works are required to conform to the Official Plan as per the *Planning Act*, policies on infrastructure will also need to be included. The policies are general in nature and basically require that the location and construction of infrastructure:



- a) minimizes, wherever possible, the amount of the Greenbelt, on particularly the Natural Heritage System traversed and/or occupied by such infrastructure; and,
- b) minimizes the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusions, noise and road salt.

It is noted that a number of exemptions are built into the policy to allow for infrastructure serving the agricultural sector.

2. A number of specific stormwater management infrastructure policies will need to be included within the Official Plan. Specific direction on the location of stormwater management ponds and the criteria that are required to be considered when reviewing or planning for the development of a stormwater management pond in the Natural Heritage System will be needed. The Greenbelt Plan indicates that naturalized stormwater management ponds are permitted in those portions of the Natural Heritage System that define the major river valleys that connect the Oak Ridges Moraine to Lake Ontario provided, provided they are located a minimum of 30 metres away from the edge of the river/stream and in the Vegetation Protection Zones of any abutting Key Natural Heritage Features or Key Hydrologic Features.

Existing Uses

The Official Plan should also indicate that all existing uses lawfully used for such purposes on the day before the Greenbelt Plan came into force are permitted. In addition, for the following existing uses, policies should be incorporated, which have not yet been identified in this Paper:

4.5.2 Single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt Plan came into force, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003 but which application did not proceed.

4.5.3 Outside of settlement areas , expansions to existing buildings and structures, accessory structures and uses, and/or conversions of legally existing uses which bring the use more into conformity with this Plan, are permitted subject to a demonstration of the following:

- a. *Notwithstanding section 4.2.2.6, new municipal services are not required; and*
- b. *The use does not expand into key natural heritage features and key hydrologic features , unless there is no other alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure.*

4.5.4 Expansions to existing agricultural buildings and structures, residential dwellings, and accessory uses to both, may be considered within key natural heritage features and key hydrologic features if it is demonstrated that:

- a. *There is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and*
- b. *The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.*

4.5.5 Expansion, maintenance and/or replacement of existing infrastructure is permitted, subject to the infrastructure policies of section 4.2.

7.7 Source Protection

7.7.1 Legislative Overview

The Province of Ontario introduced the *Clean Water Act*, 2006, to help protect municipal drinking water through implementation of a multi-barrier approach that is based on collaborative, locally-driven, science-based protection plans. The Province was divided into 19 Source Protection Areas with each area represented by a Source Protection Committee. The Source Protection Committee is responsible for the preparation of an Assessment Report and Source Protection Plans. The Source Protection Plans are required to recommend actions to ensure that existing significant drinking water threat activities cease and that new activities do not become significant drinking water threats. The plans may also address low and moderate threats.

King Township falls within the jurisdiction of the following two Source Protection Regions, which have developed Assessment Reports and Source Protection Plans:

- 1) The Credit Valley, Toronto and Region, and Central Lake Ontario (CTC) Source Protection Region; and
- 2) The South Georgian Bay Lake Simcoe (SGBLS) Source Protection Region.

The Updated Assessment Report and Revised Proposed Source Protection Plan for the Lake Simcoe and Couchiching-Black River Source Protection Area (LSRCA, 2014) in the SGBLS Region were submitted to the Ministry of Environment and Climate Change in July, 2014 and approval is pending.

The Assessment Report for the Toronto and Region Source Protection Area (TRCA, 2012) was approved in July, 2012. Additional technical information has now been completed on the Regions of York and Durham wells located in the Toronto and Region Source Protection Area (TRSPA) and the Region of York wells in the SGBLS Region.

The new information is being incorporated into an Updated Assessment Report for the TRSPA, which is scheduled to be submitted to the Ministry of Environment and Climate Change in late 2014. This includes the completion of a Tier 3 Water Budget and Risk Assessment for wells in York Region and Durham Region. Water quantity policies have been drafted to apply to the portion of the new vulnerable area in the TRSPA mapped as part of the Tier 3 Water Budget and Risk Assessment. These water quantity policies are currently undergoing a final consultation. An Amended Proposed Source Protection Plan will be submitted in late 2014 for the CTC Source Protection Region including the TRSPA.



In accordance with Section 40 and 42 of the *Clean Water Act*, King Township is required to amend its Official Plan and Zoning By-Law to conform with the Source Protection Plans and the associated policies.

7.7.2 Assessment Reports

Since 2005, numerous technical studies have been completed as part of the *Clean Water Act*, which were compiled into Assessment Reports. The Assessment Reports are technical science based reports that are used to develop the Source Protection Plans. The Assessment Reports characterize the watershed, provide a water budget, delineate vulnerable areas, and identify existing or potential drinking water threats and any drinking water quantity or quality issues. The vulnerable areas primarily include the following:

Wellhead Protection Areas (WHPAs) - WHPAs are defined as the area contributing water to a municipal well and include a 100 m radius (WHPA-A), 2-year time of travel (WHPA-B), 5-year time of travel (WHPA-C), 10-year time of travel (WHPA-C1) and 25-year time of travel (WHPA-D). Wells that are considered groundwater under the direct influence of surface water may also include additional capture zones along surface water features (WHPA-EF). Note that in King Township there are no WHPA-C1 and no WHPA-EF zones so these are not applicable. Within the WHPAs the vulnerability is scored including scores of 10, 8, 6, 4 and 2 ranked from high vulnerability to low. In addition to the WHPAs, intake protection zones (IPZ) are delineated for surface water intakes, although none are present in King Township.

High Vulnerability Aquifers (HVAs) - HVAs are defined as aquifers that are sources of drinking water, which could relatively easily be impacted by the release of contaminants on the ground surface; and

Significant Groundwater Recharge Areas (SGRAs) - SGRAs are recharge areas that are characterized by permeable soils, such as sand or gravel which allow water to percolate downward and replenish the groundwater system. These areas are considered significant when it helps maintain the water level in an aquifer that supplies drinking water, or groundwater to a cold water ecosystem that helps maintain its ecological function.

WHPAs

Municipal Water Supply systems within King Township include Nobleton, King City, Schomberg, Ansnorveldt and Bradford/Bondhead. The WHPAs and vulnerability scores for these municipal water supply systems are shown below in Figures 7-1 and 7-2. The vulnerability scores shown are 10 (red), 8 (orange), 6 (yellow), 4 (dark green) and 2 (light green). This mapping is available online as part of an interactive screening tool on the York Region website.

Figure 7-1 WHPAs and Vulnerability for King City, Nobleton and Schomberg Municipal Systems (Source: ww6.yorkmaps.ca).

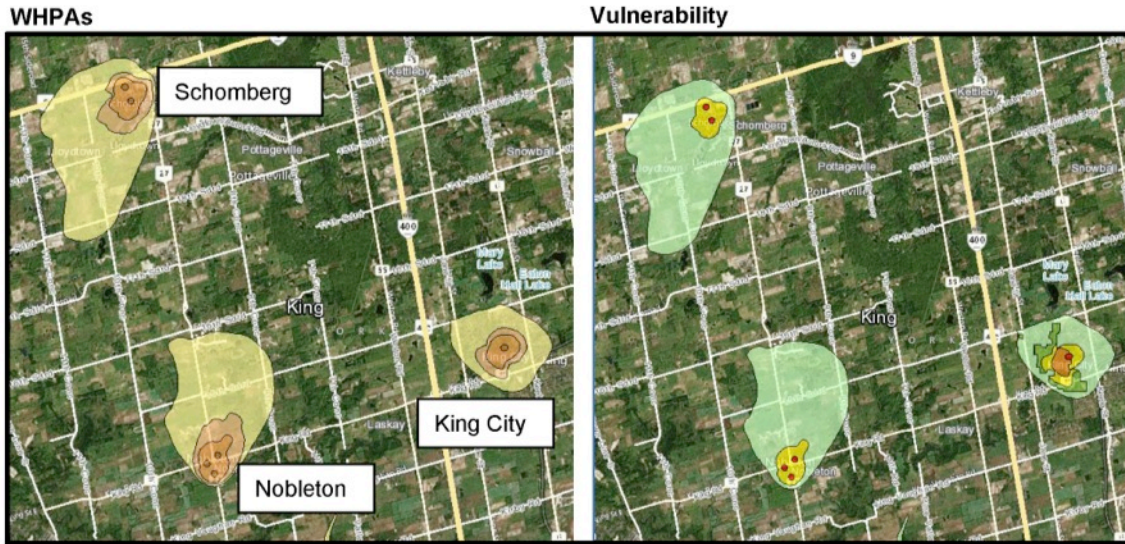
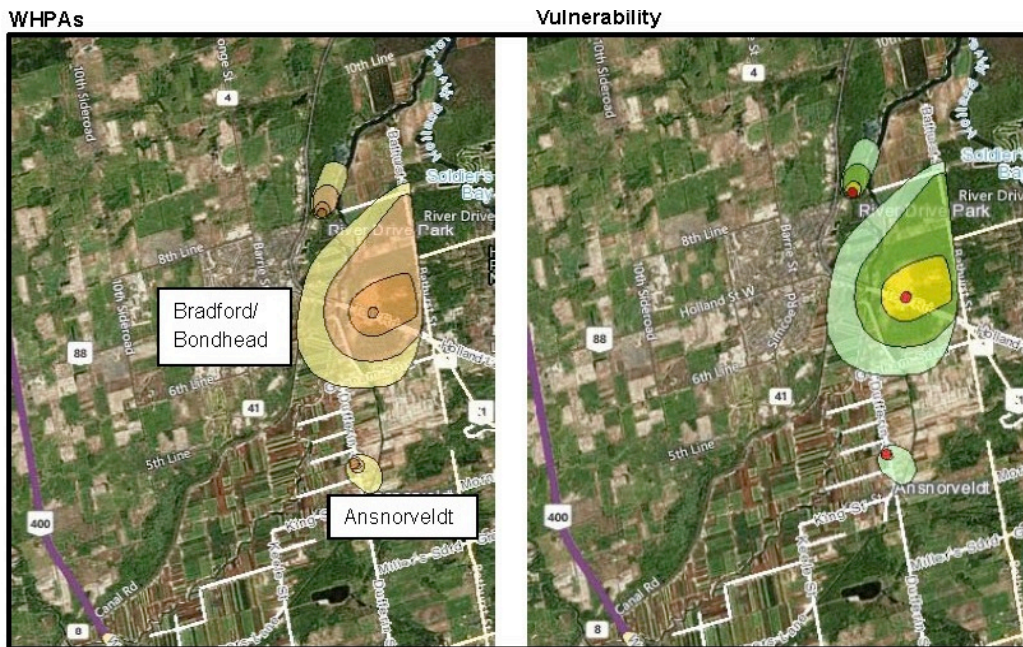


Figure 7-2 WHPAs and Vulnerability for Ansnorveldt and Bradford/Bondhead Municipal Wells In York Region (Source: ww6.yorkmaps.ca)

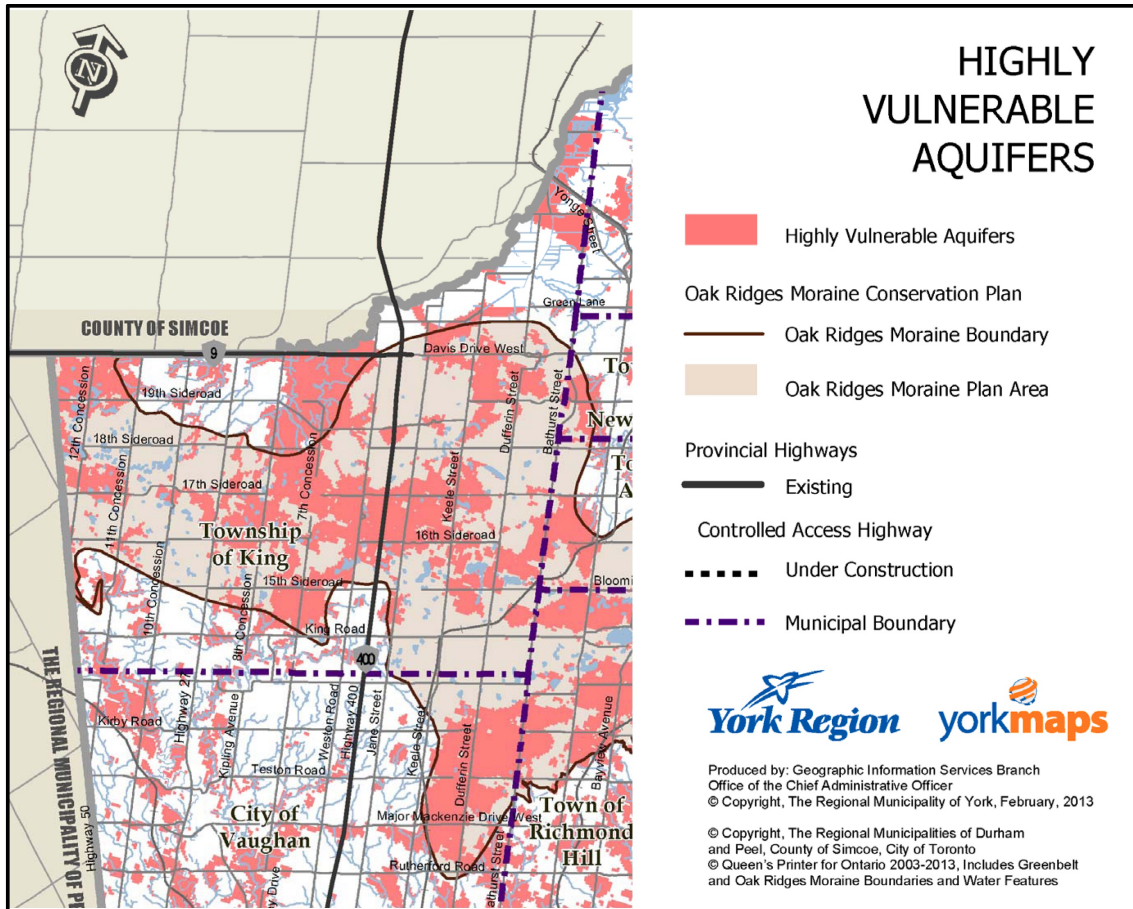


The intrinsic vulnerability in Nobleton, Schomberg, Ansnorveldt and Bradford/Bondhead WHPAs is low resulting in vulnerability scoring of 10 (WHPA-A), 6 (WHPA-B) and 2 within the remaining WHPA. The intrinsic vulnerability in King City WHPAs ranges from low to medium resulting in vulnerability scoring of 10 (WHPA-A), 6 to 8 (WHPA-B), 2 to 6 (WHPA-C) and 2 to 4 (WHPA-D).

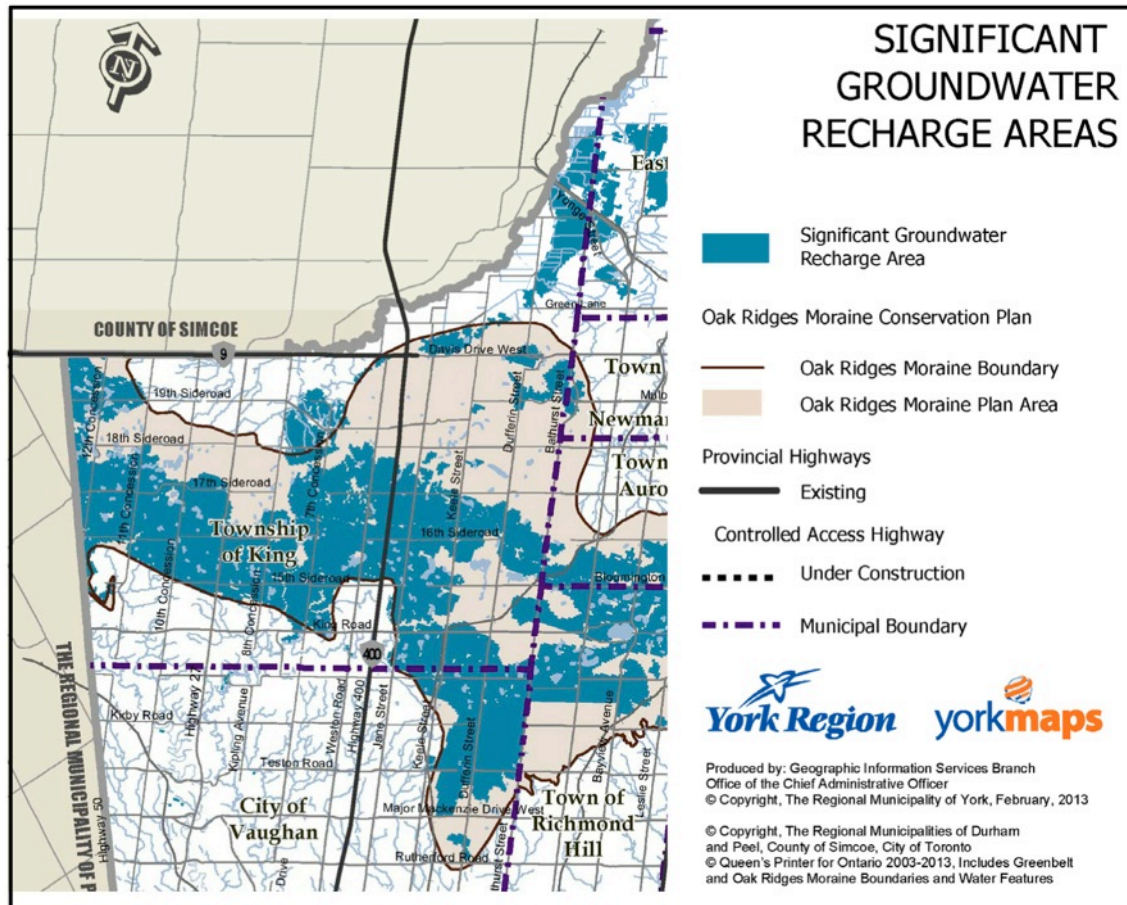
HVAs and SGRAs

The Highly Vulnerable Aquifers identified in King Township are shown on Map 7-4. The Significant Groundwater Recharge Areas are also shown on Map 7-5. This mapping is not available on the York Region online interactive map screening tool but can be found in amendment 5 of the York Region Official Plan (ROPA 5). As described below, these areas represent a lower risk level and therefore significant threats are not possible in these areas under the *Clean Water Act*. These areas therefore are not relevant for any policies relating to significant threats under the *Clean Water Act* but may be relevant for low and moderate threat policies.

Map 7-4 Highly Vulnerable Aquifers (Source: York Region ROPA 5)



Map 7-5 Significant Groundwater Recharge Areas (Source: York Region ROPA 5)



Issues

As part of the Assessment Reports, water quality of the municipal systems was reviewed to identify any drinking water quality issues. Issue Contributing Areas (ICA) are required to be delineated for any wells with identified issues. No drinking water quality issues were identified in the Assessment Reports at the municipal well systems in King Township and therefore there are no ICAs in King Township.

Water Quantity Vulnerable Areas

A Tier 3 Water Budget and Risk Assessment was completed for wells in York Region and Durham Region. This included delineation of new vulnerable areas for water quantity protection. The overall objective of the Tier 3 Water Budget Assessment is to determine whether a municipality is able to meet its planned water quantity requirements, considering increased municipal water demand, future land development, drought conditions, and other water uses. The Tier 3 Water Budget Assessment is required to:

- Estimate the likelihood that a municipal drinking water source is able to sustain its allocated (existing plus committed or planned) pumping rates, while maintaining the requirements of other water uses (e.g. ecological requirements and other water takings), and
- Identify water quantity threats that may influence a municipality's ability to meet their allocated and planned pumping rates.

The two prescribed activities which are drinking water quantity threats are defined in the Ontario Regulation 287/07 under the *Clean Water Act*, 2006. These activities are:

- Any consumptive use of water (demand for water); or
- Any activity that reduces recharge to an aquifer.

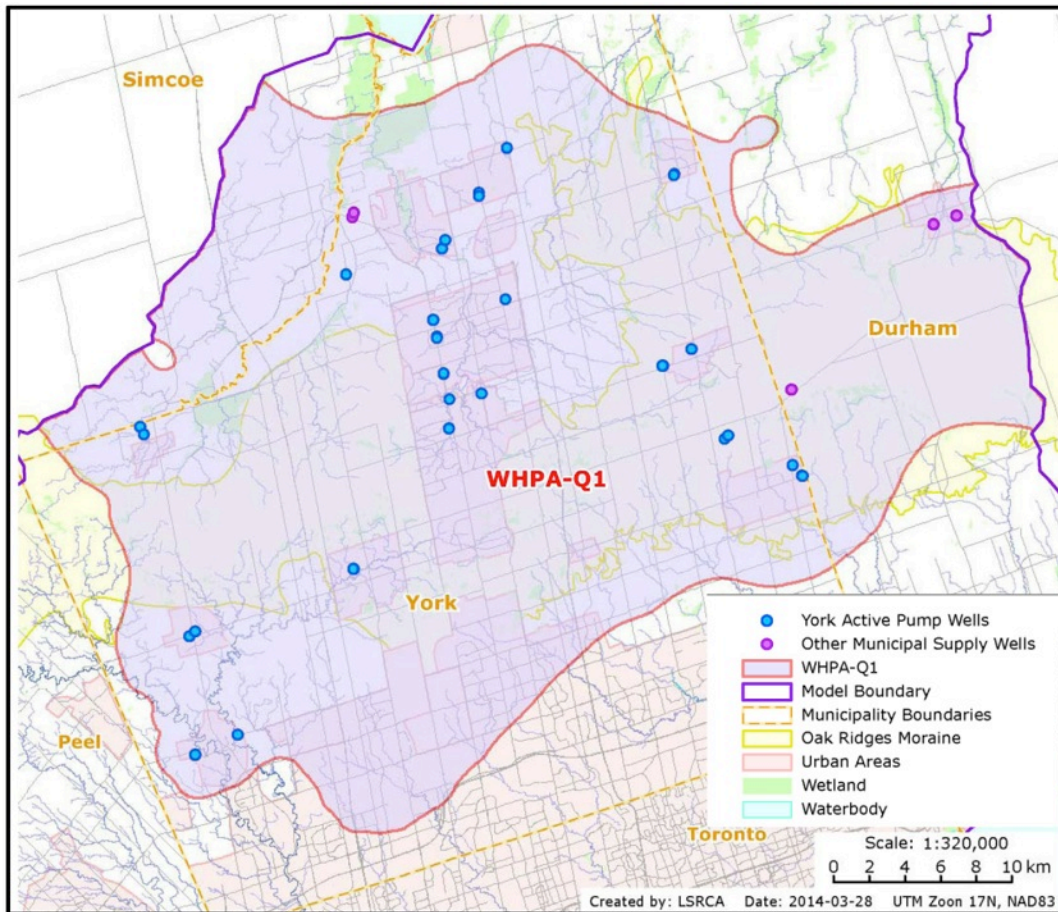
A model was used to map the area around each well or group of wells where the water comes from to supply that well(s). Water Quantity Vulnerable Areas (WHPA-Q1 and WHPA-Q2) were delineated, which together are called the Local Area. Local Areas are the vulnerable areas that are considered as most important to protect the quantity of water required by a municipality to meet their current or future water needs.

The Local Area for the York/Durham Tier 3 Water budget, referred to as the York /Durham Tier 3 Local Area (WHPA-Q1/Q2), was assigned a 'moderate' risk level based on the following circumstances:

- Increases in pumping to meet allocated demand are predicted to have a greater than 20% reduction in base flow in select stream reaches in the Yonge Street Aquifer area; and
- Increases in pumping to meet allocated demand are predicted to create a greater than one metre incremental drawdown in other permitted wells and under provincially significant wetlands.

New water takings or reductions in recharge which were not included in this risk analysis (not included in approved Official Plans at the time) could be significant drinking water threats in the future. Therefore, policies were developed to ensure that such activities do not become a significant drinking water threat in the future.

Map 7-6 Water Quantity Local Area/ WHPA-Q1 (Source: 2014 Updated Assessment Report, LSRCA)



Map 7-6 above shows the delineated Local Area, which in this case is equivalent to WHPA-Q1. This area covers the majority of King Township except for areas approaching the western boundary.

Threats

A drinking water threat is an activity that could adversely affect the quality or quantity of water that may be used as a source of drinking water within a vulnerable area. The following activities are prescribed as drinking water threats in the *Clean Water Act*:

- 1) The establishment, operation or maintenance of a waste disposal site within the meaning of Part V of the Environmental Protection Act.
- 2) The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage.
- 3) The application of agricultural source material (ASM) to land.
- 4) The storage of ASM.
- 5) The management of ASM.

- 6) The application of non-agricultural source material (NASM) to land.
- 7) The handling and storage of NASM.
- 8) The application of commercial fertilizer to land.
- 9) The handling and storage of commercial fertilizer.
- 10) The application of pesticide to land.
- 11) The handling and storage of pesticide.
- 12) The application of road salt.
- 13) The handling and storage of road salt.
- 14) The storage of snow.
- 15) The handling and storage of fuel.
- 16) The handling and storage of a dense non-aqueous phase liquid (DNAPL).
- 17) The handling and storage of an organic solvent.
- 18) The management of runoff that contains chemicals used in the de-icing of aircraft.
- 19) An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body.
- 20) An activity that reduces the recharge of an aquifer.
- 21) The use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard.

These threats were assessed as part of the Assessment Reports. Significant threats were identified in the King Township WHPAs as described in the Assessment Reports. The Source Protection Plans are required to recommend actions to ensure that existing significant drinking water threat activities cease and that new activities do not become significant drinking water threats and may address low and moderate threats.

7.7.3 Source Protection Plans and Policy Tools

The Assessment Reports form the foundation for developing the Source Protection Plans. The Source Protection Plans establish policy for making local decisions for protecting drinking water sources. There are ten policy tools identified that can be used with varying levels of restriction as follows (with descriptions provided from the South Georgian Bay Lake Simcoe Protection Plan, July 3, 2014):

- 1) **Prohibition (Section 57)** - The source protection committee may choose to prohibit activities that pose significant threats. Prohibition is meant to be a “tool of last resort” for existing threat activities, meaning that the committee may only do so if they are convinced no other method will reduce the risk, or the risk that the activity poses is so unacceptable that it may not be permitted to continue.
- 2) **Risk Management Plans (Section 58)** - Risk management plans are intended to be negotiated between a risk management official (RMO) and a landowner, but can also be imposed by the RMO. The RMO must be satisfied that a risk management plan will ensure the threat to drinking water ceases to be significant.
- 3) **Restricted Land Uses (Section 59)** - Restricted land use policies do not eliminate a land use, but ensure that activities in the designated area are assessed for their potential risk. This can be seen as a screening tool for municipalities when reviewing applications, to prevent the unintentional approval of applications that would lead to the

creation of significant drinking water threats. This tool is used in conjunction with risk management plans or prohibition.

- 4) **Prescribed Instruments** - A prescribed instrument is a permit or other legal document issued by the provincial government allowing an activity to take place. Examples would be a nutrient management plan under the Nutrient Management Act or an Environmental Compliance Approval for sewage works under the Ontario Water Resources Act. These instruments usually contain provisions to protect human health and the environment. Source protection policies can require that an instrument be examined and amended, if necessary, to better manage a drinking water threat. Policies can also prohibit new instruments from being issued to prevent the creation of new threats.
- 5) **Land Use Planning** - These are policies that affect land use planning decisions. These could fall under the *Planning Act* and *Condominium Act*. These policies may be to manage or eliminate (through prohibiting it from being established) a threat activity through a land use policy that is implemented through land use planning decisions (such as Official Plans, Zoning By-laws and Site Plan Controls).
- 6) **Incentives** - Incentives are intended to promote or encourage specific actions or behaviours. They can include financial incentives or cost share programs but could also include community recognition programs or awards.
- 7) **Education and Outreach** - Considered a non-regulatory or “soft” tool, the source protection committee usually uses these policies in conjunction with other types of policies. If the source protection committee decides to use a soft tool to address a significant drinking water threat as a stand-alone tool, it must explain why the policy is sufficient to ensure that the threat will cease to be significant.
- 8) **Other** - These policies specify an action to be taken to achieve the plan’s objectives. These policies may be mandatory depending on the body responsible for implementation. “Other” approaches include policies that:
 - a. specify certain actions be taken by a particular person or body to implement the source protection plan or achieve the plan’s objectives
 - b. establish stewardship programs
 - c. specify and promote best management practices
 - d. establish pilot programs
 - e. govern research
- 9) **Specify Action** - Specify Action policies are a non-legally binding commitment. They assign a discretionary obligation on the implementing body to achieve the objectives of the plan. Any policy set out in the plan that is not one of the following policies is a Specify Action policy:
 - a. a significant threat policy
 - b. a designated Great Lakes policy
 - c. a policy to which section 45 of the *Clean Water Act* applies (Monitoring)
 - d. a policy to which clause 39 (1) (b) of the *Clean Water Act* applies (Land Use Planning – Have Regard For)
 - e. a policy to which clause 39 (7) (b) of the *Clean Water Act* applies (Prescribed Instruments – Have Regard For)

- 10) **Monitoring** - Generally speaking, monitoring policies are provided to track the implementation of the threat policy to gauge, over time, the effectiveness of the policy. Documentation and reporting back by the implementing body on the actions taken is necessary to assure the source protection committee or source protection authority, as appropriate, that the policy has been implemented and is effective at reducing the risk to drinking water sources. This annual reporting can inform the next update to the source protection plan and whether the policies are addressing the risk. Based on the information in the annual reports, the source protection committee can decide whether amendments to the policies are required.

It should also be noted that there are transition policies that recognize situations where applications have been submitted prior to the date the Source Protection Plan comes into effect.

A summary of the policies in the two Region’s Source Protection Plans in King Township is provided in the Table 7-11 below. The table shows the types of policies in the Plans for each threat type for both existing and future threats.

Table 7-11 Source Protection Plan Policy Summary

Threat Type	SGBLS Existing Threats	SGBLS Future Threats	CTC Existing Threats	CTC Future Threats
Waste Disposal	RMP, PI, EO, IN, OTH	PRO, PI, LUP, EO, OTH	PRO, RMP, RLU, PI	PRO, RMP, RLU, PI, LUP
Sewage	RMP, PI, EO, IN, OTH	PI, LUP, OTH	PI, EO, IN, SA	PI, LUP, EO, SA
ASM Application	PRO, RMP, RLU, PI, EO, IN	PRO, RMP, RLU, PI, LUP	PRO, RMP, RLU, PI, IN, SA	PRO, RMP, RLU, PI, SA
ASM Handling and Storage	PRO, RMP, RLU, PI, EO, IN	PRO, RMP, RLU, PI, LUP	PRO, RMP, RLU, PI, IN, SA	PRO, RMP, RLU, PI, SA
Aquaculture			PI	PI
NASM Application	PRO, RMP, RLU, PI, EO, IN, OTH	PRO, RMP, RLU, PI, LUP	PRO, RMP, RLU, PI, EO, IN, SA	PRO, RMP, RLU, PI, EO
NASM Handling and Storage	PRO, RMP, RLU, PI, EO, IN	PRO, RMP, RLU, PI, LUP	PRO, RMP, RLU, PI, EO, IN, SA	PRO, RMP, RLU, PI, EO
Fertilizer Application	PRO, RMP, RLU, PI, EO, IN	PRO, RMP, RLU, PI, LUP	PRO, RMP, RLU, PI, EO, IN, SA	PRO, RMP, RLU, PI, EO, SA
Fertilizer Handling and Storage	PRO, RMP, RLU, PI, EO, IN	PRO, RMP, RLU, PI, LUP	PRO, RMP, RLU, EO, IN, SA	PRO, RMP, RLU, EO
Pesticide Application	RMP, RLU, EO, IN, OTH	RMP, RLU	RMP, EO, IN	RMP, EO
Pesticide Handling and Storage	RMP, RLU, EO, IN	PRO, RLU, LUP	PRO, RMP, RLU, EO, IN	PRO, RMP, RLU, EO
Road Salt Application	RMP, RLU, EO, IN	RMP, RLU, LUP, OTH	RMP, RLU, EO	RMP, RLU, LUP, EO, SA
Road Salt Handling and Storage	RMP, RLU, EO, IN	PRO, RMP, RLU, LUP	PRO, RMP, RLU, EO, SA	PRO, RMP, RLU, EO, SA

Threat Type	SGBLS Existing Threats	SGBLS Future Threats	CTC Existing Threats	CTC Future Threats
Snow Storage	RMP, RLU, EO, IN	PRO, RLU, LUP	PRO, RMP, RLU	PRO, RMP, RLU
Fuel Handling and Storage	RMP, RLU, EO, IN, OTH	PRO, RLU, LUP, OTH	PRO, RMP, RLU, PI, EO, SA	PRO, RMP, RLU, PI, EO, SA
DNAPL	RMP, RLU, EO, IN, OTH	PRO, RLU, LUP	PRO, RMP, RLU, PI, EO, SA	PRO, RMP, RLU, EO, SA
Organic Solvents Handling and Storage	RMP, RLU, EO, IN, OTH	PRO, RLU, LUP	PRO, RMP, RLU, EO, SA	PRO, RMP, RLU, EO, SA
Aircraft De-icing		OTH	RMP, RLU	RMP, RLU, SA
Water Taking	PI, EO, IN, OTH	PI, LUP, OTH	PI, LUP, EO, SA	PI, LUP, EO, SA
Reducing Recharge	EO	LUP, OTH	RLU, LUP, SA	RMP, RLU, LUP, SA
Livestock	PRO, RMP, RLU, PI, EO, IN	PRO, RMP, RLU, PI, LUP, EO, IN	PRO, RMP, RLU, PI, IN, SA	PRO, RMP, RLU, PI, SA

Notes: PRO = Prohibition, RMP - Risk Mangement Plan, RLU - Restricted Land Uses, PI - Prescribed Instrument, LUP - Land Use Planning, E&O - Education and Outreach, In – Incentives, Oth – Other, SA- Specify Action

7.7.4 Best Practices

Municipalities in Source Protection Areas across the province need to incorporate the Source Protection Plans into their Official Plans. The following provides a summary of key aspects of source protection incorporated in existing Official Plans. The implementation of Source Protection Plans in Official Plans is currently very limited since the majority of Source Protection Plans are still pending approval, however a number of steps have been taken and provide insight into the process and best practices. The other existing plans reviewed include the City of Guelph, City of Barrie, Town of Caledon, Region of Waterloo, Town of Midland, City of Kawartha Lakes and the County of Wellington. This review covers general aspects of the framework of the plans in terms of source protection and does not include detailed discussion of the specific threat related policies in the Source Protection Plans.

Vulnerable Areas

A key step in incorporating source protection plans is to update the vulnerable area mapping, vulnerability based risk approach and terminology used in the *Clean Water Act*. Many municipalities are still using earlier versions of protection zones that predate the assessment reports and are not based on the latest vulnerable area mapping in the assessment reports and vulnerability methods from the *Clean Water Act*. These *Clean Water Act* vulnerable areas include the WHPAs, IPZs (not present in King Township), ICAs (not present in King Township), WHPA-Q1/Q2 Local Areas, HVAs and SGRAs.

- City of Guelph Official Plan Amendment 48 includes reference to the IPZ, ICA and WHPA areas. Although there is no specific reference to HVAs, SRGAs and WHPA-Q1/Q2 Local Areas, the entire City of Guelph is considered a “recharge area” for the municipal supply for application of associated protection policies.

- The policies developed by the Region of Waterloo predate the Source Protection Plan work recently completed in the province. As result, some of the terminology that is used is not the same as what is proposed in the Source Protection Plans. In the Region of Waterloo, the WHPAs are referred to as wellhead protection sensitivity areas (WPSAs) and are classified from 1 to 8, which allows for varying degrees of management relative to the vulnerability of the underlying groundwater to contamination. These include taking into account the importance of the well to the capacity of the municipal drinking water system and the length of time groundwater within the sensitivity area will take to reach the supply well. In addition the Waterloo plan includes High Microbial Risk Management Zones, Surface Water Intake Protection zones and Regional Recharge Areas as vulnerable areas. Note that the Regional Recharge Areas are noted to contribute water to the municipal drinking water supply wells.
- The City of Kawartha Lakes Official Plan contains policies to address WHPAs. The Plan outlines four different WHPA Zones with different degrees of permissions or controls on the land uses permitted. Within the City of Kawartha Lakes Official Plan the further the property is located from a well, the less restrictive the policy becomes. The Kawartha Lakes Official Plan policy also allows for the updating of the WHPA mapping without the need for an amendment to the Plan, if studies are completed to refine the WHPAs. This plan also includes mention of SGRAs and Ecologically Significant Groundwater Recharge Areas (ESGRAs). ESGRAs are developed by LSRCA in partnership with MOECC and MNR as part of the Lake Simcoe Protection Plan. This inclusion of SGRAs and ESGRAs is a placeholder in the plan as at the time the areas had not been delineated.
- The County of Wellington Plan establishes three protection areas (ranked 1 to 3, with 1 being the most vulnerable). These protection areas are based on a combination of time of travel and aquifer vulnerability. The use of three protection area categories provides a simple and clear approach but the *Clean Water Act* approach now uses a total of five categories based on vulnerability alone (scores of 2,4,6,8 and 10).
- The City of Barrie Official Plan contains policies related to the protection of WHPAs and utilizes a Schedule overlay to delineation of those areas where drinking water sources are vulnerable. The plan also mentions IPZs and ICAs as drinking water vulnerable areas. Similarly to the City of Kawartha Lakes, the SGRAs and ESGRAs are included as a placeholder in the plan as at the time the areas had not been delineated.
- The Town of Midland Official Plan includes the following protection areas: WHPAs; Aquifer Recharge Areas; and Groundwater Discharge Areas.

Application and Development Process within Vulnerable Areas

- The City of Guelph Official Plan states that the City of Guelph will implement conditions of development approval that will:
 - i. protect wetlands and other areas that make significant contributions to groundwater recharge;
 - ii. ensure that stormwater management systems protect water quality and quantity;
 - iii. require all storage of liquid waste, petroleum, fuels, solvents, fertilizers and related chemicals be provided for in properly designed and engineered

- containment areas in accordance with all applicable policies, guidelines, technical standards and legislation;
- iv. restrict the placement of underground chemical/fuel storage tanks;
 - v. require impact studies and risk management plans where proposed development has the potential to affect the quantity or quality of groundwater resources;
 - vi. require that contaminated properties be restored to the appropriate condition in compliance with applicable Provincial legislation and regulations;
 - vii. place restrictions on land use in areas of greatest risk to contamination of groundwater resources. Uses that may be restricted include, but are not limited to: industrial landfills, lagoons, waste disposal facilities, asphalt and concrete batching plants not associated with mineral aggregate operations, the storage or processing of chemical products, gasoline or oil depots and service stations, and vehicle salvage, maintenance, service yards and other activities identified as significant drinking water threats; and
 - viii. may require risk management measures for specific land use and prescribed drinking water threat activities, in WHPAs A, B and C.
- The City of Guelph Plan includes requirements that technical studies be prepared by a qualified professional to assess and mitigate the potential impacts of a proposed development application within the City's WHPAs as part of a complete application. These studies may include but are not limited to a Disclosure Report, detailed Hydrogeological Study and a Spill Prevention and Contingency Plan.
 - The City of Guelph Plan includes that Interim Risk Management Plans may be required to reduce the risk of significant drinking water threat activities identified through the Assessment Reports or by other means.
 - The City of Barrie's Official Plan also includes policies related to the application and development process within drinking water vulnerable areas (WHPAs, IPZs and ICAs).
 - The County of Wellington Official Plan contains policies related to WHPAs to prohibit high-risk activities from establishing within WHPAs and to "ensure that permitted uses can be established within an acceptable level of risk to groundwater quality and quantity." The County of Wellington Official Plan applies restrictions to uses based on the level of risk activity, probable chemical usage and the ability to apply Best Management Practices to reduce risks. Identified land use categories are based on descriptions of risk and the Official Plan policies related to preventing the contamination of WHPAs are linked to the land use risk categories. The land use risk categories indicate the levels of land use category restriction for each WHPA. The level of assessment/study prescribed is dependent on the risk category and WHPA.
 - The Town of Caledon Official Plan policies within WHPAs restrict and prohibit uses based on the potential risk of contamination for each use. The Town of Caledon requires demonstration that a proposal will not have a negative impact on the groundwater within a WHPA. Proposed developments which may have an impact on groundwater resources (including new water taking uses) are required to complete hydrogeological investigations prior to approval.
 - The City of Kawartha Lakes Plan indicates that they may require studies for development proposed within the WHPAs to determine if there is a risk to groundwater. For land uses that pose a risk to the quantity or quality of groundwater, the study shall determine if the risk can be mitigated to the City's satisfaction. If the risk cannot be

mitigated to the City's satisfaction, the proposed land use will be prohibited. In addition prohibitions or restrictions will apply.

- The Region of Waterloo Official Plan has a general provision that seeks to mitigate impacts to Source Protection Areas through a requirement for studies. Where a *Planning Act* application is made within a Source Water Protection Area, there is a requirement that the applicant demonstrate that the proposed use will not negatively impact the quality and/or quantity of drinking water resources.
- The Region of Waterloo Official Plan also implements source water protection through the prohibiting certain uses and activities within WPSAs. Once these WPSA's are identified, land uses that may pose a risk to the quantity and/or quality of municipal drinking-water supplies are divided into categories according to the level of risk. The categories include:
 - Category 'A' – Very High Risk Uses;
 - Category 'B' – High Risk Uses;
 - Category 'C' – Moderate Risk Uses; and,
 - Category 'D' – Represents other land uses that involve soil excavation and/or the creation of subsurface facilities, which contribute to the risk to municipal drinking-water supplies by increasing vulnerability.

Depending on the land use category the policies either restrict uses or require studies prior to the approval.

- Town of Midland Official Plan policies include that they will work towards the Source Protection Plan and generally require studies to be undertaken prior to development occurring in WHPA's, Aquifer Recharge Areas or Groundwater Discharge Areas.

Cross-boundary Policies

- The City of Guelph Plan includes mention that some protection zones span outside jurisdictional boundaries and includes a policy to work cooperatively with the other jurisdictional areas to develop the source protection policies

Placeholder Policies

- Many Official Plans currently have policies that say they will work toward implementing the source protection plan. These types of policies are placeholders for source protection policies in the interim until the Source Protection Plans are approved. The City of Guelph for example includes policies to support the development of the source protection plan in conjunction with the source protection committee and the conservation authority.
- Another example of a placeholder policy is the City of Kawartha Lakes Official Plan which includes SGRAs and ESGRAs and mentions that these will be included in the plan once the areas are identified along with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas.

New Municipal Wells

- The City of Barrie Official Plan includes policies related to the location and establishment of new municipal drinking water wells such that the potential impact of existing uses and permitted uses in designations within the WHPAs of the proposed well are taken into account. The policy indicates that designations that permit uses that involve threat activities that may constitute a significant drinking water threat shall be avoided. The plan also indicates that in cases where a new municipal well is proposed, the City should attempt to acquire land or easements over land within a 100m radius of the well or maintain control over the activities through land use restrictions.

Implementation Tools

- The Region of York has published a number of implementation tools for local municipalities to consider in the implementation of Source Protection Plan policies within their Official Plan.

Ecosystems Approach and Watershed Management

- The City of Guelph Official Plan incorporates a watershed/subwatershed based planning approach. The plan emphasizes water resource protection and conservation, identifying potential threats to quality and quantity.
- The City of Guelph Official plan includes a policy to protect, improve and restore water resources through municipal initiatives and community stewardship.
- Plans mention working with conservation authorities, stakeholders and other agencies to develop watershed, subwatershed, master drainage and stormwater management plans.

Environmental Monitoring Programs

- The City of Guelph Official Plan includes a policy to develop environmental monitoring programs within the watersheds/subwatersheds to assess impacts and assist in developing mitigation measures.

7.7.5 York Region Implementation

The York Region Official Plan includes wellhead protection policies and mapping that are consistent with the Oak Ridges Moraine Conservation Act and the Greenbelt Act. The policies and mapping have been extended to all WHPAs (including those outside the Oak Ridges Moraine) to ensure adequate protection of municipal drinking water supplies. These policies have been included as an interim measure until the Source Protection Plans are complete. Mapping and placeholders in the Official Plan are to be modified to reflect updated and new information in a two phased approach as follows:

1. **Phase 1: Assessment Report Conformity** - The first amendment phase is to ensure consistency between the Official Plan and the approved Assessment Report. Mapping revisions during Phase 1 included:
 - add new wells/WHPAs;



- add IPZs;
- add SGRAs;
- and add HVAs.

Policy revisions during Phase 1 included:

- Source protection policies for intake protection zones (IPZ), HVAs and SGRAs;
- Rename Risk Assessment and Risk Management Plan to Source Water Impact Assessment and Mitigation Plan; and
- Add Source Water Impact Assessment and Mitigation Plan to complete applications table.

This was completed in Amendment 5 (ROPA 5).

2. **Phase 2: Source Protection Plan Conformity** - This second phase is to bring the Official Plan into conformity with Source Protection Plans, once approved by the MOECC and to add water quantity components following completion of the Tier 3 water budget study.

King Township can incorporate the ROPA 5 policies and mapping into their Official Plan. The incorporation of the ROPA 5 policies into the Official Plan may be done as a first phase amendment or comprehensively with the second phase once the Source Protection Plans are approved.

York Region has been leading the planned implementation of the Source Protection Plans and has been consulting and working with the local municipalities to prepare for implementation. We understand that York Region has organized a municipal working group to develop templates for local municipal official plans and zoning by-laws to incorporate Source Protection Plan policies consistently with the Regional Official Plan. Draft templates have been developed to facilitate bringing the Township official plan in conformance with the Source Protection Plan. Detailed review of the draft templates will be a key next step in the implementation of the Source Protection Plan and *Clean Water Act*, 2006 requirements throughout the collection of King Township's official plan documents.

7.8 Housing

7.8.1 Key Policy Requirements

Provincial Policy Statement 2014

Section 1.4 of the Provincial Policy Statement sets out specific policies with respect to housing. Table 7-12 below identifies key policies from this Section and provides comments with respect to potential implications for King Township:

Table 7-12 Key Policies from the Provincial Policy Statement Related to Housing

PPS Policy	Potential Official Plan Review Implementation/ Opportunities
<p>1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the <i>regional market area</i>, planning authorities shall:</p> <p>a) Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through <i>residential intensification</i> and <i>redevelopment</i> and, if necessary, lands which are <i>designated and available</i> for residential development; and</p> <p>b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate <i>residential intensification</i> and <i>redevelopment</i>, and land in draft approved and registered plans.</p>	<ul style="list-style-type: none"> • In order to provide for a mix of housing and densities to meet the projected requirements from the Province and Region, policies are also required to ensure the Township maintains the ability to accommodate residential growth for a minimum of 10 years • Official Plan policies are also required to ensure the Township maintains at all times where new development is to occur providing a three-year supply of residential units.
<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the <i>regional market area</i> by:</p> <p>a) Establishing and implementing minimum targets for the provision of housing which is <i>affordable</i>¹⁶ to <i>low and moderate income households</i>. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</p> <p>b) Permitting and facilitating:</p> <ol style="list-style-type: none"> 1. All forms of housing required to meet the social, health and well-being requirements of current and future residents, including <i>special needs</i> requirements; and 2. All forms of <i>residential intensification</i>, including second units, and <i>redevelopment</i> in 	<ul style="list-style-type: none"> • In order to provide for an appropriate range and mix of housing types and densities to meet the projected requirements across the Region of York, the Official Plan must implement minimum targets for affordable housing. • It is noted that the Region of York has identified a target (as discussed in the following Section) that should be implemented. • The Township's Official Plan must include policies that permit and facilitate all forms of housing identified by the PPS and all forms of residential intensification. • The Township's Official Plan must include policies that direct growth to areas where there is the appropriate infrastructure in place to facilitate development.

¹⁶ The PPS defines affordable as:

"a) In the case of ownership housing, the least expensive of:

1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;

b) In the case of rental housing, the least expensive of:

1. A unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. A unit for which the rent is at or below the average market rent of a unit in the *regional market area*"

Table 7-12 Key Policies from the Provincial Policy Statement Related to Housing

PPS Policy	Potential Official Plan Review Implementation/ Opportunities
<p>accordance with policy 1.1.3.3; c) Directing the development of new housing towards locations where appropriate levels of <i>infrastructure</i> and <i>public service facilities</i> are or will be available to support current and projected needs;</p>	

Growth Plan

There are Sections of the Growth Plan that contain policies that apply to the provision of housing, which are quite similar to those summarized above for the PPS. Key policies are summarized in Table 7-13 below:

Table 7-13 Key Policies from the Growth Plan Related to Housing

Growth Plan Policy	Potential Official Plan Review Implementation/ Opportunities
<p>4.2.3.6. All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve <i>intensification</i> and the <i>intensification target</i>. This strategy and policies will –</p> <p>i) Plan for a range and mix of housing, taking into account <i>affordable housing needs</i></p>	<ul style="list-style-type: none"> As discussed in Section 5.2.1 of this paper, the Township is required to prepare an intensification strategy as part of the Official Plan Review. The Strategy is required to plan for a range and mix of housing and affordable housing
<p>3.2.6.6 Upper- and single-tier municipalities will develop a housing strategy in consultation with lower-tier municipalities, the Minister of Municipal Affairs and Housing and other appropriate stakeholders. The housing strategy will set out a plan, including policies for official plans, to meet the needs of all residents, including the need for <i>affordable</i> housing – both home ownership and rental housing. The housing strategy will include the planning and development of a range of housing types and densities to support the achievement of the <i>intensification target</i> and <i>density targets</i>.</p>	<ul style="list-style-type: none"> York Region has prepared “Housing Matters” report (a strategy for affordable housing in the region) as required by this policy. There are a number of key directions identified in this report that should be implemented via the Official Plan Review.

York Region Official Plan

Again, there are Sections of the York Region Official Plan that contain policies that deal with housing, which are quite similar to those summarized above for the PPS. Key policies are summarized in Table 7-14 on the following page:

Table 7-14 Key Policies from the Regional Official Plan Related to Housing

York Region OP Policy	Potential Official Plan Review Implications/ Opportunities
<p>3.5.4 To require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.</p>	<ul style="list-style-type: none"> The Township's Official Plan is required to permit a mix and range of housing types, lots, unit sizes, function, tenure and levels of affordability.
<p>3.5.6 That a minimum 25% of new housing units across the Region be <i>affordable</i>, be distributed within each local municipality and should be coordinated across applicable local planning areas including secondary plan and block plan areas. A portion of these units should be accessible for people with disabilities. <i>Affordable</i> housing units should include a mix and range of types, lot sizes, unit sizes, functions and tenures to provide opportunity for all household types, including larger families, seniors, and residents with special needs.</p>	<ul style="list-style-type: none"> As required by the PPS, the Region is required to identify an affordable housing target that is to be achieving across the Region. The 25% target identified here must be incorporated in the Township's Official Plan.
<p>3.5.21 To require local municipalities to adopt official plan policies that protect rental housing from both demolition and conversion to condominium or non-residential use, including provisions that would prohibit demolitions or conversions resulting in a rental vacancy rate of less than 3% in the local municipality.</p>	<ul style="list-style-type: none"> The Official Plan is required to include policies in their Official Plan that protect the rental housing stock from demolition and conversion to condominium or non-residential uses.
<p>3.5.22 To require local municipalities to adopt official plan policies and zoning by-law provisions that authorize secondary suites as follows: (A) The use of two residential units in a house if not ancillary building or structure contains a residential unit; and, (B) The use of a residential unit in a building or structure ancillary to a house if the house contains a single residential unit.</p>	<ul style="list-style-type: none"> The Township is required to include policies in the Official plan that to permit secondary suites. This is discussed further below.

Bill 140 (Affordable Housing Act)

The Provincial government has long encouraged municipalities to permit secondary residential units in urban areas to provide additional housing opportunities. This began in 1994 with the ‘apartments in houses’ provisions of the Residents’ Rights Act, followed by a ‘Long-term Affordable Housing Strategy’, which was released in 2010. Bill 140, the Strong Communities Through Affordable Housing Act, is the cornerstone of the Provincial long-term affordable housing strategy, which came into effect in January 2012. Bill 140 amended various sections of the *Planning Act* by:

- Requiring municipalities to implement official plan policies provisions that allow second units in detached, semi-detached and townhouses, or as accessory units.
- Allowing municipalities to determine appropriate locations and performance standards for these units.
- Taking away the ability to appeal official plan policies and zoning by-law provisions for second units, with the exception of official plan policies that are included in five-year updates of municipal official plans.



- Adding affordable housing to the matters of provincial interest.

Bill 140 also introduced a regulation-making ability for the Minister of Municipal Affairs and Housing to prescribe minimum standards for second units; however, a regulation has not been issued under this authority. As a result, municipalities are responsible for determining what standards or zoning provisions should apply to second units.

On the basis of these legislative changes to implement a long-term affordable housing strategy, a number of municipalities are now looking at this issue and determining how best to accommodate this form of development through Official Plans. Each of the requirements identified by Bill 140 will need to be addressed through the Township's Official Plan Review as well.

However, as discussed in Section 6.2.3 of this Paper, the Township's new Official Plan could establish a context/framework for encouraging/permitting secondary suites throughout the Township, and specific options for doing so must be addressed through a zoning by-law process. Specific zoning tools for encouraging and permitting secondary suites include regulations dealing with lot size, parking, access, etc.

7.9 Cultural Heritage

7.9.1 Key Policy Requirements

Policies that speak to the conservation of significant built and cultural heritage resources and landscapes are found in the Provincial Policy Statement, the Growth Plan, the Greenbelt Plan, and the York Region Official Plan. The following is a review of key policies and tools from these Provincial and Regional Plans and a discussion of potential implications for the Official Plan Review.

In addition, the Province made amendments to the Ontario Heritage Act in 2005 (known as Bill 60), which provide new heritage preservation planning tools to municipalities. This is also discussed below.

Provincial Policy Statement 2014

Section 2.0 of the Provincial Policy Statement provides direction on the wise use and management of resources, and Section 2.6 specifically deals with cultural heritage and archaeology. Collectively, the policies of this section are intended to conserve significant built heritage resources, significant cultural heritage landscapes, and archaeological resources and they apply to the Township as a whole. Definitions for these terms, as set out in the PPS are as follows:

- Built heritage resource means “a *building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or*

- federal registers”;*
- Cultural heritage landscape means “A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).”
 - Archaeological Resource includes “artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act”.

In addition to incorporating these definitions into the King Township Official Plan, the following Table 7-15 identifies the specific PPS policies that need be addressed. It is noted that many of these policies use the term ‘significant’, which means the following according to the PPS in regard to cultural heritage and archaeology:

“resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people”.

Table 7-15 Key Policies from the Provincial Policy Statement Related to Cultural Heritage

PPS Policy	Potential Official Plan Review Implications/ Opportunities
2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	<ul style="list-style-type: none"> • The Township’s Official Plan is required to include policies that require significant built heritage resources and cultural heritage landscapes to be conserved. • Specific language could also be provided which defines and prioritizes the protection of significant views and vistas within the Township, and encourages the preservation of mature trees and other vegetation.
2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.	<ul style="list-style-type: none"> • The Township’s Official Plan is required to include policies that prohibit development or site alteration on lands containing archaeological resources or areas of archaeological potential (which means areas with the likelihood to contain archaeological resources, which is to be confirmed through archaeological fieldwork) unless the resources have been conserved.
2.6.3 Planning authorities shall not permit development and site alteration on adjacent	<ul style="list-style-type: none"> • The Township’s Official Plan shall contain policies that prohibit development or site alteration on

Table 7-15 Key Policies from the Provincial Policy Statement Related to Cultural Heritage

PPS Policy	Potential Official Plan Review Implications/ Opportunities
<p>lands to protected heritage property except where the proposed <i>development</i> and <i>site alteration</i> has been evaluated and it has been demonstrated that the <i>heritage attributes</i> of the <i>protected heritage property</i> will be <i>conserved</i>.</p>	<p>adjacent lands to protected heritage property unless it can be demonstrated that heritage attributes can be conserved.</p> <ul style="list-style-type: none"> For the purpose of implementing these policies, the following definitions should be considered and included in the Official Plan: <p>Protected heritage property means: a property designated under the Ontario Heritage Act, a property subject to a heritage conservation easement, a property identified by the Province as a Provincial Heritage Property; a property protected under federal legislation and UNESCO World Heritage Sites.</p> <p>Heritage attributes means: the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest.</p> <p>Conserved means: the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.</p> The Township’s Official Plan should also provide clarification as to when Heritage Impact Assessments shall be required, and that they be undertaken by qualified professionals. The Township’s HIA Terms of Reference (P-2012-81) should be implemented.
<p>2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.</p>	<ul style="list-style-type: none"> The Township should include a policy indicating that the interests of aboriginal communities will be considered in conserving cultural heritage and archeological resources.

Growth Plan

As mentioned, while the Growth Plan provides a framework for municipalities to plan for Growth, it also requires municipalities to consider what 'is valuable". Section 4.1 of the Growth Plan indicates, "*irreplaceable cultural heritage sites...are valuable assets that must be wisely protected and managed as part of planning for future growth.*" To this end, the Growth Plan states in section 4.2.4 e) that:

"Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:

e) cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified."

Greenbelt Plan

The Greenbelt Plan provides policies in Section 4.4 dealing specifically with Cultural Heritage Resources in the Protected Countryside. The following Table 7-16 identifies key policies to be considered as part of the Official Plan Review.

Table 7-16 Key Policies from the Growth Plan Related to Cultural Heritage

Growth Plan Policies	Potential Official Plan Review Implications/ Opportunities
4.4.1. Cultural heritage resources are defined as man-made or natural features, including structures, objects, neighbourhoods, landscapes and archaeological sites, that have been identified as <i>significant</i> by the local municipality or the province for being meaningful components of a community's cultural heritage or identity.	<ul style="list-style-type: none"> The term and definition identified in the Greenbelt Plan is broader than the terms and definitions used in the PPS. It includes a wider range of resources. This Township should implement this policy and definition as it relates to lands in the Protected Countryside.
4.4.2. Greenbelt municipalities should work with aboriginal groups and other stakeholders to identify and protect cultural heritage resources and plan toward maintaining, developing and using these resources in a manner that will benefit the local community and be compatible with the Greenbelt's vision and goals.	<ul style="list-style-type: none"> The Township could include a policy indicating that it will work with aboriginal groups and other stakeholders to identify and protect cultural heritage resources located within the Protected Countryside.

York Region Official Plan

Finally, Section 3.4 of the Regional Official Plan provides policies to protect and promote cultural heritage resources and activities. The Region's overall objective as set out in this Section of the Plan is to "recognize, conserve and promote cultural heritage and its value and benefit to the community" and the following policies are intended to achieve this (Refer to Table 7-17). Comments regarding potential implications for the Official Plan Review are also provided.

Table 7-17 Key Policies from the Regional Official Plan Related to Cultural Heritage

York Region Official Plan Policy	Potential Official Plan Review Implications/ Opportunities
3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.	<ul style="list-style-type: none"> The Township could include a policy in its Official Plan that states that an inventory or register of cultural heritage resourced may be completed in consultation with heritage experts, committees, aboriginal communities, and other levels of government.
3.4.3 To require local municipalities to adopt official plan policies to conserve significant <i>cultural heritage resources</i> .	<ul style="list-style-type: none"> The Township's Official Plan is required to include policies that require significant cultural heritage resources to be conserved. The Regional Official Plan provides a definition for 'cultural heritage resources' that combines all definitions from the PPS for archaeological resources, built heritage resources, and cultural heritage resources.

Table 7-17 Key Policies from the Regional Official Plan Related to Cultural Heritage

York Region Official Plan Policy	Potential Official Plan Review Implications/ Opportunities
<p>3.4.3.11. That prior to approval of development or site alteration on lands containing significant or potentially significant archaeological resources, a plan for the protection and/or management of these resources will be developed, in co-operation with the local municipality and the Region, in accordance with provincial legislation and guidelines. If the archaeological resources pertain to First Nations and/or Métis Nation heritage, the protection and/or management plan will be developed in consultation with appropriate First Nations and Métis Nation communities. In situations where archaeological resources are to be preserved on-site, the Region in consultation with local municipalities shall consider regulatory tools such as zoning restrictions and heritage easements.</p>	<ul style="list-style-type: none"> • The Township should include a policy requiring the completion of a protection and/or management plan prior to approval of development or site alteration on lands containing significant or potentially significant archaeological resources. • Generally, the Official Plan could acknowledge that archaeological resources may exist within the Township and that archaeological resources are to be preserved in situ. • The Official Plan should also indicate that an Archaeological Assessment shall be required, and be performed by licensed archaeologists, for development proposals in areas containing known archaeological resources or are in areas of archaeological potential.
<p>3.4.3.14. To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.</p>	<ul style="list-style-type: none"> • The Township's Official Plan shall contain policies that prohibit development or site alteration on adjacent lands to protected heritage property unless it can be demonstrated that heritage attributes can be conserved.

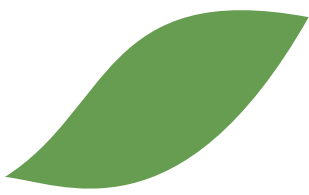
In addition, the Township's new Official Plan could also implement policy 3.4.4. of the Regional Official Plan, and identify the need to encourage and foster public awareness, participation, and involvement in the preservation, conservation, and enhancement of cultural heritage resources.

Regulatory Tools for the Protection of Heritage

In 2005 the Ontario government passed the Ontario Heritage Amendment Act (Bill 60), which provided new municipal powers to identify and protect heritage sites and districts. Some of the key changes are outlined below and may be considered by King Township in the development of cultural heritage policies in the new Official Plan.

- **Demolition Controls:** The Township may prohibit demolition or removal of property designated under the Ontario Heritage Act (both individually and in Heritage Conservation Districts), or to attach terms and conditions to approval of demolition.
- **Municipal Listing and Designation:** The Township may identify standard criteria in its Official Plan for designating individual properties under the Ontario Heritage Act.

- Enhanced Protection for Heritage Conservation Districts: The Township may include Official Plan policies stating that a Heritage Conservation District may be prepared under the Ontario Heritage Act. The policy could state that studies could be undertaken to determine areas for potential designation as heritage conservation districts, in consultation with their municipal heritage committees. Policies may also be included stating that interim controls (e.g., no demolitions) may be applied to properties in the area defined under study, for up to one year.



Section 8.0

8.0

UPDATES TO THE ORMCP AND GREENBELT PLAN

As requested by Township staff, some consideration has been given to the upcoming Provincial review of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. The following are some preliminary thoughts with respect to some of the issues to be addressed and possible approaches that could be explored as part of the review.

8.1 The Need to Harmonize Provincial Plans

Given that the Township of King is subject to two Provincial Plans (The ORMCP and the Greenbelt Plan), two sets of policy frameworks apply. This is primarily because of the different purpose of each Provincial Plan and the reasons why the Plans were released. While there are elements of each Provincial Plan that are consistent with each other, there are other elements that are very different. In addition, there is a significant disconnect between elements of the ORMCP and the Greenbelt Plan with the Provincial Policy Statement, which was updated in early 2014. On this basis, implementing Provincial policy in a consistent manner in King Township can be challenging since different geographies have different policies.

As mentioned previously, the Provincial Policy Statement was updated in April 2014. While many of the updated policies are intended to clarify and/or enhance the intent of existing policies, a number of significant changes were made to the policies relating to how agricultural land can be used. Specifically, the Province replaced the term “secondary uses” with the term ‘on-farm diversified uses’ and expanded the definition of ‘agriculture-related use’. The intent of these changes is to provide additional options and flexibility to farmers in prime agricultural areas in the Province with respect to the types of on-farm businesses that can be located on the property and with respect to the scale of these uses. The agricultural community and others have long been asking for these types of changes, which are designed to augment a farmer’s income and provide additional incentives to continue using the land for agriculture and investing in the land for the future.

However, the changes made to the PPS do not change the policy framework on agriculture on lands, which are subject to the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. These two areas combined contain a significant amount of Ontario's prime agricultural land and are also the site of two very high profile specialty crop areas – the Holland Marsh and the Niagara Tender Fruit Region.

As a consequence of the above, and given that virtually all of the land in King Township is subject to the ORMCP and/or the Greenbelt Plan, these changes to the PPS do not have any effect on the Township. On this basis, it is recommended that the Township urge the Province to consider updates to the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, which would have the effect of making the same changes to both plans as per the PPS. It is recognized that other municipalities such as the Town of Caledon have proceeded to include policies in their Official Plans to implement the new PPS. However, these policies are not applicable in areas subject to the ORMCP and the Greenbelt Plan because of the conflict provisions in both Provincial plans.

The Province of Ontario has indicated that they will be reviewing the ORMCP and the Greenbelt Plan in 2015 and there has long been talk of harmonizing the ORMCP, the Greenbelt Plan and the Niagara Escarpment Plan. The purpose of this section is to identify some options that have more to do with how the ORMCP and Greenbelt Plan can be updated through a harmonization process involving these two Plans plus the Niagara Escarpment Plan.

8.2 Background

The intent of the ORMCP initially was to protect an area of land that was under significant pressure for development, primarily in the Town of Richmond Hill and in particular the Lake Wilcox area. While there is some science behind the identification of boundaries of the ORMCP (most specifically a geodetic elevation), the ORMCP is a feature based Plan with the primary feature being the Oak Ridges Moraine itself, which is the headwaters for a number of subwatersheds running both north and south. The ORMCP applies to about 190,000 hectares.

The Greenbelt Plan (GBP) on the other hand is layered over the Niagara Escarpment Plan Area and the ORMCP, and it applies to about an additional 400,000 hectares. While the GBP did include other natural heritage features and valley systems within the Provincial Plan, some of the boundaries of the new lands added were based on municipal boundaries (the eastern boundary of the Region of Durham and the southern boundary of Hamilton as examples). Other lands were included because of their agricultural significance (such as the Holland Marsh and the Niagara Tender Fruit Lands). However, one of the more significant components of the GBP boundary is the long-term urban boundary created for the portion of the Greater Golden Horseshoe that wraps around the western end of Lake Ontario. It is for this reason that the GBP is considered to be the Plan that establishes the ultimate development boundary for the Greater Toronto Area (GTA).

Broadly speaking, the Niagara Escarpment Plan (NEP) was prepared in response to the many land use challenges in the escarpment in the 1960's and 1970's, including the "breaking through" of the Escarpment Brow by a quarry in the Town of Milton. As a consequence, the NEP was essentially intended to protect the integrity of this UNESCO recognized geographical feature. The NEP applies to about 180,000 hectares of land between the Niagara River and Tobermory.

8.3 Discussion of Issues, Opportunities, and Approaches

8.3.1 Reconciling the Purposes of the Three Plans through Harmonization

Understanding how the overall purposes of the three Provincial Plans are similar or different is key to determining how and potentially if the three Provincial Plans can be harmonized.

As mentioned previously, the purpose of the NEP is to protect a significant geological feature and the features that are related to it. The purpose of the ORMCP is to protect a landform that also happens to be the headwaters for a number of watercourses running both south and north to Lake Ontario and Lake Simcoe. Lastly, the purpose of the GBP is to create a permanently protected non-urban area in which a range of uses and activities that are non-urban in nature would be permitted. Below are the purposes from the three Provincial Plans.

Niagara Escarpment Plan Purpose (Page 3 of the NEP):

- *To provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment.*

Oak Ridges Moraine Conservation Plan Purpose (which is expressed as a vision on page 5):

- *A continuous band of green, rolling hills that provides form and structure to south-central Ontario, while protecting the ecological and hydrological features and functions that support the health and well-being of the region's residents and ecosystems.*

Greenbelt Plan Purpose (expressed as a Vision in Section 1.2.1):

- *Protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use;*
- *Gives permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized;*
- *Provides for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation, and resource uses.*

What is clear, based on the reading of the above purposes, is how the premise of each Plan in terms of its starting point is very different. For example, the keywords in the NEP purpose is to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment and to ensure that only such development occurs as is compatible with that natural environment.

The above means that it was essentially the intent of the Province when the NEP was prepared to maintain the Escarpment substantially as a continuous natural environment. Many would argue that the reality 'on the ground' is different, given the approvals for new quarries that have been granted, primarily by the Ontario Municipal Board and the Provincial Cabinet over the years. However, the key thing to keep in mind is that the starting point of the NEP is to maintain the Escarpment substantially as a continuous natural environment.

The ORMCP purpose is slightly different since rather than identifying what the overall intent of the ORMCP is, the purpose (or vision) instead speaks to what the ORM area is (or should be) – a continuous band of green rolling hills. Many would argue that the ORM is much more than a continuous band of green rolling hills. However, the purpose goes further and indicates that this band of green rolling hills is intended to provide form and structure to South Central Ontario. This means that while the intent of the Province was to protect these green-rolling hills, a further intent of the ORMCP was to provide some type of form and structure to South Central Ontario, which really means to establish firm boundaries within which urban development cannot encroach.

The GBP purpose on the other hand is more concise and it has three components. The first is to protect against the loss and fragmentation of the agricultural land base. The second is to give permanent protection to the natural heritage and water resource systems. This second component of the purpose goes further to indicate that it is these natural heritage and water resource systems around which major urbanization in South Central Ontario will be organized. Lastly, the GBP indicates that a further purpose is to allow for a diverse range of economic and social activities in the GBP area. As with the ORMCP, one of the intents of the GP is to establish boundaries beyond which urban development cannot encroach. However, the GBP goes further and indicates that there are portions of the GBP that are to be permanently protected.

As a consequence of the above, reconciling the NEP's purpose to maintain the Escarpment substantially as a continuous natural environment with the purpose of the GBP, which provides for a diverse range of economic and social activities, would on one level, appear to be at odds. In the middle is the ORMCP, which imagines the ORMCP as a continuous band of green rolling hills.

While each of the Provincial Plans is designed to protect the affected lands from incompatible development, each of the Plans also promotes certain types of development, albeit to varying degrees. The most restrictive in this regard would be the NEP, since it has two land use designations that permit only a limited number of uses and which specifically prohibit certain uses, such as mineral resource extraction (Escarpment Protection Area and Escarpment Natural Area). The ORMCP also contains such a designation (Natural Core Area), although

the permissions are slightly more permissive. The GBP plan on the other hand only contains one land use designation and policies have to be interpreted to determine what is permitted where.

The most significant element to consider is how the different purposes in each Provincial Plan could be treated as part of the harmonization process. If we assume that each of the current purposes continues to be relevant, then there will be a need to somehow blend these purposes together. If this were actually done, the opportunity would then exist to establish a unified purpose for the area that recognizes the geography, the natural heritage features and the desire to establish a hard urban boundary. To some extent, the GBP purpose already attempts to do this, however the development policies themselves do not apply in the ORMCP area or the NEP area.

Related to this discussion is what this area should actually be called. It is clear where the NEP applies to lands in the vicinity of the Niagara Escarpment. The same could be said for the ORMCP. However, the Greenbelt is not as easy to define from a landscape or locational perspective. To some people, the term 'Greenbelt' implies an area of green that is the site of predominantly natural heritage features and other geographical or geological features that are unique in the Southern Ontario context. However, that characterization would not be correct, given the large expanses of agricultural land that are included in the Greenbelt. To some extent, the term 'Greenbelt' has been seen by some in the farming community that the agricultural lands are intended to somehow be 'greened over' in the long term and used as the playground for urban residents.

As a consequence of the above, a significant opportunity exists to engage the public and obtain their views on what this area means to them, how it should be planned and how it should be characterized. However, establishing a new (or reconstituted) message behind the name and the corresponding purpose must accurately reflect what is actually happening on the ground because as people drive through the Greenbelt and see only agricultural lands, it is hard for them to see why it is characterized as being 'green'.

Care must also be taken as part of this dialogue to ensure that this new vision does not take away from how other parts of Ontario function and the uses that exist in these other areas. For example, some may be inclined to call the area 'Ontario's Foodbelt', however very good agricultural land extends far beyond the area covered by the three Plans and some may be concerned about how this gets played out locally.

It is our opinion that establishing a common purpose should be a key product of any process involving the harmonization of three Provincial plans. A purpose is different than a vision, because a vision is intended to provide the reader with a picture of a desired end-state. Establishing a common purpose is also much simpler than establishing a vision because the reason behind doing something is always much more explainable and reasonable than some far-off vision which may not be realized in a short, medium or long-term or even in a person's lifetime. In this regard, and on the basis of a review of the many reasons that were relied upon to establish the three Provincial plans, it is clear that one purpose emerges and that is to protect land from urban development. There are a number of secondary purposes and

they include the protection of natural heritage, features and systems, the promotion and protection of agricultural land and the establishment of open spaces and amenities that can be used by a growing population. However, the one theme that is clearly embedded in each Plan is that the lands affected should not be urbanized.

8.3.2 Relationship of The Three Provincial Plans to the PPS and Growth Plan

The harmonization of the three Provincial Plans cannot occur in isolation of other Provincial policies and plans. The one Provincial policy document that has a significant bearing on how land use decisions are made in Ontario is the Provincial Policy Statement, which was recently updated in early 2014.

When determining how to update and harmonize the three Provincial Plans, consideration must be given to how the three Plans are going to work with the Provincial Policy Statement (PPS). Given that the NEP is dated, a considerable amount of reliance is placed on the PPS particularly when reviewing applications in the NEP area. The GBP generally stands on its own, however there are components of the GBP that defer to the PPS, which makes for some very complex interpretations and processes.

In our opinion, the PPS is the one suite of policies, prepared by the Province of Ontario, around which all other policies and Provincial plans should be based. While some would argue that the ORMCP and the GBP in particular are already somewhat consistent with the PPS, that consistency is sometimes hard to establish, particularly in the context of reviewing controversial development applications. In addition, recent changes to the PPS as they relate to agriculture are not consistent with the current policy framework in the ORMCP and GBP. In addition, the GBP indicates that local municipalities cannot include policies in their Official Plans that are more restrictive than the GBP, with respect to aggregates and agriculture. However, there are other aggregate policies in the GBP, for example, that explicitly defer back to the PPS.

It is our opinion that the Provincial Policy Statement should be amended by the addition of policies which essentially set up the overall purpose of the land use planning policy framework that eventually applies to the area. In addition to establishing the purpose, the PPS could also set out some broad goals and objectives and indicate very clearly how the PPS is intended to work with the new Provincial Plan (if such a Plan is a product of the harmonization exercise). The effect of this addition to the PPS would be to set up the new Provincial Plan and to bridge the policy framework in the new Plan with the over-arching Provincial Policy framework that applies to all lands in Ontario.

It is our opinion that having policies that organize how land use planning is to be undertaken in the Province need to be in one Provincial document so that there is one source describing the rationale for the policy frameworks that are included within “*implementing*” Provincial plans, which in my opinion should include the Growth Plan. Including such an organizing policy would then ensure that the overall objectives of the Province with respect to land use planning are supportive of the more detailed policies in the implementing Plans, as opposed to being inconsistent and/or unclear.

The Growth Plan is essentially the Provincial Plan that is intended to organize and provide very clear direction on how, where, and under what conditions urban development will occur in Southern Ontario. The Growth Plan is really intended to supplement the PPS, and it has been written in a manner that minimizes the conflicts between the PPS and the Growth Plan (for example - the PPS uses the word 'shall' 96 times while the Growth Plan does not use the word once). However, conflicts do always end up being identified (usually in the context of an Ontario Municipal Board hearing) to serve a particular purpose.

The opportunity also exists, as part of the harmonization process is to clarify how the *Places To Grow Act* and the Growth Plan are intended to work with other Plans and policies. In this regard, Section 14(4) of the *Places To Grow Act* states that:

"Despite any Act, but subject to a Regulation made under clause 18(1)(b), (c), or (d), if there is a conflict between a direction in a Growth Plan and a direction in a Plan or policy that is mentioned in subsection (5) with respect to a matter relating to the natural environment or human health, the direction that provides more protection to the natural environment or human health prevails."

The Plans and policies to which subsection 4 refer to in subsection 5 include a Policy Statement under the *Planning Act*, the GP, the NEP and the ORMCP. It is noted that the above subsections indicate that an Ontario Regulation may clarify this conflict issue. However, the two early Regulations passed under this Act (Ontario Regulation 416/05 or 311/06 (amended to 324/06)), do not deal with this issue in any manner.

Section 1.4 of the Growth Plan contains additional policy on this issue of conflict:

"As provided for in the Places to Grow Act, 2005, this Plan prevails where there is a conflict between this Plan and the PPS. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails. Similarly where there is a conflict between the Greenbelt, Niagara Escarpment, or Oak Ridges Conservation Plans and this Plan regarding the natural environment or human health, then the direction that provides more protection to the natural environment or human health prevails. Detailed conflict provisions are set out in the Places to Grow Act, 2005."

This means that any 'direction' in a Provincial Plan or Policy Statement provides more protection of the natural environment prevails. The determination of which 'direction' should be considered could be a matter of much debate particularly thorough a harmonization process involving three significant Provincial Plans.

Our comments on the Growth Plan above are raised in the context of this section to demonstrate that there is a lack of clarity with respect to how Provincial policy and Provincial plans are intended to work together. While the conflict provision discussed above has not been a factor in any municipal decision-making, it is our opinion that it is only a matter of time

before this conflict provision plays some type of role in a controversial/adversarial planning process that ends up at the Ontario Municipal Board.

Given that there are many pieces of legislation and implementing regulations in force, it is inevitable that there will be overlapping policies and regulation to consider. However, the harmonization process does provide the Province with an opportunity to also, as discussed above, harmonize the overall purpose of the three plans in one policy document and to establish the basis for the detailed policies that should be contained within the new Provincial Plan for the Three Plan Area.

8.3.3 Consistent Plan Implementation at the Municipal Level

At the present time, the three Plans are implemented in different ways in municipal Official Plans and zoning by-laws. It is our opinion that, if there was a desire to create one Plan, there should be one agency that is responsible for providing the expertise necessary to enable local municipalities to make informed *Planning Act* decisions. Such an agency should only have a commenting role and should not have the ability to appeal *Planning Act* applications. Such an agency could also assist municipalities with:

- The preparation of Official Plan policies;
- The preparation of zoning by-laws;
- The preparation of guidelines to assist in the review of development applications;
- The establishment of parks and open space plans;
- The development of Land Securement strategies; and,
- Public education initiatives.

8.3.4 Approval of Official Plan Policy and Zoning Regulations

At the present time, the approval authority for Official Plan Policy and zoning regulations is different in the three Plans. With respect to the NEP area, the approval of upper-tier Official Plan Policy is the Ministry of Municipal Affairs and Housing. In some cases, such as the Region of Niagara, the Region is the actual approval authority. The approval authority for lower-tier Official Plan Policy in the NEP area is typically the upper tier, unless that authority has been delegated. Given that there is no zoning in the NEP area, there is no approval process for zoning. With respect to amendments to the lower tier Official Plans in the NEP area, these amendments may either need to be approved by the Ministry of Municipal Affairs and Housing or the upper tier. With respect to amendments to the NEP itself, the approval authority for these amendments is the Minister of Natural Resources.

With respect to the ORMCP, the expectation was and is that the policies of the ORMCP would be implemented in the municipal Official Plans and zoning by-laws. However, the approval authority for both rests with the Minister of Municipal Affairs and Housing and as a consequence, it has taken many years in some circumstances for these approvals to be forthcoming. This is primarily because each local municipality, while wanting to implement the ORMCP as required, had different approaches to doing so, based on the structure of their Official Plans and zoning by-laws. Some municipalities created Secondary Plan areas to

implement the ORMCP to get around this structural issue. Others tried to blend the ORMCP policy framework into the overall policy framework.

Given that the approval authority for amendments to policies and regulations dealing with the ORMCP also require the approval of the Ministry of Municipal Affairs and Housing, municipalities are reluctant to make any changes to their Official Plans and zoning bylaws to update them in any form because of concerns about the approval process and in particular the time it will take for the Ministry of Municipal Affairs and Housing to make a decision. As a consequence of the above, most of the policies and regulations incorporated within municipal planning documents to implement the ORMCP in the 2003 to 2007 time period have not been updated.

Another challenge inherent in the initial ORMCP implementation process was that the amending of the Official Plan and zoning by-law to implement the ORMCP often led to other issues being considered and in many cases, the overall environmental policy and zoning framework was reviewed at the same time, which made the process much more complex.

With respect to the GBP, the approval authority for Official Plan policy rests with the municipalities and in some cases the Ministry of Municipal Affairs and Housing. This process has also been difficult because the Province has up until now wanted to see generally the same wording in every municipal Official Plan not recognizing the variations in each Official Plan from both a structural and terminology perspective.

It is our opinion that an opportunity exists as a part of the harmonization process to establish a consistent way to require municipal implementation in a manner that is in conformity with the policies of the Provincial Plan, but which is flexible enough ideally to respect and reflect the local context. This means that all Official Plan Policy in an upper tier or single tier Municipality that is intended to implement the new Provincial Plan should rest with the Ministry of Municipal Affairs and Housing. It is also further recommended that the upper tier without exception approve all policy at the lower tier level. Lastly, it is recommended that the local Council approve all zoning that is updated to implement the new Provincial Plan.

If the above approach was followed, the challenge will be to ensure that the policies and zoning provisions are as consistent as possible. The simplest way to do this of course would be for the Province to actually prepare the Official Plan provisions and zoning by-law provisions and require that they be incorporated within municipal planning documents without change. However, doing this would not recognize the form and structure of local municipal planning documents. In addition, local municipalities would not have the flexibility they desire to take their local context into account. As a consequence, establishing an agency as discussed above could be a consideration.

Related to all of the above as well is the approach municipalities are permitted to take with respect to being permitted to be more restrictive than the Provincial Plans. This starts with the PPS, which is intended to represent 'minimum standards'. The NEP and the GBP also carry this idea forward, however, the GBP has an exception in this regard - municipalities

cannot be more restrictive than the GBP as it relates to agriculture and aggregates. In our opinion, a new approach is required that balances Provincial and local objectives.

8.3.5 Harmonize the List of Permitted Uses in all Designations

A significant opportunity exists to harmonize permitted uses as part of the harmonization process. However, the most significant challenge in this regard is how permitted uses will actually be harmonized, particularly in a circumstance where some uses are permitted in one Plan but not in others. When local municipalities are faced with this issue when they are harmonizing use permissions in municipal planning documents as a consequence of amalgamation, the first decision that needs to be made is what common denominator will be used on a go forward basis.

There are two approaches in this regard. The first involves ensuring that uses are always only added as permitted uses where they were not permitted before, if another Plan permits that use already. For example, if the GP and ORMCP permitted secondary uses, but the NEP did not, then secondary uses would be added as a permitted use in the NEP area, as appropriate. The alternative is to eliminate uses in an effort to be more restrictive. Using the example above, this would mean deleting the secondary use permission in the ORMCP and the GP to make the use permission consistent across the new Three-Plan Area. If this approach was selected, a number of permissions may disappear and a number of legal non-conforming use situations could be created. As a result this latter approach is not suggested.

8.3.6 Unify Definitions

Given that the three Plans were written at different times, it is no surprise that there are unique definitions in each Plan and in some cases, different definitions for the same term. For example, the ORMCP has a definition for 'Bed and Breakfast Establishment' that is different from the definition of 'Bed and Breakfast Home' in the NEP.

While this may be a simple issue to reconcile, there are other definitions that are unique to one Plan that need to be considered. For example, the NEP contains a definition of 'carrying capacity', with the term and definition not being used in the ORMCP and the GBP. The NEP also contains a definition of 'compatible', which is unique to the NEP. Both the GBP and the ORMCP contain a definition of 'connectivity' that is not contained within the NEP. The NEP also contains a definition of 'cumulative effect' that is unique to the NEP. The GBP also has a definition of 'total developable area' that is unique to the GBP. The above are only a few examples.

In our opinion, the starting point in terms of rationalizing the definitions would be to review the PPS and use that document as the base for all three Plans. This action in of itself would lead to a much more consistent interpretation of the policy framework. For those items not defined in the PPS, the definitions in the GBP could also be considered. As a consequence, a significant opportunity exists to create more defensible definitions, which can only strengthen the Plan and ensure that it is applied consistently. However, care must also be taken to ensure that the harmonizing of definitions somehow does not "water down" any key components of any of the Provincial Plans that are to be maintained.

8.3.7 Reconciling the Different Approaches to Natural Heritage Protection

One of the most significant issues to resolve and consider as part of any harmonization process is how the natural heritage policy framework will be updated. The NEP, given the time at which it was established, does not contain a natural heritage system policy framework. Instead, the NEP contains a number of policies on the individual natural features that are found within the NEP area. These features include stream valleys, wetlands and related natural areas and cultural features. Mention is also made in the NEP to forest lands and wooded areas.

The ORMCP does advance the notion of identifying and protecting natural heritage systems, however it does so in a very subtle way. For example, the ORMCP indicates in the introduction section that it is an “*ecologically – based plan.*” It is further stated in the introduction section that “*the escarpment and moraine together form the foundation of South Central Ontario’s natural heritage and greenspace systems.*”

The Oak Ridges Moraine Conservation Act indicates that “*one of the objectives of the ORMCP is to maintain, improve or restore all of the elements that contribute to the ecological and hydrological functions of the Oak Ridge’s Moraine Area.*” An additional objective is to ensure that the Oak Ridges Moraine Area “*is maintained as a continuous natural land form and environment for the benefit of present and future generations.*” It is noted that while the word “system” is mentioned, the focus of the ORMCP is really on the natural landform and the features on that landform.

The GBP is a natural heritage system based Plan. It created one land use designation with a natural heritage system overlay. The GBP clearly indicates that the natural heritage system is to be considered when making all land use planning decisions, however, there are many policies in the GBP that focus solely on features. Notwithstanding these policies, the GBP does very much entrench the concept that individual natural heritage features do combine and link together and form a natural heritage system. The GBP also establishes a water resource system as well, although this system has not been mapped as part of the GBP process.

On the basis of all of the above, a significant opportunity exists to establish a natural heritage system (NHS) that applies to all of the lands that are the subject of the three Plans. While there may be elements of the NHS that are unique to certain geographic areas (such as the Escarpment Brow for example), establishing a unified NHS would allow for the consistent application of the most up-to-date environmental policy framework.

In municipalities that are currently the subject of more than one Plan (such as the Township of King), this would allow for ease of interpretation and the application of policies.

The establishment of a new NHS will be time consuming and potentially divisive since the implications of developing such a system may include the placing of more restrictive policies in new areas. In addition, establishing a NHS in the absence of any science is very

problematic. While the location of some features are easy for most to agree on, the one natural heritage feature that causes the greatest challenge is significant woodlands.

8.3.8 Terminology

Related to the above discussion is how words are used in the three Plans. The NEP is very inconsistent with the other two Plans in terms of the terminology used to describe natural heritage features and the terminology used to assist decision makers. For example, the term “negative impact” from the PPS is a key component of the PPS and the GBP (although the GBP uses the words “negative effects” instead of “negative impacts”). The ORMCP uses the words “adverse effects”, with the definition of adverse effect in the ORMCP being a short version of the definition in the Environmental Protection Act.

The NEP indicates for example, as it relates to wetlands, that development adjacent to wetlands may only be permitted if it does not result in any of the following:

- Lost of wetland functions;
- Subsequent demand for future development which will negatively effect existing wetland functions;
- Conflict with existing site specific wetland management practices;
- Loss of contiguous wetland area.

The above is very different from the ‘negative impact’ test in the PPS, which states that development and site alteration shall not be permitted in certain features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Negative impact has been defined by the PPS as the *“degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.”*

While the terms “negative impact”, “adverse effect” and “negative effects” may not seem that significant to many, these are the key words used by decision makers when dealing with land use applications. As a consequence, rationalizing the terminology as it relates to the development approval process will ensure that the policy framework articulated in the PPS is applied consistently across the area subject to the three Plans.

Related to all of the above is the concept of “significance”. This term is another key term in the PPS. The word ‘significant’ is used in the definition of key natural heritage features in the ORMCP and it is also used in the GBP. However, the concept of “significance” does not exist in the NEP.

Where this becomes very important is when land use applications are being considered. Since the NEP does not define significance nor does it differentiate between significant wetlands and non-significant wetlands, the NEP has been interpreted to indicate that all wetlands are to be treated equally and protected. However, the PPS makes it clear that only ‘significant’ wetlands are to be protected from development and site alteration.

It is recognized that the ORMCP also does not distinguish between significant wetlands and wetlands and neither does the GBP (although only significant wetlands are to be considered in the context of the review of an aggregate application). The reconciliation of this issue would go a long way to ensuring that Provincial Policy is being consistently applied.

8.3.8 New Policy Areas that could be considered in the Update or Harmonization Process

Land Securement

As urbanization is expected to continue in southern Ontario at a rapid pace and as the pressures on the natural heritage system increase as a consequence, an opportunity exists as part of the harmonization process to establish a policy framework that provides the basis for the transfer of lands that are the site of environmental features into public ownership.

At the present time, the *Planning Act* permits the conveyance of land to a public authority at no charge in three instances (parkland, road widening and public transit right of way) as a condition of development approval.

With respect to parkland, Sections 42 and 51.1 of the *Planning Act* enable municipalities to require parkland to be dedicated at no expense to the municipality as a condition of permitting development to occur. Section 42 of the Act sets out the means by which municipalities can acquire land for park purposes as a condition of development or redevelopment. Section 42(1) of the Act allows any municipality to pass a By-law requiring land for park purposes in an amount not exceeding 2% for commercial or industrial purposes and 5% in all other cases. Section 42(3) of the Act permits an alternative to land conveyance whereby the Municipality may require land, by By-law, at a rate of one hectare for each 300 dwelling units. Section 42(6) of the Act also permits a municipality to require payment in lieu of land conveyance. It is noted that the *Planning Act* requirements described above are considered to be maximums, meaning that a municipality can require less land depending on the circumstance.

Under Section 51(25) of the Act, an approval authority may impose conditions to the approval of Plan of Subdivision including a requirement for dedication or cash-in-lieu of dedication for park or other public recreational purposes.

With respect to the widening of highways and the establishment of public transit right of ways, Sections 41(7)(a) and 41(7)(d) of the *Planning Act* permit a municipality to require the provision of land for the purposes of widening a highway or land for the purposes of a public transit right of way, provided the widening and/or transit right of way is shown on or described in an Official Plan. Section 51(25) also permits municipalities to obtain land in this manner as part of the subdivision process.

Based on our experience, almost every municipality does not permit any land that is considered to be hazardous or the site of an environmental feature to be parkland for the purposes of the parkland dedication requirement. This is because municipalities typically want tableland. It is however noted that such dedications, in addition to the table land, do

occur in any event, because the developers realize that holding onto the land over the long term is not in their interests.

It is also further noted that some municipalities and/or the Conservation Authority require the dedication of lands that are within a floodplain as a condition of development approval as well, even though there is no clear statutory permission to do so. Some municipalities may also use bonusing provisions of the *Planning Act* to acquire additional or another feature, i.e. trail lands and creation of parkland at no charge in exchange for granting an increase in density.

As urban expansion continues to occur in the Greater Toronto Area, there will be many circumstances where this expansion abuts land that is subject to the GP, the NEP and ORMCP. However, in the absence of there being a statutory requirement to dedicate the land within the GP, ORMCP or NEP to a public authority, the only way such lands can be currently secured is limited to the following:

- Voluntary sale and public purchase through funds allocated in a municipal budget or from funds raised through the cash-in-lieu of parkland dedications, where appropriate;
- Land swaps/exchanges;
- Conservation easements; and,
- Donations, gifts, bequests from individuals and/or corporations.

While environmental land does get dedicated to municipalities as per above, it is usually as a consequence of a negotiation process, since there is no ability on the part of a municipality to acquire these lands at no cost. While municipalities can use the funds collected through a *Planning Act* cash-in-lieu process to acquire land for parks, this money is most often used in circumstances where active park facilities will be developed.

Municipalities are also prevented from including the acquisition of parkland in their Development Charges By-laws by virtue of Section 2(4) of the Development Charges Act that identifies the following services that are ineligible for the imposition of development charges:

- Cultural or entertainment facilities, including museums, theatres and art;
- Galleries but not including public libraries;
- Tourism facilities, including convention centres;
- Acquisition of land for parks;
- Hospital as defined in the Public Hospitals Act;
- Waste management services; and,
- Headquarters for the general administration of municipalities and local boards.

As a consequence of the above, an opportunity exists to consider other legislative changes as part of the harmonization process that require the dedication of environmental land in the area through a development approval process, provided of course that the developer/land owner has land to dedicate. Alternatively, the harmonization exercise could be the exercise that results in changes to the Development Charges Act to permit municipalities to acquire

lands for environmental protection purposes since in the end, the best steward of environmental land is in our opinion a public authority.

8.3.10 Land Use Permissions In Exchange for Land Securement

Another approach to consider is the granting of “*enhanced*” land use permissions in exchange for the conveyance of land to a public authority. For example, lot creation is generally not permitted within rural areas in the area subject to the three Plans at the present time. One option to consider is to permit landowners to create one lot that is no larger than one hectare in size from a parcel that has a minimum size of 20 hectares, provided the remaining 19 hectares is dedicated to a public authority. A variation of this approach could involve the placing of a conservation easement on the remaining lands, with the easement being in favour of a public authority or non-profit group.

8.3.11 Net Environmental Gain

An opportunity also exists to establish a net environmental gain policy framework as part of the harmonization exercise. The 2005 PPS does not use the words “net gain”. However, Section 2.1.2 of the PPS states that:

"The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features."

This PPS section introduces the concept of enhancement by stating that the ecological function and biodiversity of natural heritage systems should be maintained and that linkages between and among natural heritage features and areas, surface water features and groundwater features should be improved, where possible. In addition, Section 2.1.5 of the PPS indicates that within certain features where development and site alteration may be considered, it has to be “*demonstrated that there will be no negative impacts on the natural features or the ecological functions*”. Similarly, Section 2.2.2 of the PPS indicates “*development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions be protected, improved or restored.*”

Section 4.3.2.3 of the Greenbelt Plan contains a number of criteria which require that an applicant wishing to develop a pit or quarry demonstrate:

- How the water resource system will be protected or enhanced, how connectivity will be maintained before, during and after the extraction;
- How the operator will replace any habitat that would be lost from the site with equivalent habitat on another part of the site or on adjacent land; and
- How the water resource system will be protected or enhanced. The reader is then directed to Section 4.3.2.5 and it is stated within Sub-section 2 that:

"The health, diversity and size of these key natural heritage features and key hydrologic features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health."

Collectively, both the PPS and the GBP support enhancements of the natural heritage system wherever possible and in the case of the GBP, require that a net gain of ecological health be promoted "to the extent possible". On this basis, there is a clear requirement in both Provincial documents that natural heritage features and functions have to be enhanced in some way, which implies net gain. However, the GBP indicates that net gain should be promoted 'to the extent possible', which suggests that there are a range of possibilities available to implement that policy direction.

At the present time, although there is Provincial Policy direction on this issue, there has been no direction given on how to determine what is meant by 'net gain of ecological health'. In principle, the concept of net gain implies that the ecological health, natural feature and/or ecological function is somehow enhanced at some point in the future as a result of specific actions being undertaken by a landowner/developer or potentially, public authorities.

Another key component is the assessment of when net gain has occurred. To a large extent, given the very nature of some land uses (such as a quarry), achieving net gain in the short term may be very challenging if not impossible.

8.4 Conclusions

As mentioned in the introduction, there are many factors to consider in developing a program and an approach to harmonizing three significant Provincial Plans. Each of these Plans were brought in to respond to the land use challenges of the day and each to varying degrees has protected the lands affected and ensured that they were not used for urban development purposes. Each Plan has at its core the idea that the lands affected will not be urbanized and are the site of features, uses and opportunities that should be protected and provided for in a manner that establishes a legacy for future generations.

On the basis of the analysis above, it is recommended that every effort be made to work towards the establishment of one Provincial Plan instead of three Plans. In our opinion, this will result in there being a very consistent approach to how land use planning is to be undertaken in this area and will result in the establishment of rules that are very clear, understandable and in the end reasonable to the greatest extent possible. Going through a process whereby the tinkering of each Plan occurs will not achieve the Province's objectives with respect to the protection and preservation of the lands that are currently the subject of the three Plans.

In addition, an opportunity exists to harmonize the policies that apply with the Provincial Policy Statement to ensure that consistent terminology is used throughout the area and to ensure that all land use planning decisions are consistent. In this regard, including a

dedicated section in the PPS to set up and provide the basis for the new Provincial Plan in this area is also recommended.

It also our opinion that the process of moving towards the establishment of a new Plan will come with many challenges. There will be many who will not want key elements of each Plan to be modified. There will be others who would like to see everything opened up and discussed again to determine a way forward. On this basis, there is a need to establish a set of key operating principles up front for the purposes of the harmonization process. These principles would clearly identify what is on the table so to speak and what is off the table. The intent of establishing these principles at the outset would be to clearly focus the discussions in a productive manner on matters and items that should be properly discussed and considered as part of the moving forward process.



Section 9.0

9.0

CONCLUDING REMARKS AND NEXT STEPS

The purpose of this Phase One Background and Information Paper is to provide a compendium of all pertinent background material, including plans, policies, guidelines, strategies, and other applicable documents from various levels of government that have an implication for the Township's Official Plan Review project.

This Background and Information Paper is a key deliverable for Phase One of the Official Plan Review. Phase One has also involved significant consultation with a technical advisory committee, stakeholders, Township staff, and members of the public to fully understand the range of issues and implications of the information presented in this discussion paper for the Township's current Official Plan policy framework.

Following additional consultation on the contents of this Paper, it will be presented to Township Council for endorsement and to request direction to proceed to Phase Two of the Official Plan Review project. **Many of the findings presented in this paper will lead to additional work in Phase Two of the Official Plan Review process, which will involve the development of policy directions and the identification of recommendations to address key policy issues.**