

WELCOME!

Township of King
OFFICIAL PLAN REVIEW

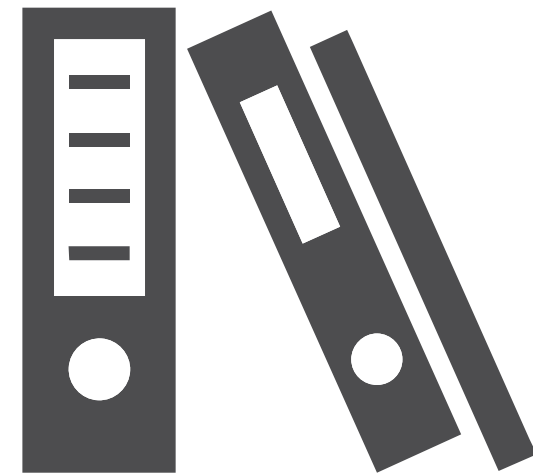
May 2019 Public Open Houses



- Please sign in at the front table
- Feel free to review the boards and provide comments
- The presentation starts at 7 PM
- The Project Team is available to answer questions

WHAT IS THE TOWNSHIP OF KING OFFICIAL PLAN REVIEW?

An Official Plan...



- is a policy document adopted by Council under the *Planning Act*
- establishes a comprehensive set of policies to:
 - » guide growth, development, and land uses;
 - » ensure environmental conservation and promote restoration and enhancement;
 - » set out a strategy for economic development;
 - » support a range of other planning objectives, such as heritage conservation, affordable housing, and climate change resiliency; and,
 - » guide infrastructure.

Purpose of the Official Plan

Land use planning within the Township is currently guided by several plans / official plan amendments (OPA):

- King Township Official Plan, established more than 40 years ago (1970s)
- Hamlet Plan, 1984 (OPA 23)
- Schomberg Community Plan (OPA 47)
- King City Community Plan (OPA 54)
- Nobleton Community Plan (OPA 57)

These Plans have been amended over the years, but a thorough review of all of these plans has not been comprehensively undertaken until now.

Section 26 and 27 of the *Planning Act* require...

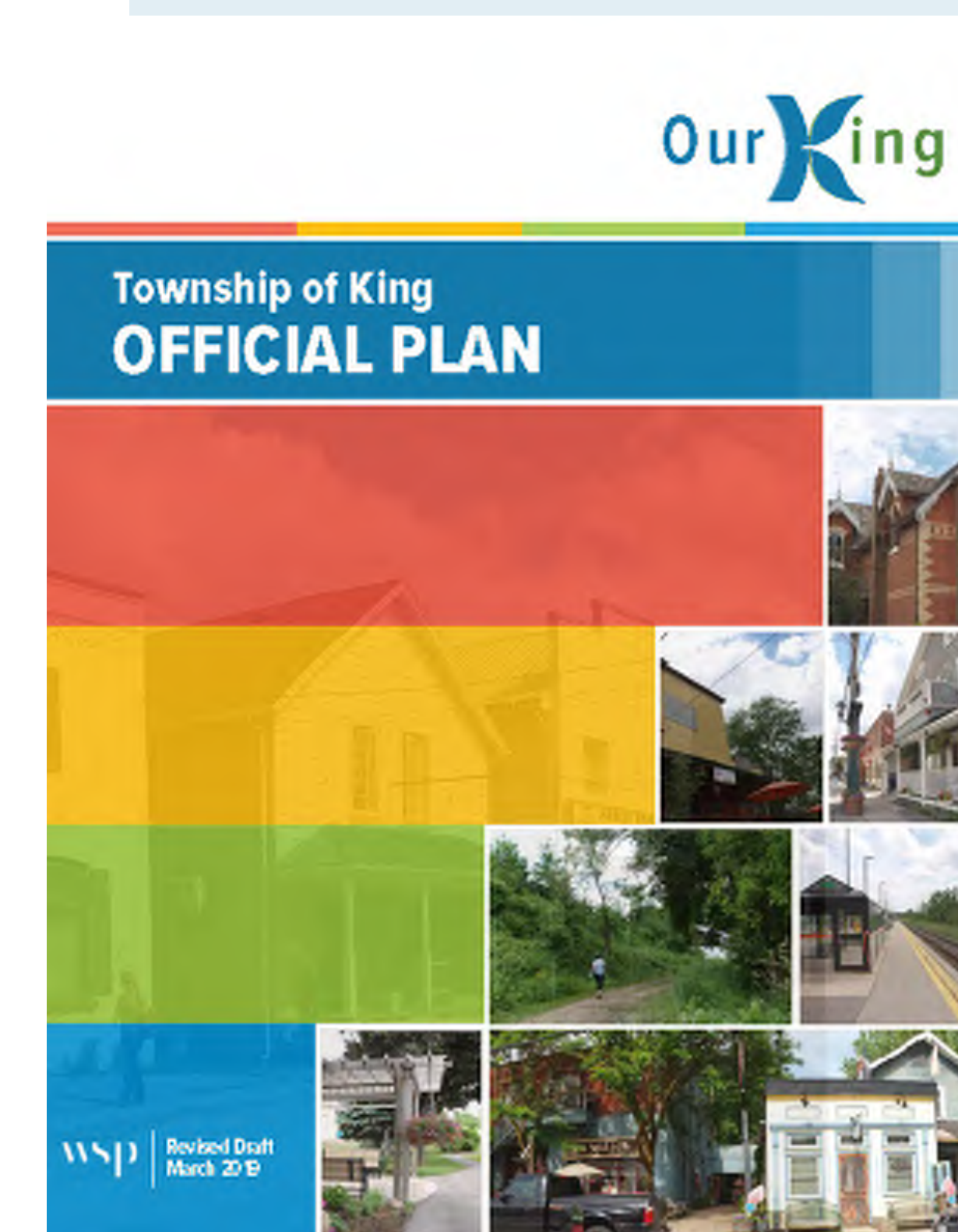
- Official plans to be reviewed and updated every ten years; and
- Conform with provincial plans and upper-tier Official Plans.

Purpose of this Meeting

This is the fourth open house in the overall official plan review process.

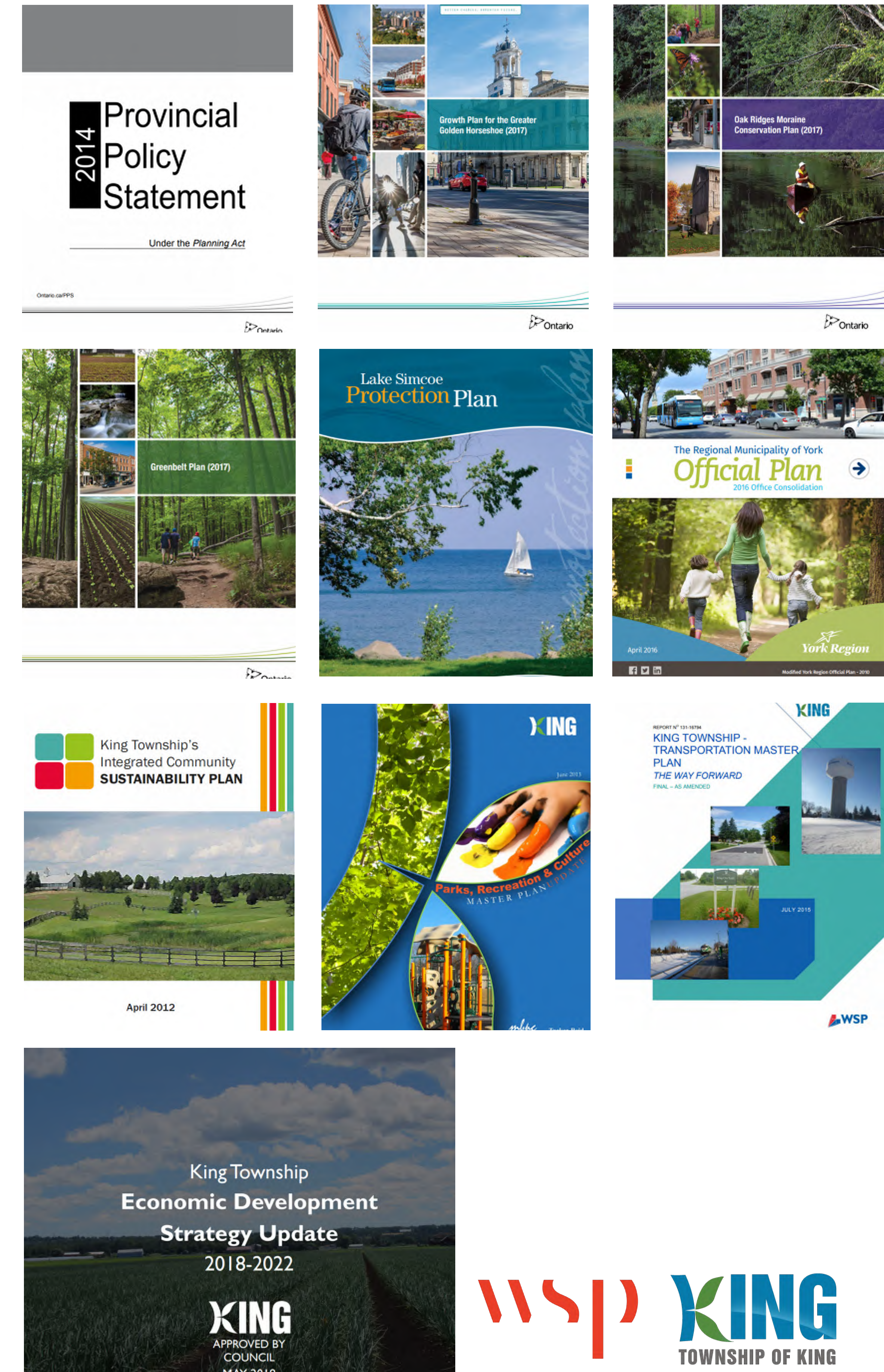
The purpose of this open house is to:

- Provide an update on the Official Plan Review project; and
- Seek your input on “Our King”, the March 2019 revised draft of the Township’s Official Plan.



PURPOSE OF THE OFFICIAL PLAN REVIEW

1. Provide a comprehensive Official Plan for the Township, replacing the existing plans with a coordinated vision for the Township while reflecting the diversity of our communities;
2. Address upper-tier legislative changes and policy direction to ensure conformity with the York Region Official Plan and Provincial policy, inclusive of:
 - the *Planning Act*, R.S.O, 1990;
 - the Provincial Policy Statement, 2014;
 - the Growth Plan for the Greater Golden Horseshoe, 2017;
 - the Greenbelt Plan, 2017;
 - the Oak Ridges Moraine Conservation Plan, 2017; and,
 - the Lake Simcoe Protection Plan, 2009.
3. Holistically integrate recent Township documents and initiatives, for example:
 - The **Integrated Community and Sustainability Plan (ICSP), 2012** establishes sustainability goals, actions and targets that have formed the basis for the vision, goals and objectives of Our King.
 - The **Economic Development Strategy, 2018 Update** provides strategic actions for generating opportunities for investment in the Township's local economy, which have informed the employment and economic development policies included in Our King, the Revised Draft Official Plan (March 2019).
 - The **Parks Recreation and Culture Master Plan, Draft 2019 Update** is a strategic plan guiding the future planning and development of parks, recreation and cultural facilities and services, to meet the future needs of the Township. This plan has informed the policies of Our King regarding these facilities.
 - The **Water / Wastewater / Stormwater Master Plan (On-going)** and **Transportation Master Plan, 2015** provide direction on infrastructure and transportation capacity and actions required to accommodate future growth within these networks, which have been carried forward into the policies of Our King.



VISION, GOALS & OBJECTIVES OF “OUR KING”



Section 1 of Our King, the Revised Draft Official Plan (March 2019), contains a vision, goals and objectives which set the foundation for the more detailed policy in the Plan. The Vision, Goals and Objectives are included in the Plan to set out the purpose and intended outcomes of the more detailed policies of the Plan.

Vision...

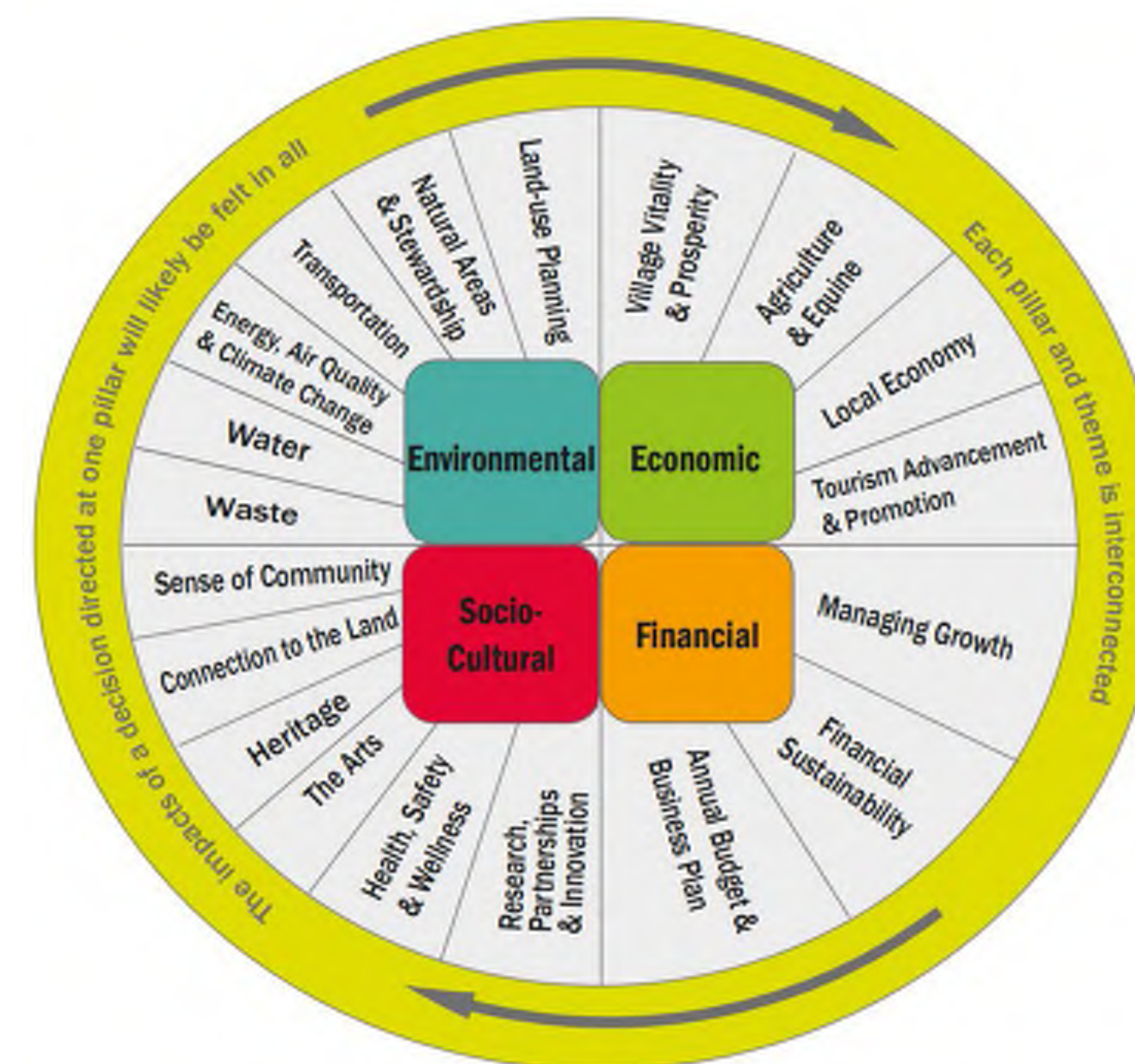
King Township is an idyllic countryside **community of communities**, proud of its rural, cultural and agricultural heritage. We are respected for **treasuring nature**, encouraging a **responsible local economy**, and celebrating our **vibrant quality of life**.

The vision of the Plan references nine values, as identified in the planning process for the ICSP:

- | | | |
|-----------------------------|-----------------|------------------------------|
| 1. Idyllic | 4. Agricultural | 7. Treasuring nature |
| 2. Community of communities | 5. Heritage | 8. Responsible local economy |
| 3. Rural | 6. Respected | 9. Vibrant quality of life |

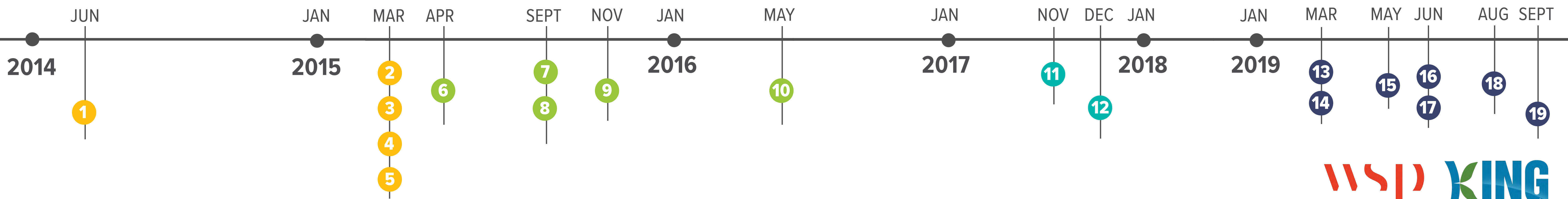
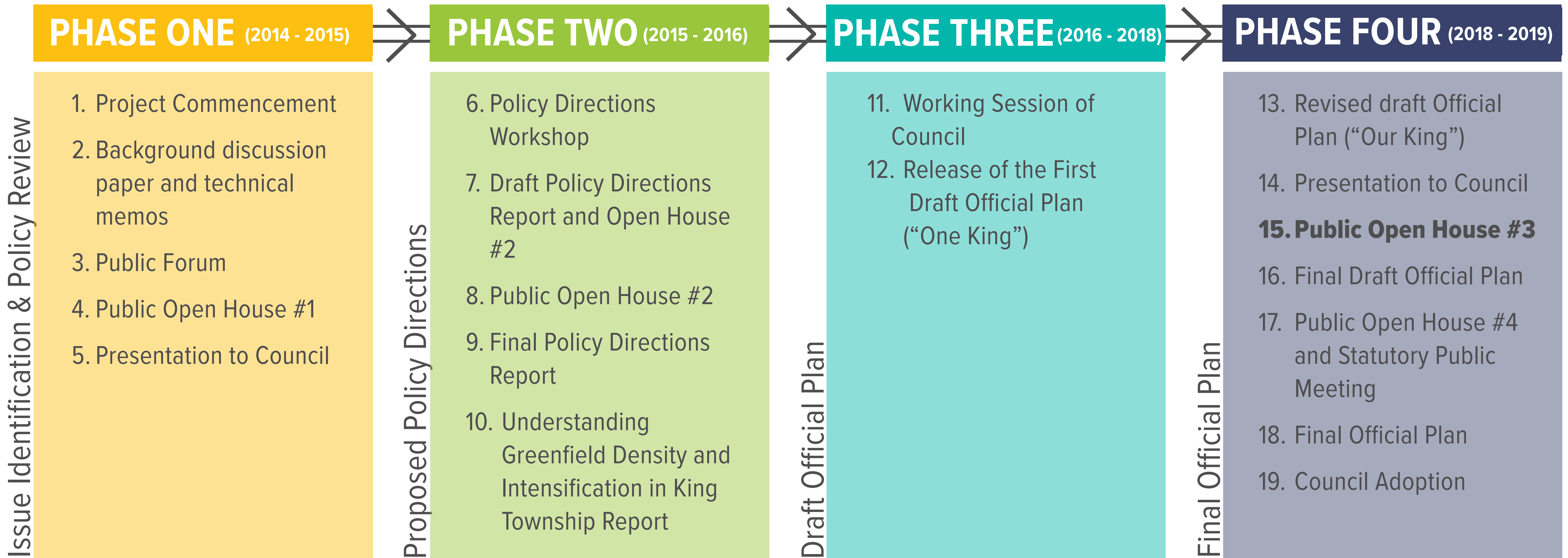
Goals and Objectives

The goals and objectives of Our King build upon these 9 values, as well as input from consultation throughout this project. They are centred around the four pillars of the ICSP.









PROCESS & TIMELINE

This project is being undertaken in four phases, as outlined below.



KEY POLICY DIRECTIONS

The basis of the Plan has been established through previous phases of the Official Plan Review process, including, guided by the Policy Directions Report (November 2015) and the report entitled Understanding Greenfield Density and Intensification in King Township (May 2016). Several key policy directions have emerged from this work, and have been addressed in Our King, the Revised Draft King Township Official Plan (March 2019).

-  **GROWTH MANAGEMENT**
-  **INTENSIFICATION**
-  **EXISTING NEIGHBOURHOODS**
-  **GREENFIELD DENSITIES**
-  **EMPLOYMENT LANDS**
-  **SUSTAINABLE COMMUNITIES**

The Township is growing and there is a need to establish policies to meet the growth forecasts set out by the Region. A strategy to accommodate growth is implemented in the Plan, focusing growth principally in the Villages.

The Township is required to accommodate a certain amount of new residential development as intensification. This Plan has a strategy to focus intensification mainly in the Core Area and Mixed Use designations.

The character of established neighbourhoods will be protected through detailed policies of the Plan.

Development in greenfield areas (new communities) will need to balance the need to develop more efficient, compact forms, while maintaining the low density character of our Villages.

The Township is also projected to accommodate more jobs in the future, and the Plan includes a strategy for protecting employment lands, where the majority of job growth is to be accommodated.

The Township needs to ensure future growth is carried out in a sustainable manner. The Plan promotes the use of a climate change lens to promote sustainable and innovative development.



Understanding Greenfield and
Intensification Densities in
King Township

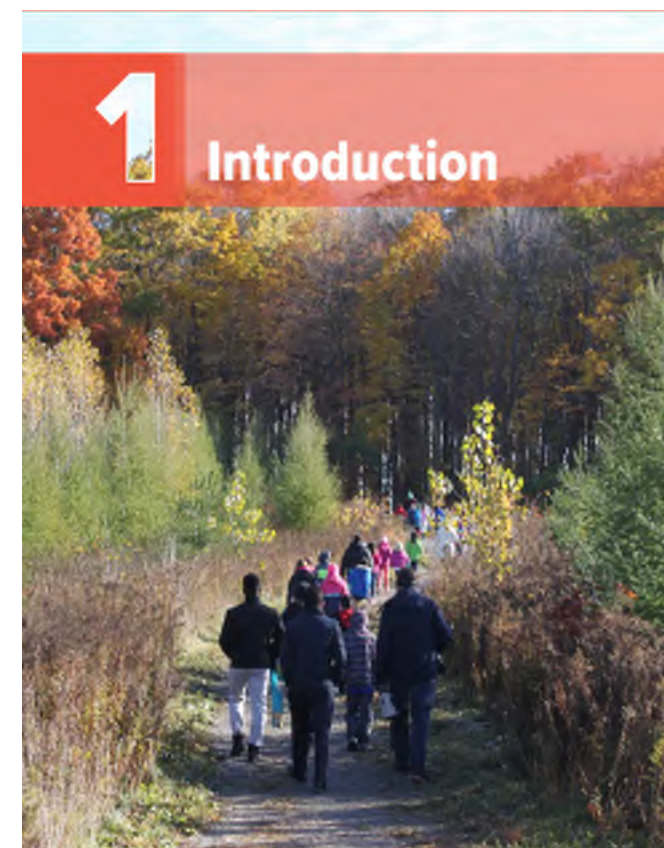
MAY 2016

MERIDIAN PLANNING KING

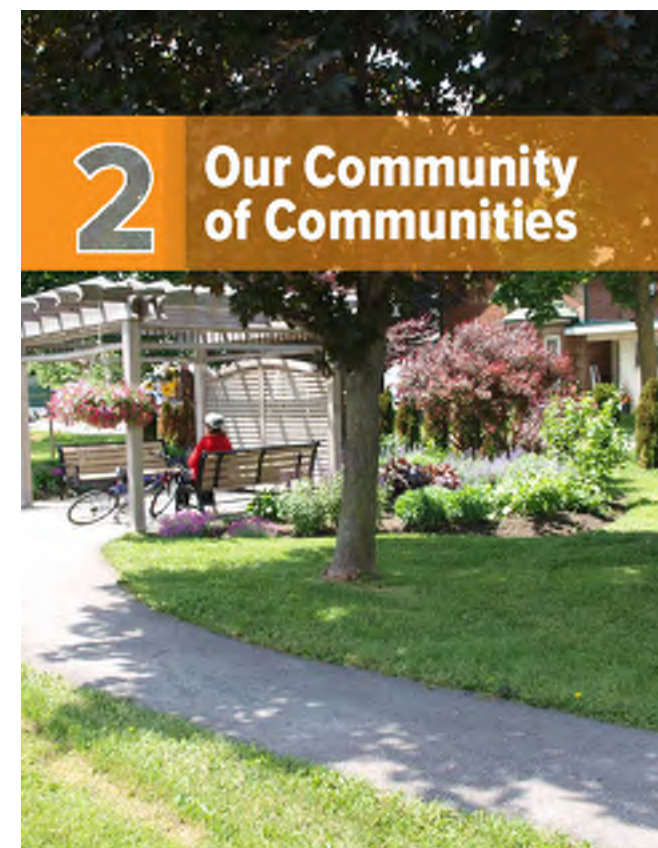
APPENDIX A

STRUCTURE OF THE PLAN

Our King, the Revised Draft King Township Official Plan (March 2019), is comprised of **ten (10) sections**.



- Collective unified vision statement
- Goals and goals
- Overview of the purpose and structure of the Plan



- Description of the structure of the Township
- Overall growth management strategy



- Township-wide development policies (community design, sustainable development, community services, heritage)



- Establishes the Natural Heritage System and policies to protect other natural heritage and hydrological features



- Sets out development policies and land uses for the Villages including permitted uses, density, building heights and other policies



- Sets out development policies and land uses for the Countryside which includes rural and Hamlet areas



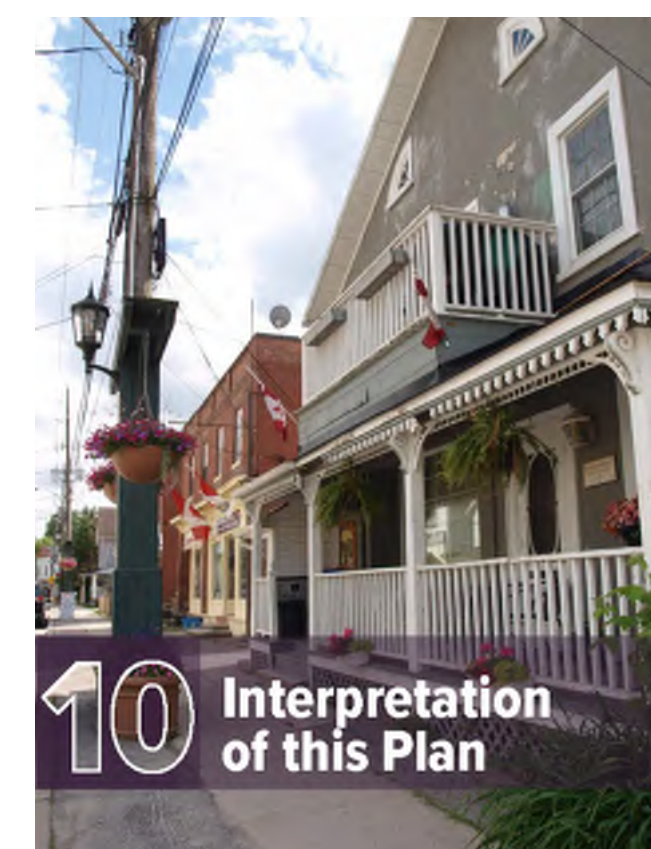
- Strategy for promoting economic development across the Township.



- Policies regarding wide range of infrastructure (e.g., water, wastewater, utilities, transportation)



- Describes and enables tools and processes to implement the policies



- Clarification and direction on interpretation of our Plan, including definitions of key terms

List of Schedules

A series of schedules (maps) are attached to and form part of Our King, including:

Schedule A: overall Township structure

Schedule B: Provincial land use designations (Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan)

Schedule C (C1 - C4): natural heritage system (includes sub-schedules for specific features)

Schedule D (D1 - D3): land use designations for Villages

Schedule E (E1 - E7): land use designations for the Countryside (Hamlets)

Schedule F (F1 - F3): transportation networks (roads, transit, and active transportation.

Schedule G (G1 - G3): source protection policy areas

Schedule H: natural hazards

Schedule I: Oak Ridges Moraine Landform Conservation Areas

Schedule J: Oak Ridges Moraine Highly Vulnerable Aquifers

Schedule K: existing and closed landfill sites

Schedule L: areas with mineral aggregate potential

Appendix 1 (non-operative): Conservation Authority areas and regulations limits

OUR COMMUNITY OF COMMUNITIES

Growth Management

Section 2 of Our King outlines a strategy for managing population and employment growth forecasted to the year 2031.

Table 1 – Population Growth Forecasts for 2016 to 2031

| Location | 2016 Population | 2031 Population | Growth (2016 – 2031) |
|---|-----------------|-----------------|----------------------|
| King City | 6,000 | 15,500 | 9,500 |
| Nobleton | 5,700 | 7,000 | 1,300 |
| Schomberg | 2,000 | 3,100 | 1,100 |
| Countryside (including the Hamlets, Agricultural and Rural Areas) | 12,000 | 9,300 | -2,700 |
| Total | 25,700 | 34,900 | 9,200 |

Table 2 – Employment Growth Forecasts from 2016 to 2031

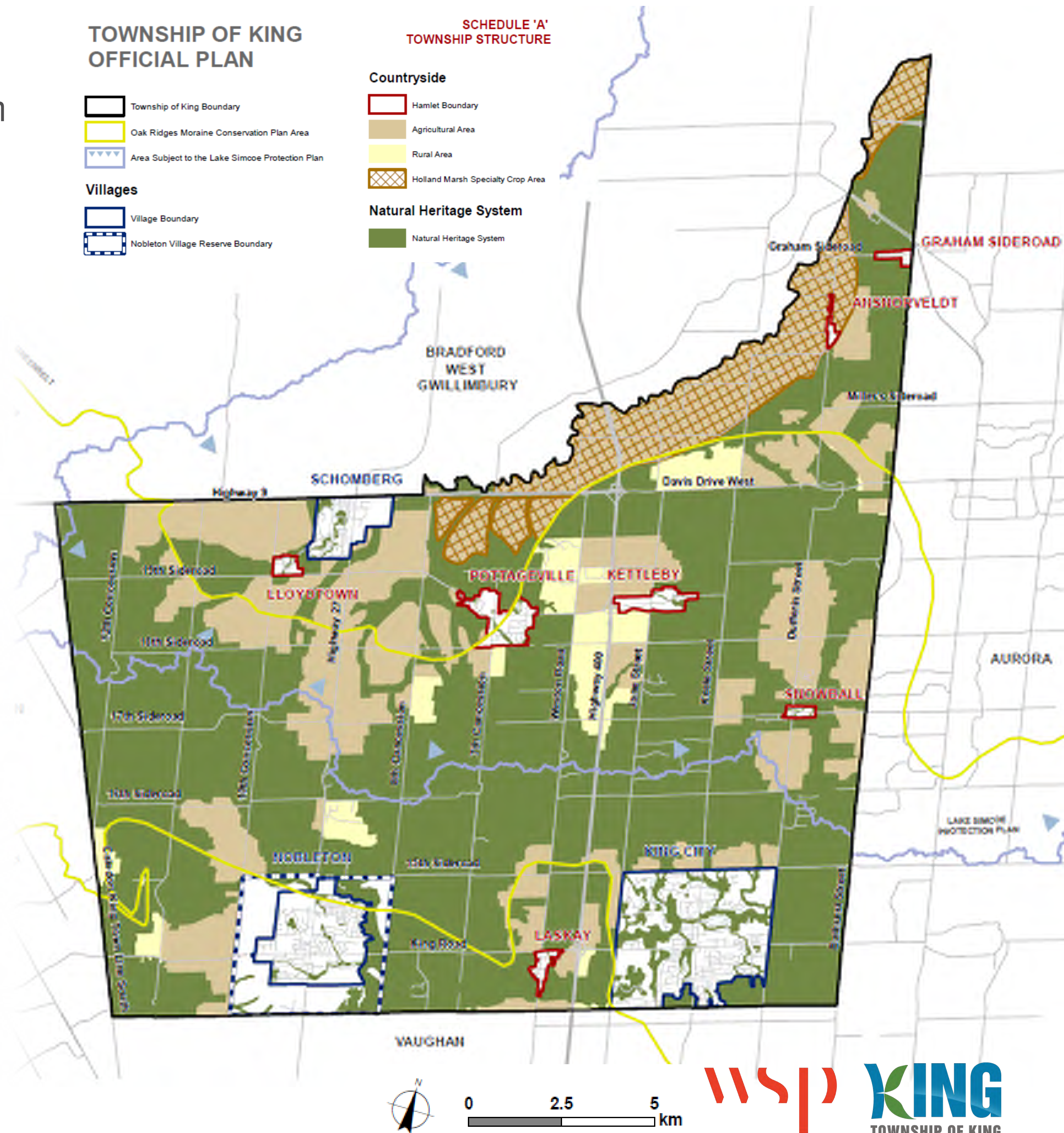
| Location | 2016 | 2031 | Growth (2016 – 2031) |
|-------------|-------|--------|----------------------|
| King City | 1,560 | 2,970 | 1,415 |
| Nobleton | 1,050 | 1,850 | 795 |
| Schomberg | 2,145 | 2,245 | 100 |
| Countryside | 4,815 | 4,840 | 25 |
| Total | 9,570 | 11,910 | 2,340 |



- The focus of population and employment growth will be in the Villages.
 - Population growth is principally directed to King City, where there is servicing capacity and available land
 - The Plan identifies employment areas in each of the Villages, where the majority of employment growth will be accommodated
- The Countryside’s population is projected to decline between 2016 and 2031, due to an anticipated decline in average household size.
- Limited lot creation and development will occur in the Countryside, including the Hamlets.



- The Township has sufficient land designated for development to meet the Region’s required intensification target of 15%.
 - This means that 15% of residential unit growth to 2031 will be located in the delineated built boundaries of King City, Nobleton and Schomberg (920 total units).
- The Plan intends for most intensification to occur in the Village Cores, the Mixed Use areas and the Major Transit Station Area in King City. These areas are depicted on a subsequent display board.



OUR RESILIENT ENVIRONMENT

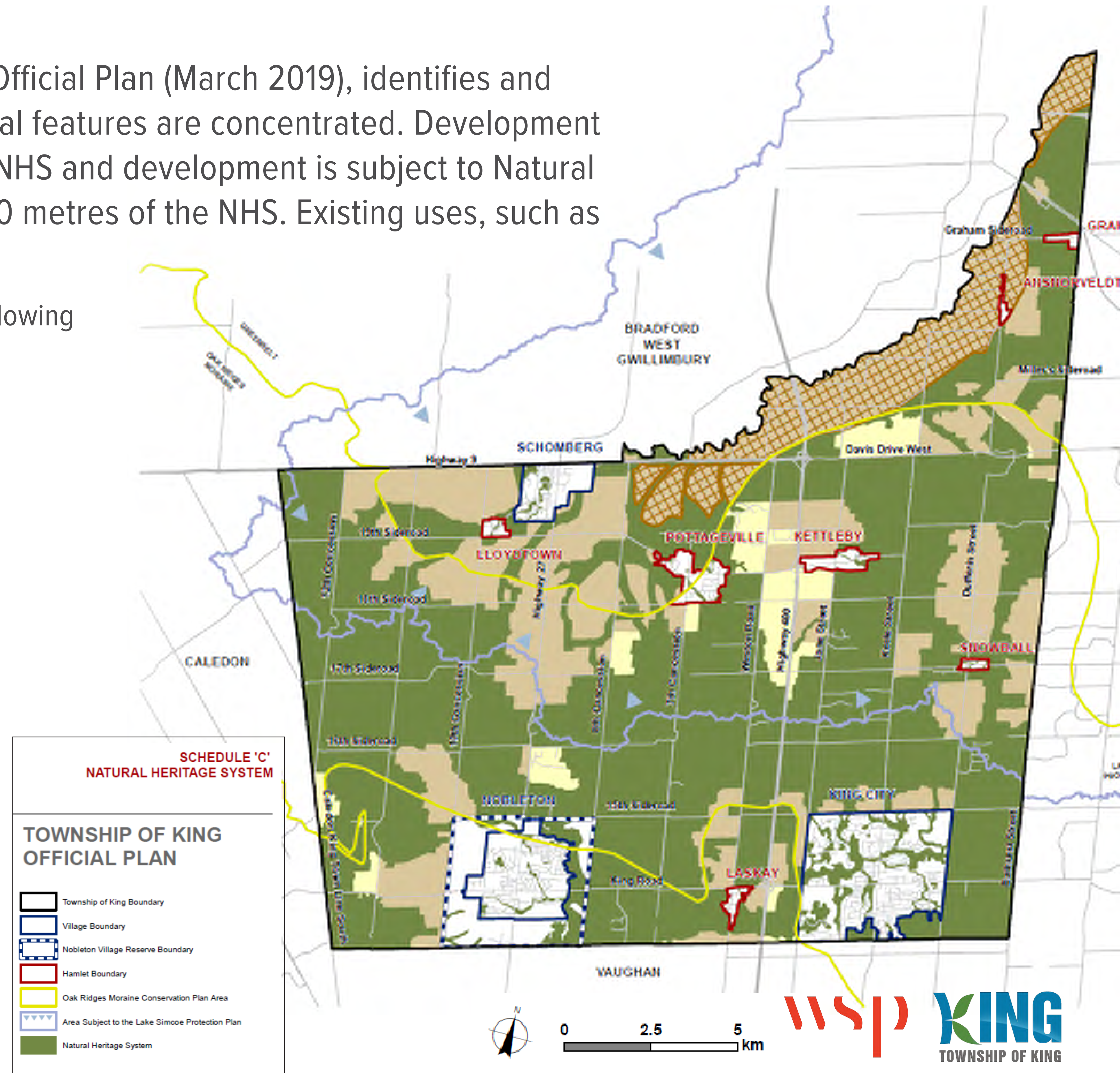
Natural Heritage System (NHS)

Section 4 of Our King, the Revised Draft King Township Official Plan (March 2019), identifies and describes a Natural Heritage System (NHS), where natural features are concentrated. Development and site alteration is generally not permitted within the NHS and development is subject to Natural Heritage Evaluation or hydrological evaluation within 120 metres of the NHS. Existing uses, such as agricultural activities, are permitted in the NHS.



The Natural Heritage System (NHS) is comprised of the following elements, encompassing much of the Township (see map):

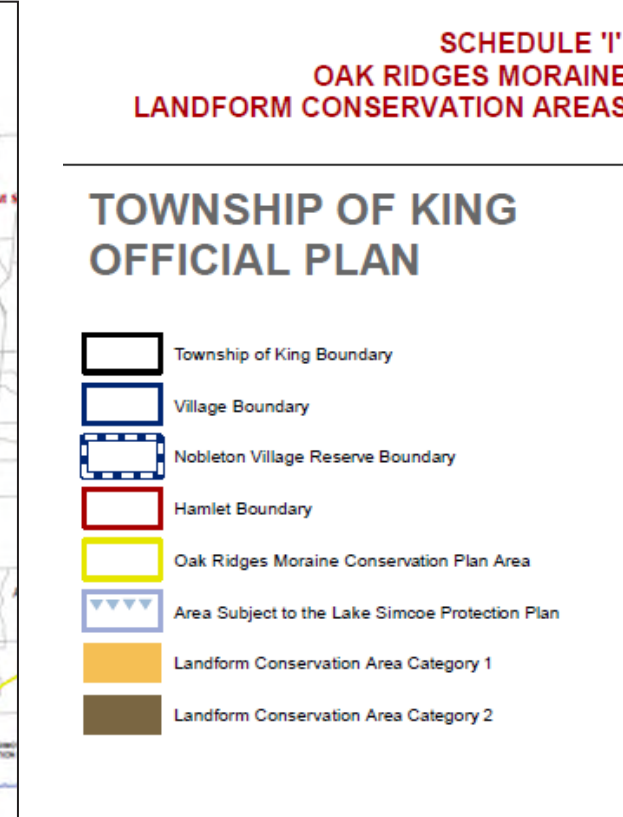
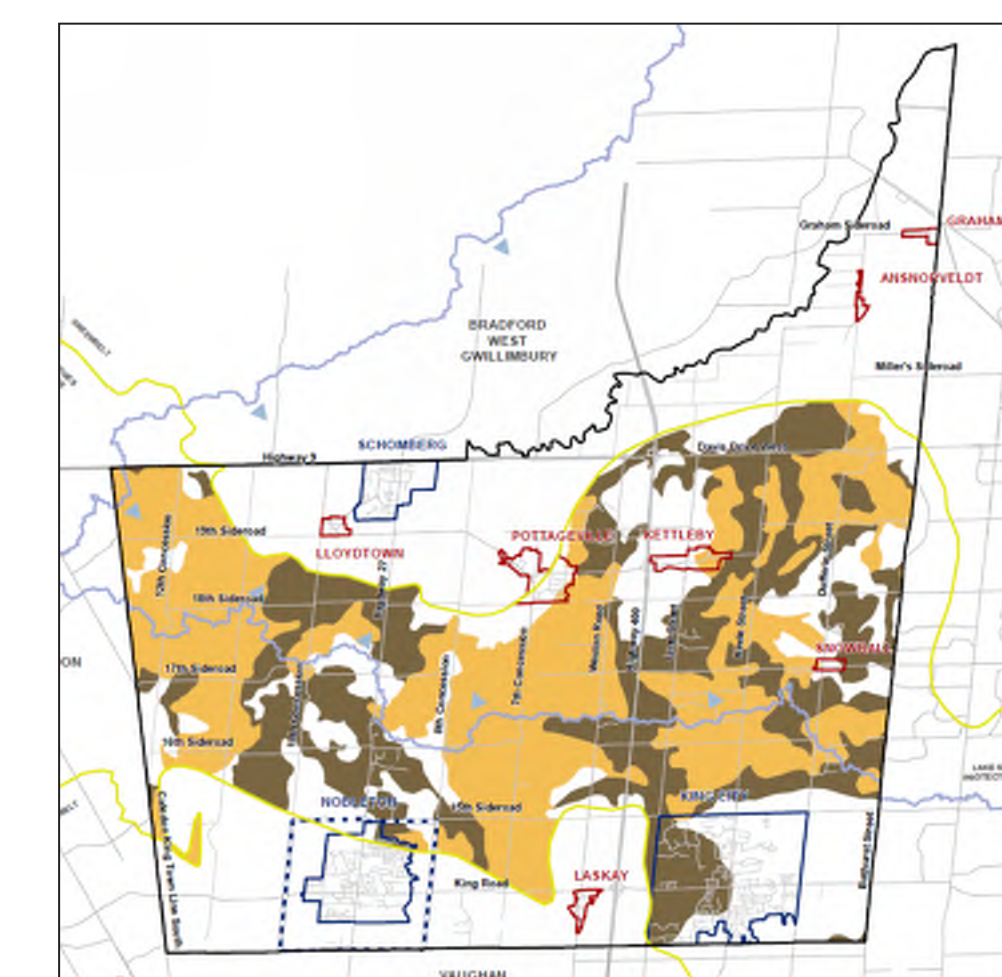
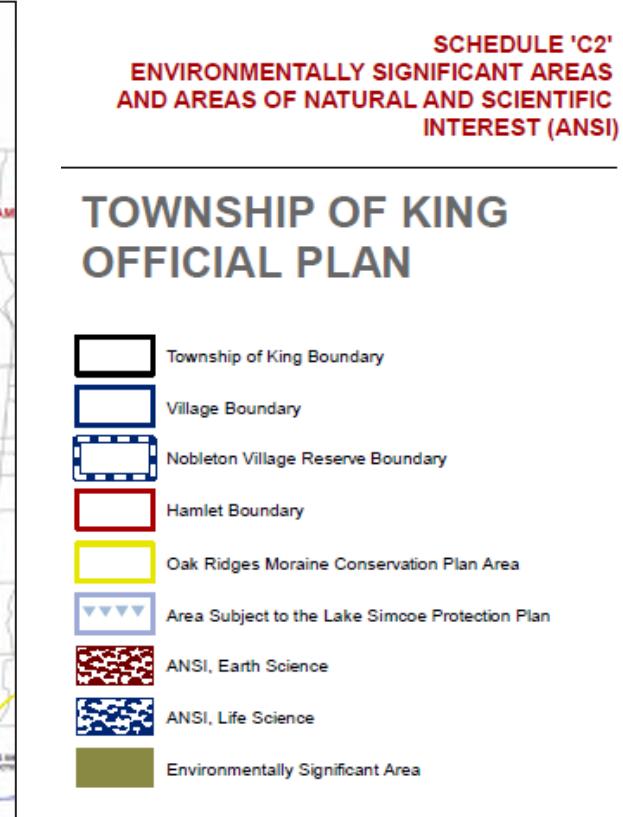
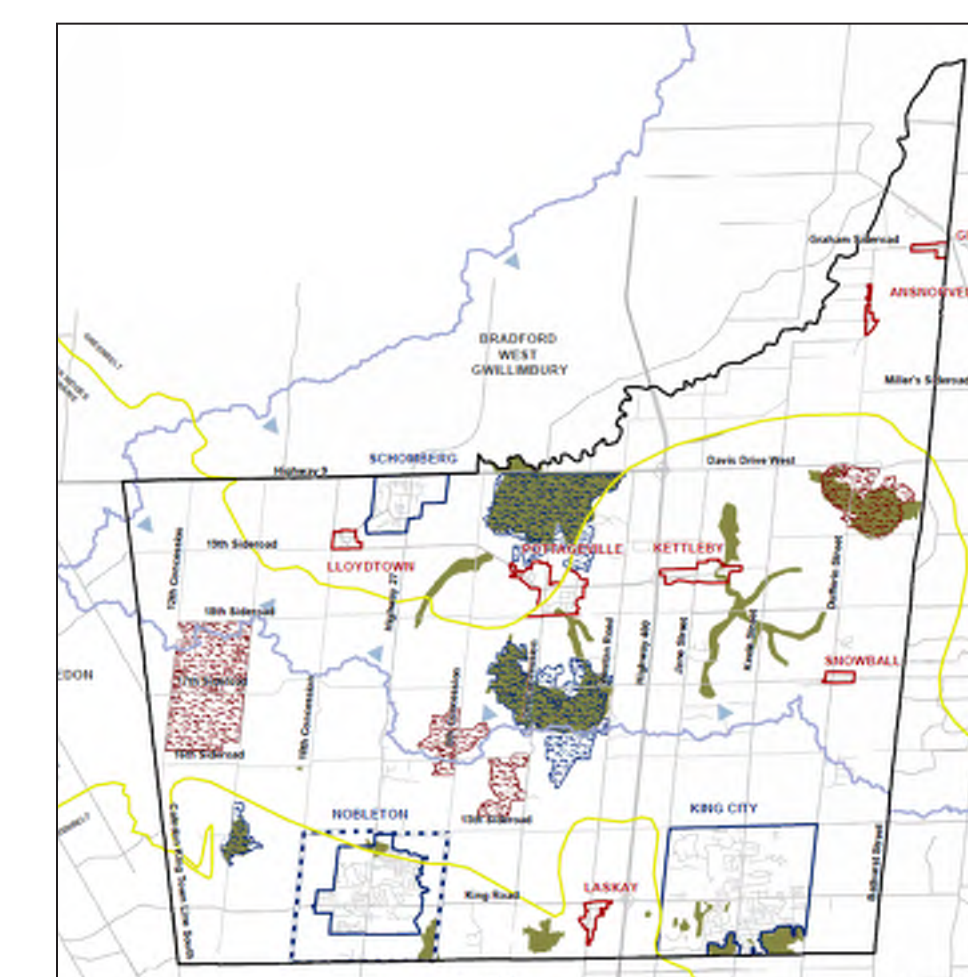
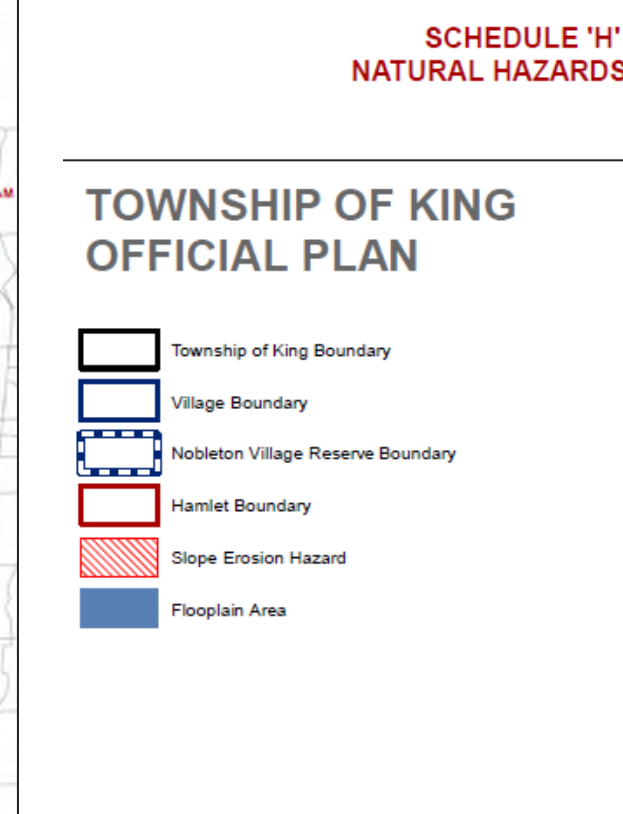
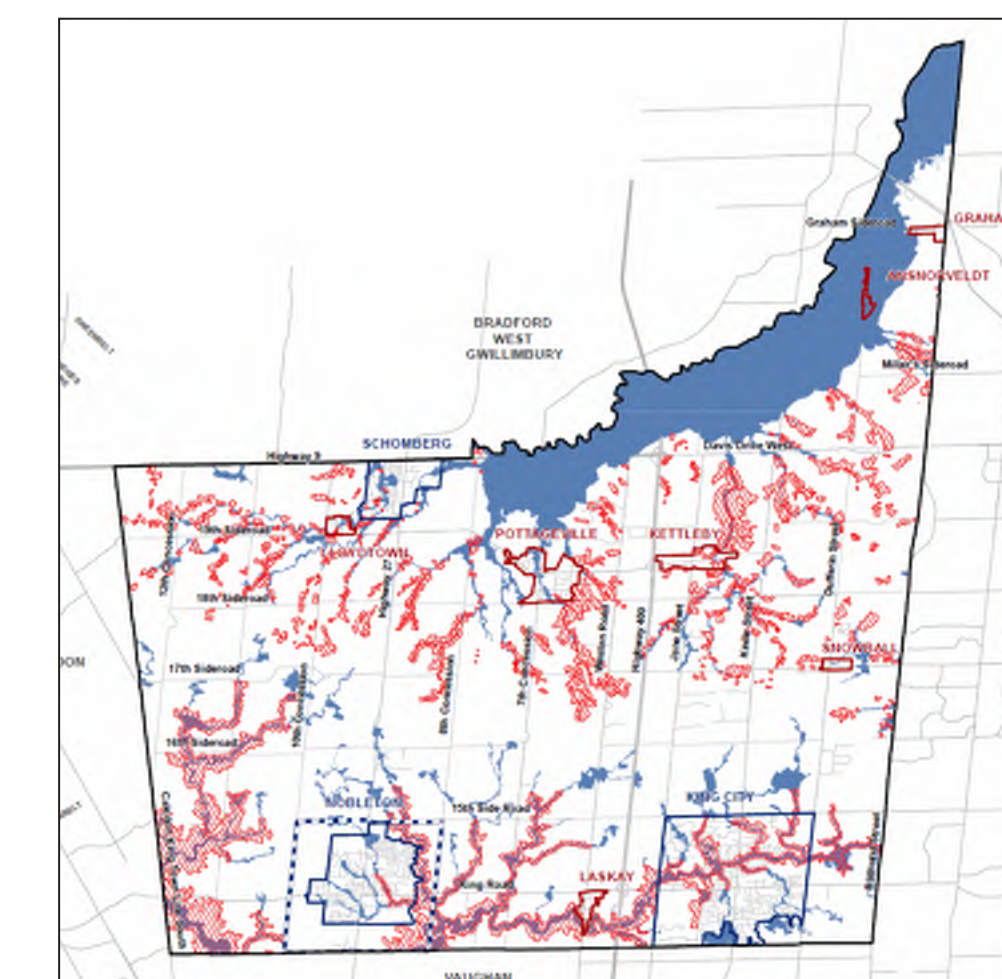
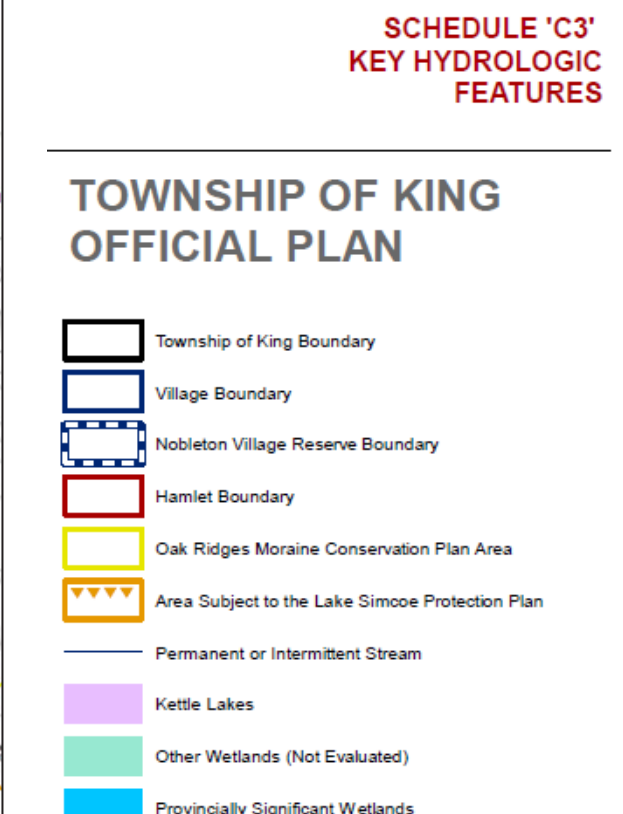
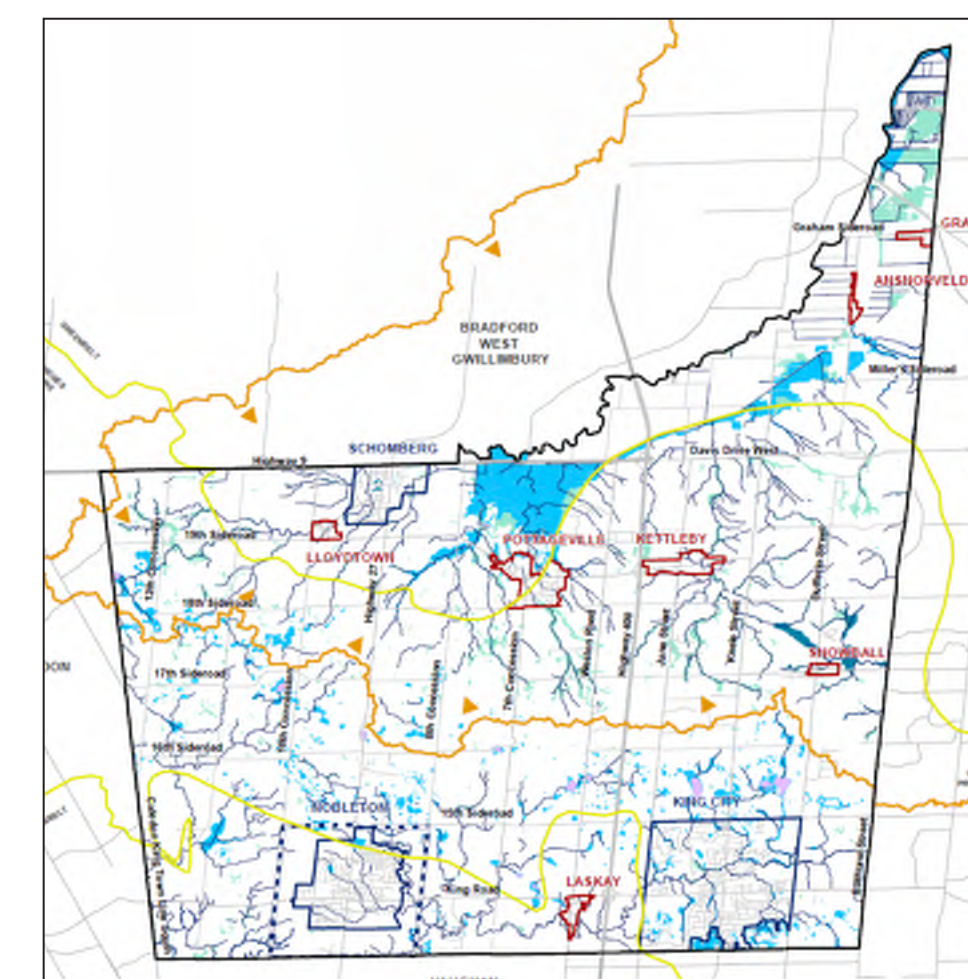
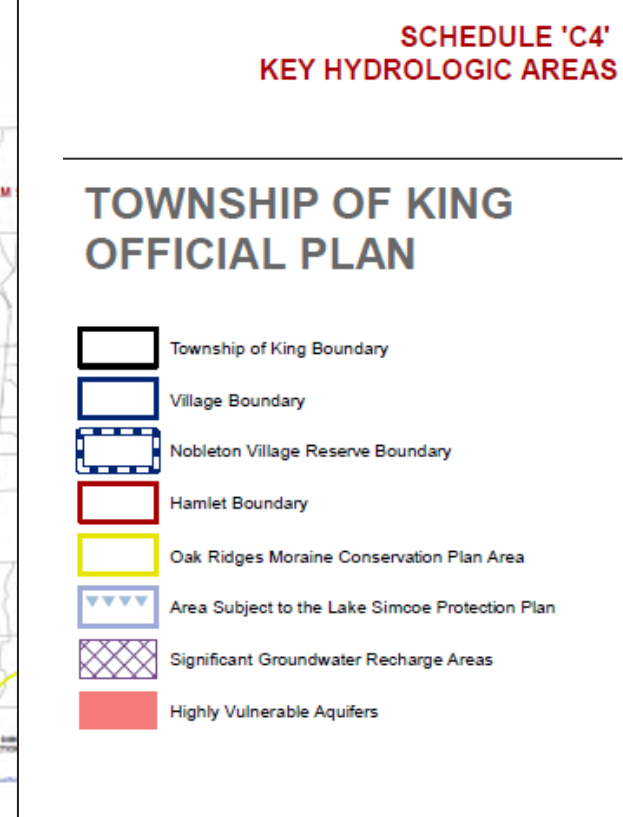
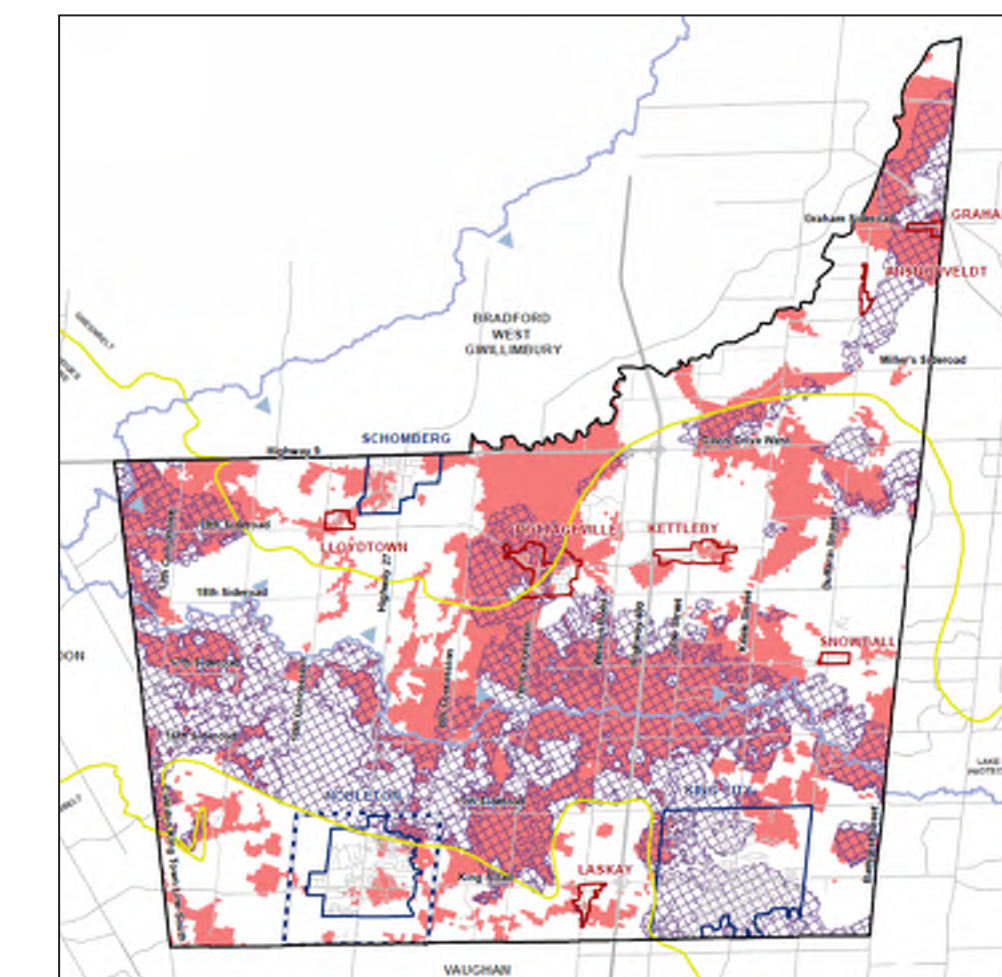
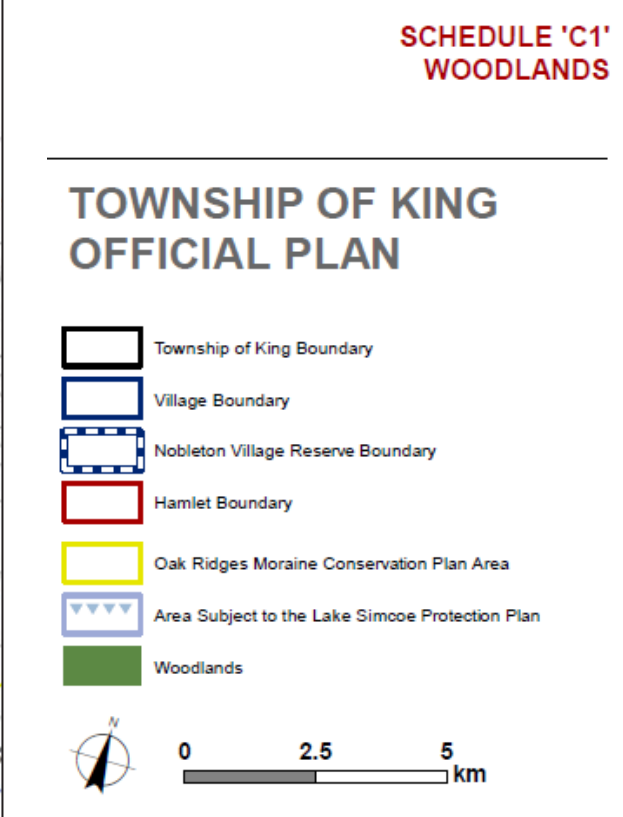
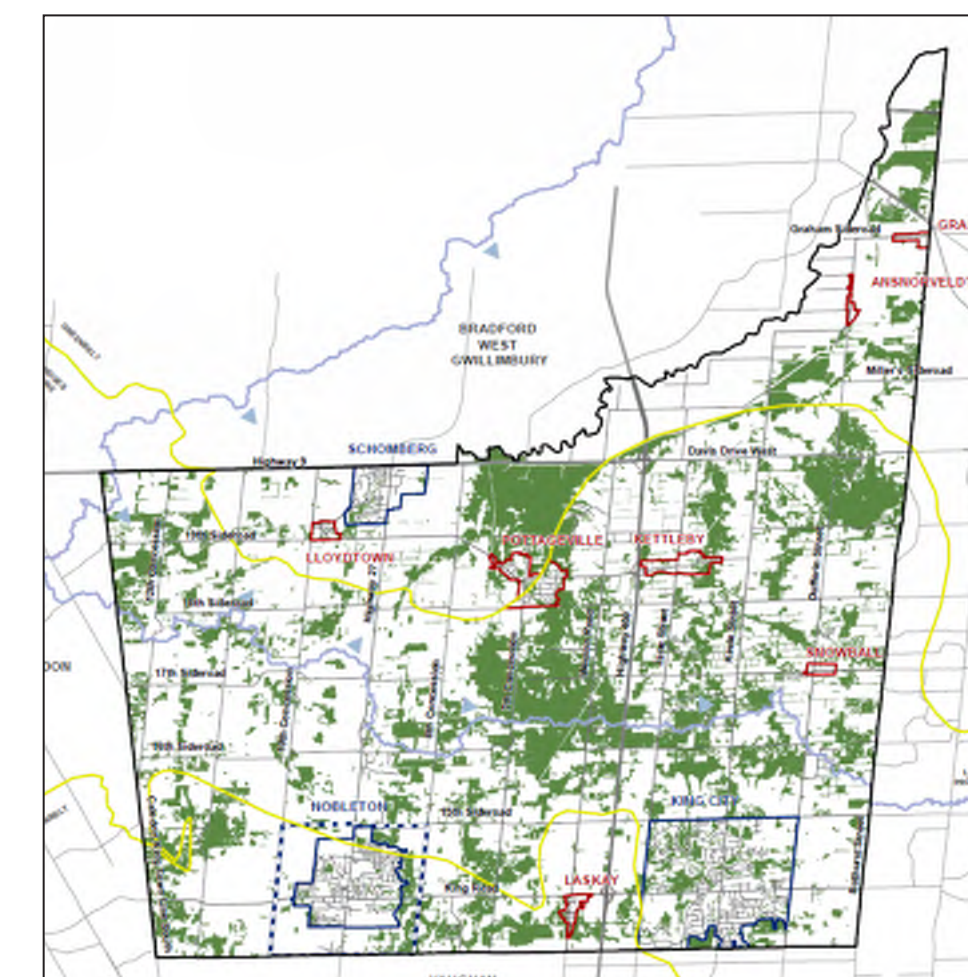
1. The Natural Heritage System delineated in the Provincial 2017 Greenbelt Plan;
2. The Provincial Oak Ridges Moraine Conservation Plan's designated Natural Core Areas and Natural Linkage Areas
3. Key natural heritage features and key hydrological features, and their minimum vegetation protection zones (MVPZ). Key features include:
 - » Wetlands;
 - » Watercourses;
 - » Woodlands;
 - » Valleylands;
 - » Habitat of Endangered and Threatened Species;
 - » Landform Conservation Areas and Earth Science ANSIs; and,
 - » Environmentally Significant Areas
4. Other natural heritage and hydrological features and functions as may be identified through the completion of detailed studies (i.e. Natural Heritage Evaluations, hydrological evaluations and other studies)



OUR RESILIENT ENVIRONMENT

Section 4 of Our King also contains policies regarding:

1. Requirements for establishing “minimum vegetation protection zones” in conjunction with protected sensitive features, to support their health, restoration and linkages
2. Requirements for conducting natural heritage evaluations and hydrological evaluations where development is proposed in or near sensitive environmental features.
3. A range of policies which support watershed-level planning and management activities to contribute to enhancement of water quality and quantity
4. Protection of source water and key hydrological areas by limiting certain land uses and activities in sensitive groundwater areas.
5. Ensuring people and property are protected from natural and human-made hazards, such as flood- and erosion-prone areas.
6. Policies for considering climate change and improving air quality.



OUR THRIVING VILLAGES

Land Use Designations

Section 5 of Our King describes land use policies for the Villages, to guide land use and development. Schedule D of Our King depicts the land use designations.

Established Neighbourhood

Recognize, maintain, and protect the character and identity of existing low density neighbourhoods.

Neighbourhood

Provide for a range of housing types and forms with complementary, compatible land uses.

Medium Density Residential

Recognize existing medium density residential uses and provide criteria for potential future development.

Village Core

Reinforce the role of the Village Core as the social, economic and cultural focal point of each village. These areas are where intensification is generally directed, but is limited in Schomberg where much of the core is located within the floodplain.

Mixed Use

Provide for residential intensification and limited commercial development which is compatible with adjacent uses.

Commercial

Provide for a wide-range of permitted commercial uses and intensification of existing sites.

Employment

Plan for, protect and preserve employment areas for current and future employment uses.

Major Transit Station Area (King City)

Facilitate intensification and prioritize residential development to capitalize on the GO Station.

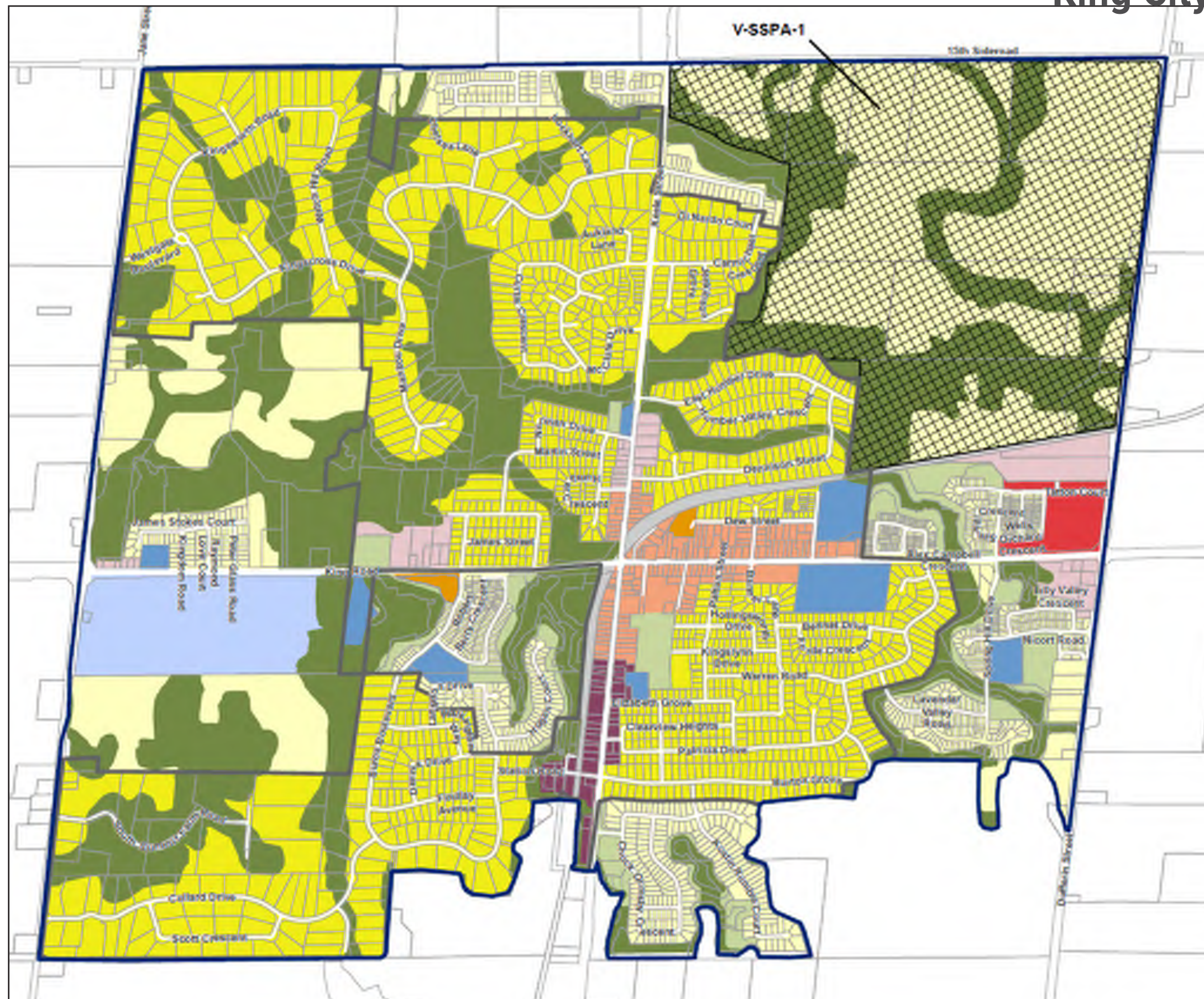
Institutional

Recognize and permit institutional uses such as schools and community facilities which serve the needs of the community.

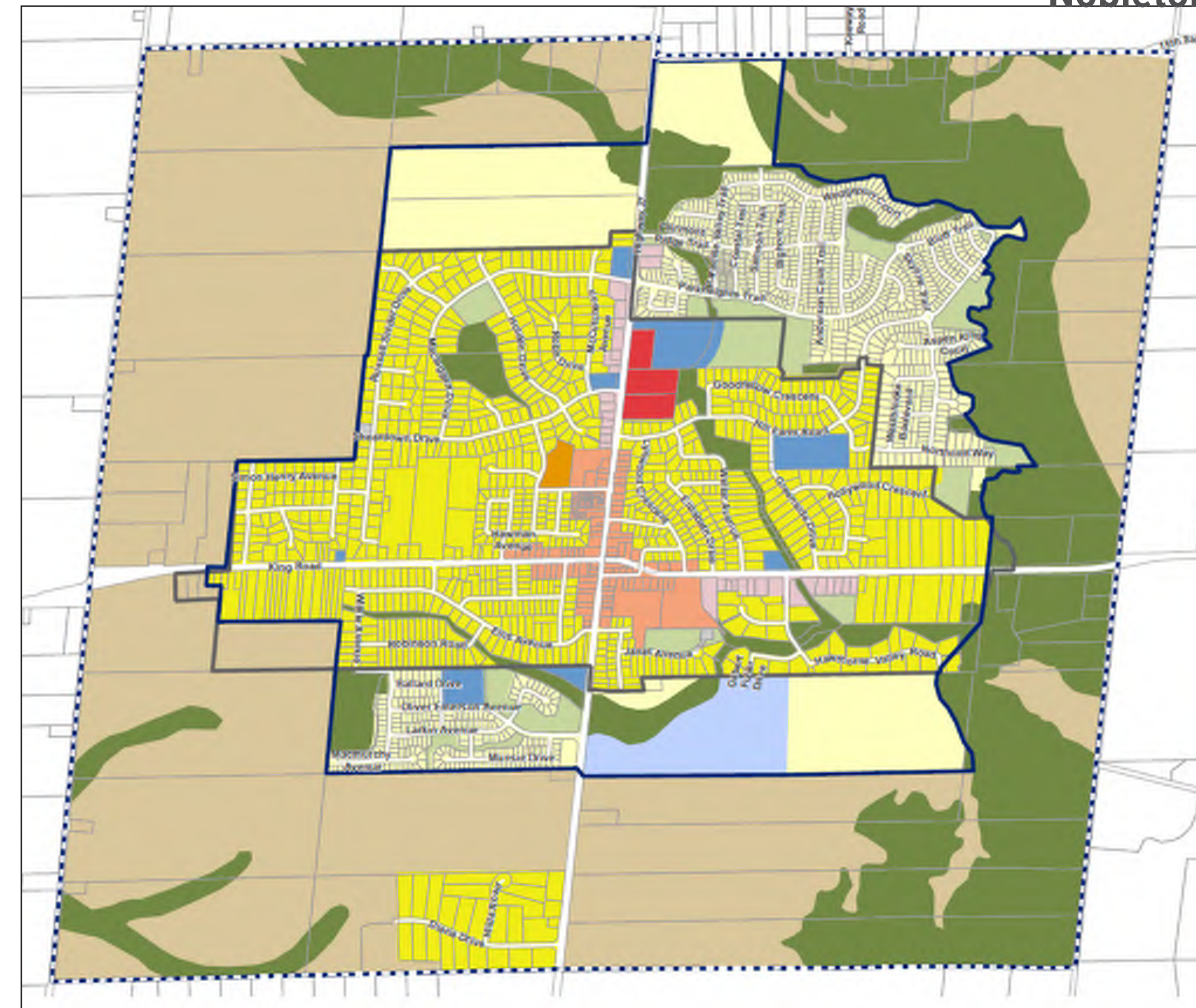
Parks and Open Space

Provide for a range of parks and public uses.

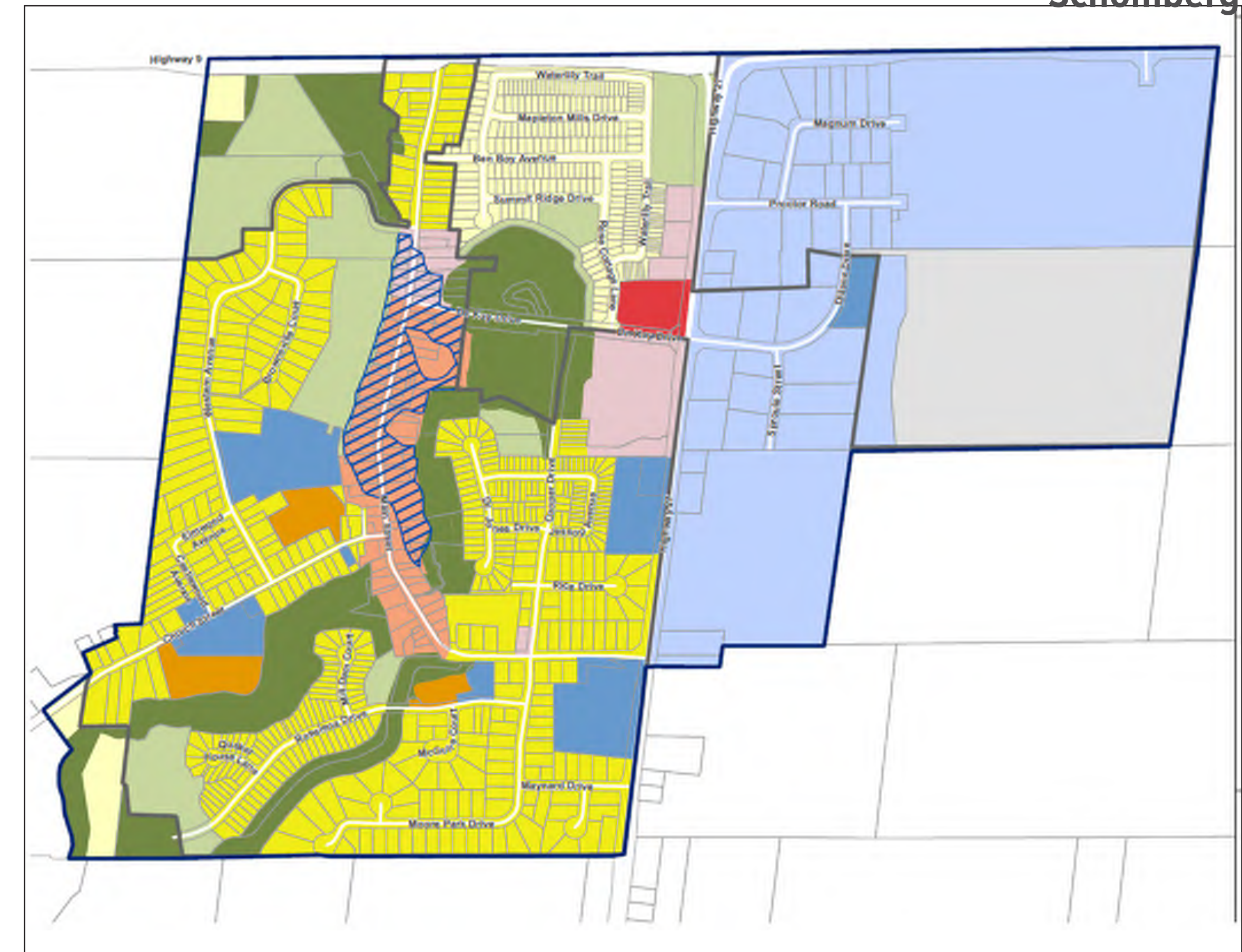
King City



Nobleton



Schomberg



OUR VIBRANT COUNTRYSIDE

Section 6 of Our King contains policies regarding the Countryside. The Countryside consists of lands outside of the Villages: our Hamlets and rural lands. Specifically, the Countryside consists of five areas:

Hamlets

Hamlets are mainly small residential communities, although some hamlets contain other existing uses.

Agricultural Areas

Agricultural Areas include prime agricultural land with highly productive soils best suited for agricultural uses (including the Holland Marsh Specialty Crop Area).

Rural Areas

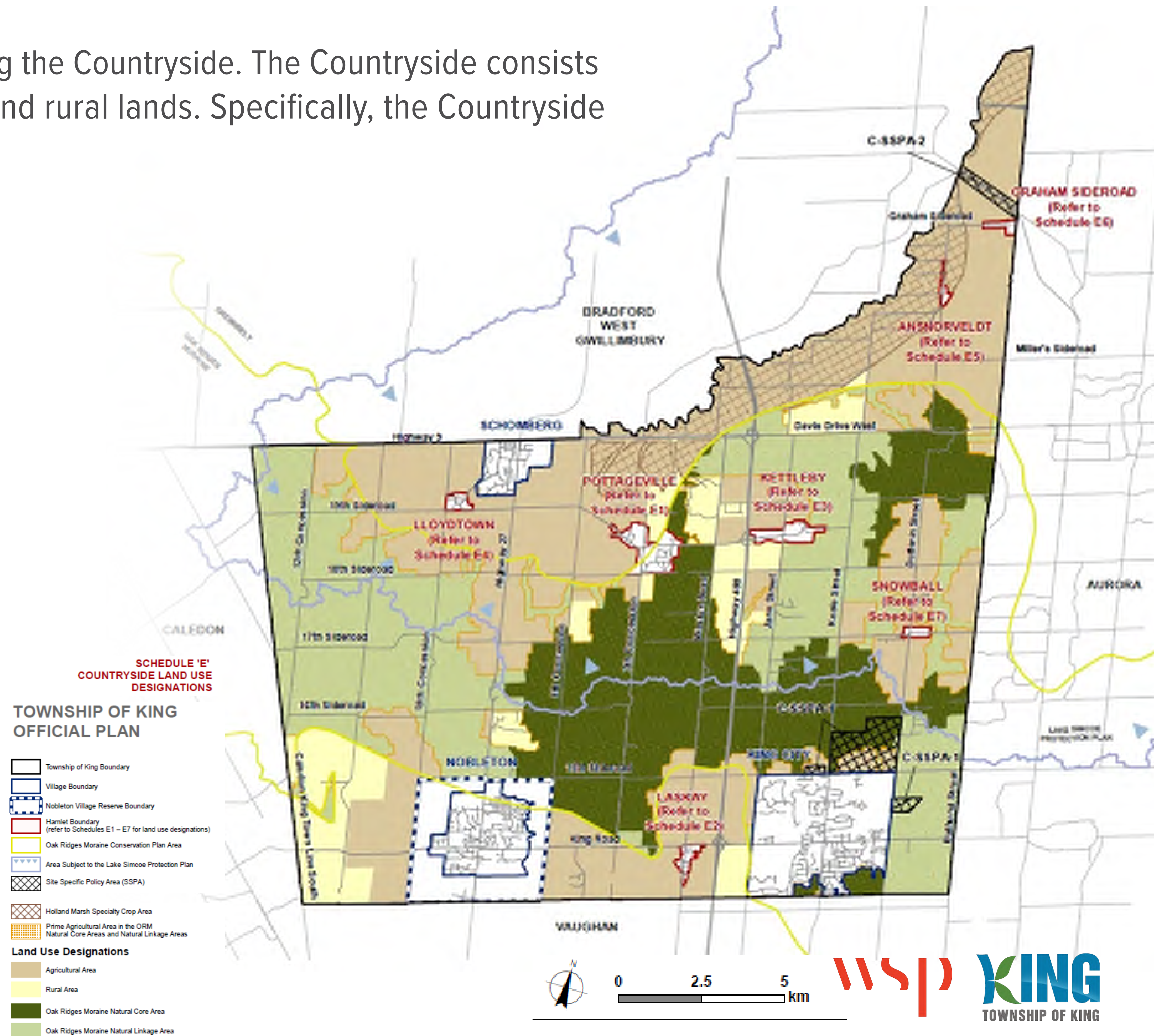
Rural Areas include lands with relatively lower quality soils where non-agricultural rural uses may be suitable, but which should support agricultural uses (include some historically established rural commercial, employment, recreational or residential uses).

ORM Natural Core Areas

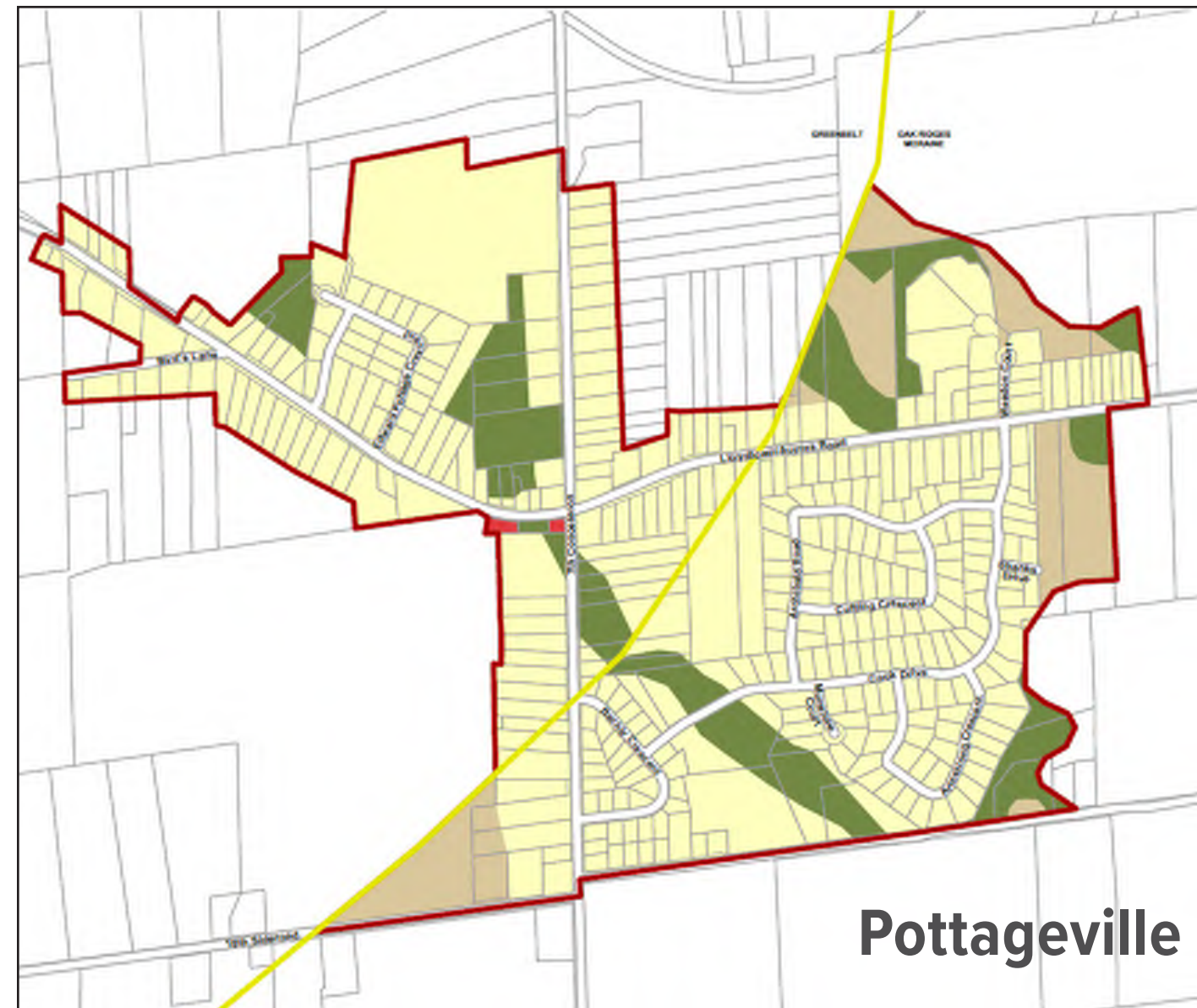
The Oak Ridges Moraine (ORM) Natural Core Areas consist principally of a concentration of natural features, as well as agricultural uses.

ORM Natural Linkage Areas

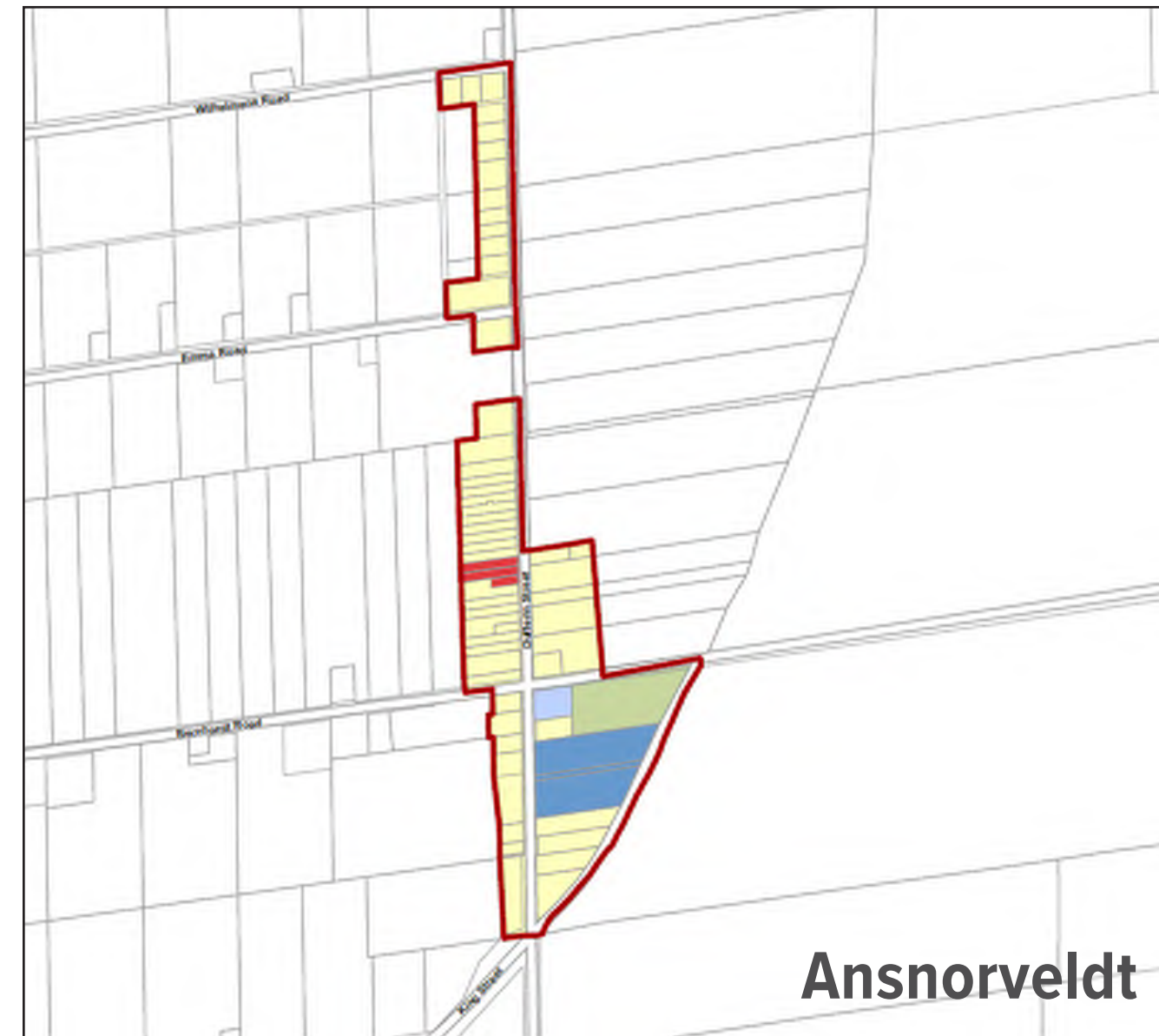
The Oak Ridges Moraine Natural Linkage Areas are intended to facilitate ecological linkages between Natural Core Areas, and also consist of existing agricultural uses.



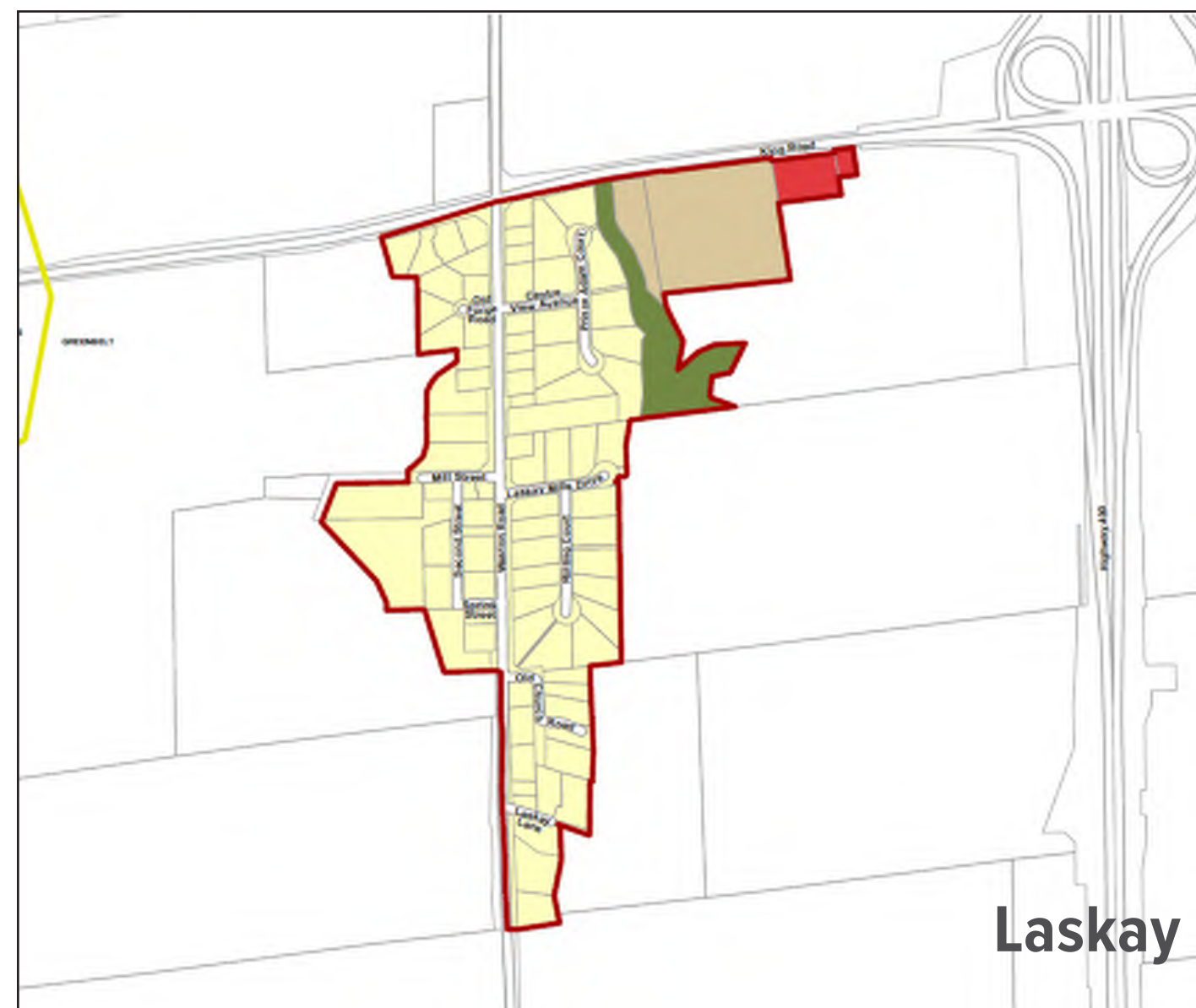
OUR VIBRANT COUNTRYSIDE



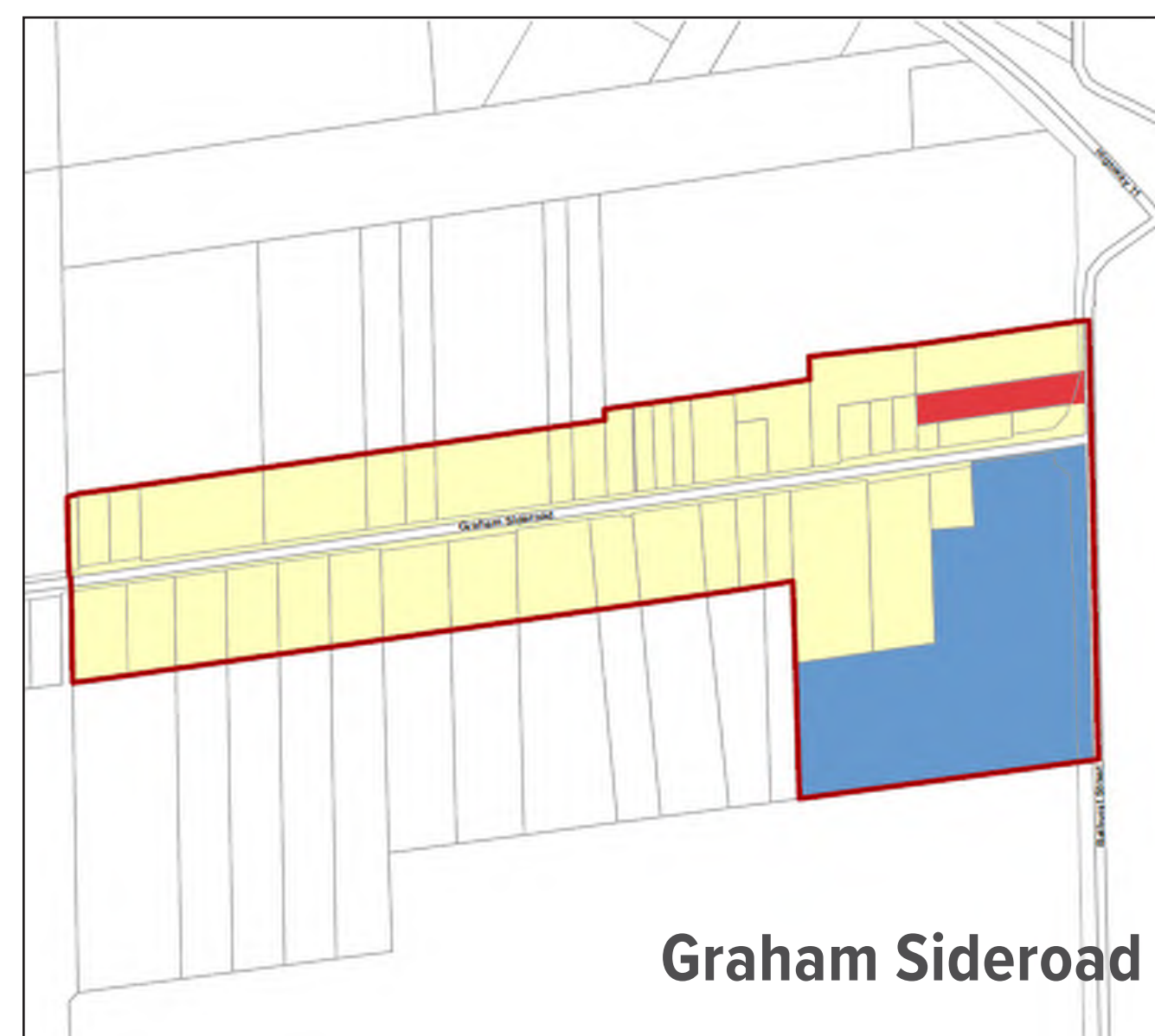
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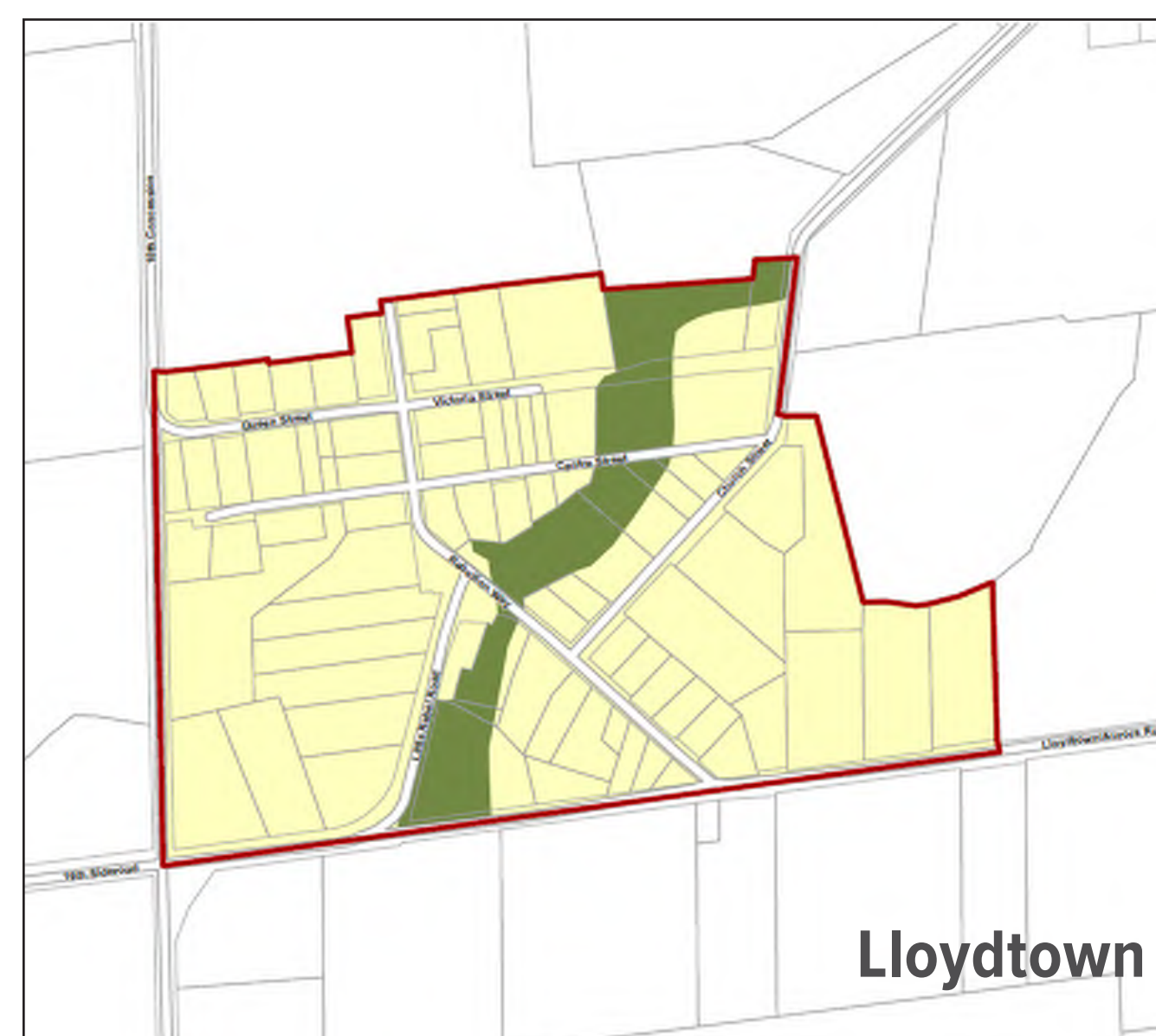
Laskay



Graham Sideroad



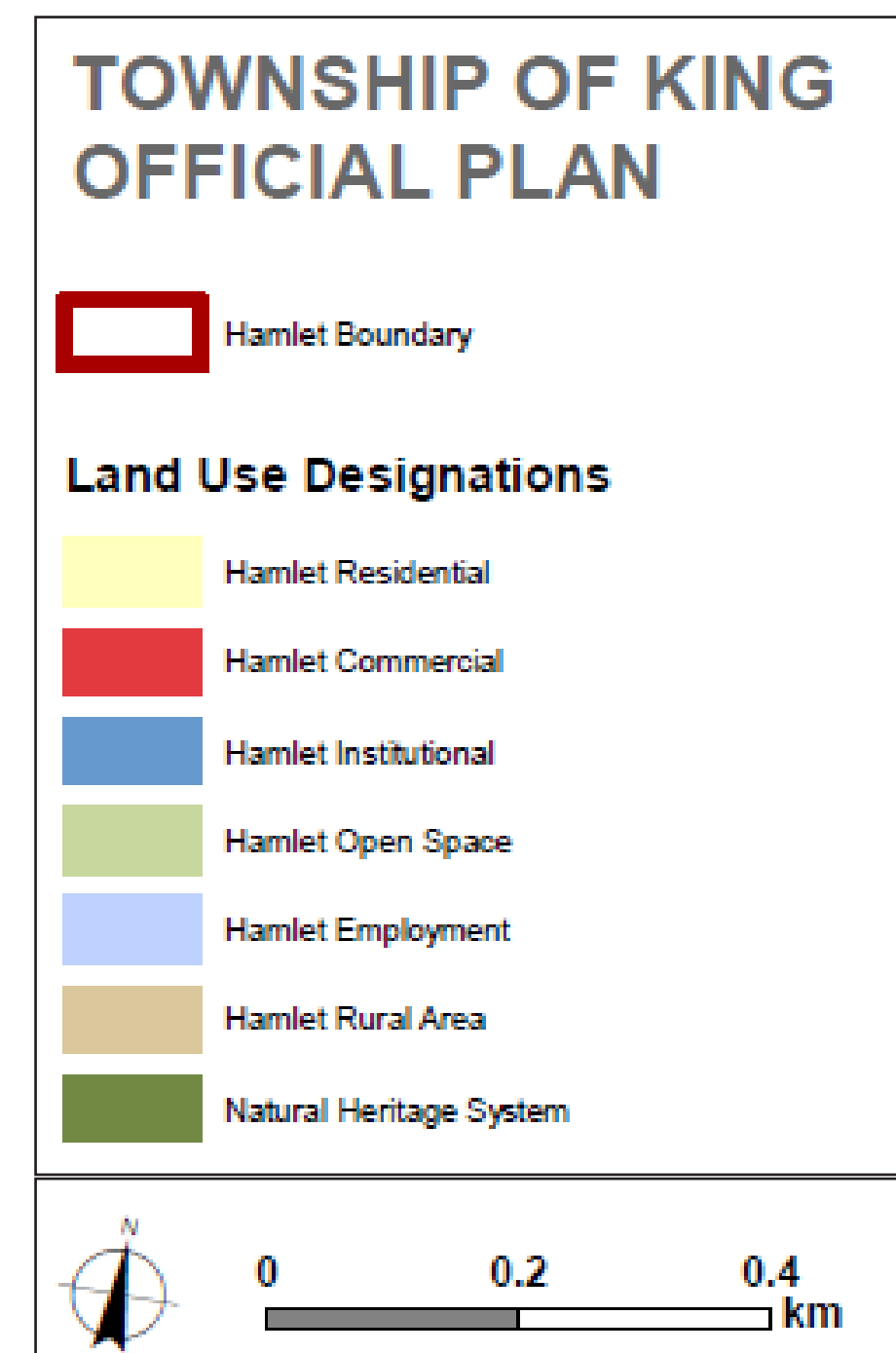
Kettleby



Lloydtown

Hamlet Land Use Designations

Hamlets are planned as principally residential communities, with supporting compatible, complementary uses. The boundaries of the Hamlets have been identified by this Plan and through previous conformity exercises, and will not be modified within the horizon of this Plan. Section 6.2 of the Official Plan establishes Hamlet Land Use Designations, which set out permitted uses and other development policies.



Snowball

Hamlet Residential

Recognize residential uses and consider minor infilling of new residential uses while protecting existing character.

Hamlet Commercial

Recognize existing established commercial uses.

Hamlet Employment

Recognize existing uses while encouraging appropriate improvement to comparability with the residential character of the Hamlets.

Hamlet Institutional

Recognize existing institutional uses in the Hamlets.

Hamlet Rural

Applies to portions of hamlets that are used for agricultural purposes and where further development or lot creation is not anticipated.

Hamlet Open Space

Permits parks and similar open space uses which are suitable in the Hamlets.

OUR SUSTAINABLE COMMUNITY, ECONOMY & INFRASTRUCTURE

Sections 3, 7, and 8 provide Township-wide policies in relation to community development, economic development, and the provision of infrastructure. The following provides an overview of the topics discussed in these sections.

3 OUR SUSTAINABLE NEIGHBOURHOODS

- The **Sustainable Community Design and Development** section promotes energy efficient, water efficient and green technologies, such as low impact development.
- The **Healthy, Age-Friendly and Accessible Communities** section supports the design of age-friendly, barrier-free development and public realm design.
- The **Meeting Housing Needs** section establishes a strategy to ensure that the Township will meet its future housing needs, including a target to achieve 25% of new housing units as affordable.
- The **Parks, Trails, and Public Service Facilities** section guides the planning, design and implementation of these essential facilities and services.
- The **Addressing Land Use Impacts** provides policies to ensure land use compatibility with respect to noise, air quality, vibration, and soil contamination.
- The **Conserving our Heritage** section enables a range of tools to support heritage conservation.
- The **Policies for Specific Uses** section provides criteria for specific uses as may be permitted by the Plan.

7 OUR FLOURISHING ECONOMY

- The **Utilizing Employment Lands** section ensures specific types of economic activity are in environments which are most compatible and best suited for their success.
- The **Small Businesses and the Creative Economy** section supports the integration of small-scale, local businesses throughout the Township.
- The **Agri-Food Strategy** supports the implementation of the Region-wide Agriculture and Agri-Food Sector Strategy.
- The **Culture and Tourism** section supports the development of tourism assets within the Township, being attractions, tourism businesses, infrastructure, hospitality and promotion.

8 OUR INFRASTRUCTURE AND NETWORKS

- The **Water and Wastewater Servicing** section ensures growth is directed in a manner which promotes the efficient use and optimization of existing infrastructure.
- The **Stormwater Management** section emphasizes an approach that utilizes the principles of low impact development and a treatment train approach.
- The **Transportation, Transit, and Mobility** section implements the integrated transportation network to facilitate the safe and efficient movement of goods and people.
- The **Energy** section establishes locational criteria, and a framework to evaluate proposals for power generation facilities
- The **Utilities and Waste Management** sections which guides the development of these essential services.

HOW IS THE PLAN IMPLEMENTED?

Sections 9 and 10 of Our King, the Revised Draft King Township Official Plan (March 2019), set out a framework for implementing and interpreting the policies of the Plan.

- Land use policy and regulation, which enables regulatory by-laws and development application processes, including zoning, site plan control, and plan of condominium;
- Land division processes, including the consent to sever and plan of subdivision process, which enables the severance of larger blocks of land into individual parcels;
- Other implementation tools, including incentive programs, specialized municipal by-laws and other tools; and,
- Community consultation, which is an integral part of the processes enabled by the Plan.

Land Use Policy / Regulation

- 1. Zoning By-law:** regulatory by-law passed by Council used to regulate the use of land, buildings and structures.
 - Zoning is the most important implementation tool of an Official Plan, as the broader land use permissions and policies of this Plan are intended to be implemented in detail through zoning by-laws
- 2. Interim Control By-law:** May be passed to restrict development within an area while the Township considers the preparation of a planning study.
- 3. Holding By-law:** prohibit development occurring until certain technical or other matters are confirmed / addressed (e.g., availability of services).
- 4. Site Plan Control:** applying to the entirety of the Township, with some exceptions, this tool requires proponents to meet certain conditions to obtain site plan approval and execute a site plan agreement.
- 5. Land Division:** plans of subdivision, plans of condominium, and consent applications are enabled by the *Planning Act*. This Plan provides detailed guidance on how these processes are to be undertaken within the Township.
- 6. Comprehensive Development Plans:** The Official Plan establishes a framework for requiring a tertiary-level plan for certain major development applications and ensure orderly development of the general area.

Other Implementation Tools

- 1. Community Improvement Plans:** enable the use of incentives to promote revitalization of targeted areas (currently implemented for the Village Core).
- 2. Parkland Dedication:** require the dedication of land for parks/ open space purposes in conjunction with certain development applications.
- 3. Property Standards:** enable the Property Standards By-law to set out minimum standards for the maintenance and appearance of private property.
- 4. Height / Density Bonusing:** considers increases in height or density for developments with a site-specific zoning by-law, in exchange for public benefits, such as streetscaping, public art, affordable housing or other improvements desired by the Township.
- 5. Development Charges By-law:** enables recovery of all growth-related capital costs through development charges.

NEXT STEPS

Project Information and Updates

We invite and encourage you to stay informed by signing up for our email updates on SPEAKING for upcoming public meetings and opportunities to participate in the process of completing the Official Plan Review.

The Revised Draft Official Plan (March 2019) may also be downloaded from:

<https://speaking.king.ca/official-plan-review>

Contact Information

Additional information and updates relating to the Official Plan Review are available by contacting the Planning Department:

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Policy Planner, Planning Department
t: 905.883.5321 x 4065
e: kharrison@king.ca

Thank you for participating in and contributing to **Our King**



NEXT STEPS

1. Final Draft Official Plan Released**June 2019**
2. Public Open House #5 and Statutory Public Meeting**June 27, 2019**
3. Release Final Official Plan for Council Adoption**August 2019**
4. Anticipated Council Adoption**September 2019**

