



## INTRODUCTORY DISCUSSION PAPER

OCTOBER 2013



KING TOWNSHIP PLANNING DEPARTMENT



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## 1.0 INTRODUCTION

The purpose of this Discussion Paper is to initiate dialogue on need for a review of the Township of King Official Plan and the revisions that may be required as part of the Official Plan Review.

This Discussion Paper includes the following:

- Outline of the need for an official plan review;
- Overview of King's existing official plan document(s);
- Description of current provincial legislation and regional policy; and
- Outline of additional matters that impact King's policy documents.

## 2.0 NEED FOR AN OFFICIAL PLAN REVIEW

A municipal official plan is an important policy document that describes how lands should be used. An official plan establishes principles, objectives, and strategies intended to guide land use development, while providing for the conservation and enhancement of existing natural systems and features, and ensuring that future planning and development meets the specific needs of the communities it serves. Official plans consist of a combination of policies, maps, and schedules that indicate where new housing, commercial, industry and offices will be located, identify where municipal services and infrastructure will be needed, and how communities will grow. The rationale for commencing an Official Plan Review is discussed in general terms below.

Section 26 of the Planning Act prescribes certain conformity requirements for municipal official plans, requiring such documents to be reviewed and updated not less frequently than every 5 years to ensure these requirements are achieved.

The Province has introduced a number of legislative and policy changes that affect land use planning in King Township including the 2005 Provincial Policy Statement, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, amendments to the Planning Act under Bill 51, the Lake Simcoe Protection Plan, and the Clean Water Act and draft Source Protection Plans, among other initiatives. These initiatives are discussed in greater detail in a subsequent section of this paper.

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. York Region has recently completed its Official Plan Review and the new York Region Official Plan was approved by the Ministry of Municipal Affairs and Housing in September 2010, but was appealed to the Ontario Municipal Board (OMB). Since that time, substantial portions of the York Region Official Plan-2010 have been approved by the OMB and specific York Region Official Plan-1994 policies have been repealed. King Township's Official Plan is required to be brought into conformity to York Region's Official Plan -2010.

The Township of King Parent Official Plan was approved in 1970, and has since been amended over 80 times. These amendments have ranged from minor and/or site-specific in nature, to broader policy revisions, and to the adoption of Secondary and Community Plans, as is the case with the Township's hamlets and settlement areas, as illustrated on Appendix 1.

King Township departments have also recently undertaken a number of policy initiatives such as the Integrated Community Sustainability Plan, the Parks, Recreation and Culture Master Plan, and the development of King's first Economic Development Strategy that can be considered in an Official Plan Review under Section 26 of the Planning Act. In fact, these initiatives have cited a review/update of King's Official Plan policies as a recommendation to assist with their implementation.

King Township's current Official Plan was approved in 1970, and although it has been updated over time, it is over 40 years old. Planning staff has assessed the need for a comprehensive official plan review and update, and considers such a review and update to be necessary and timely.

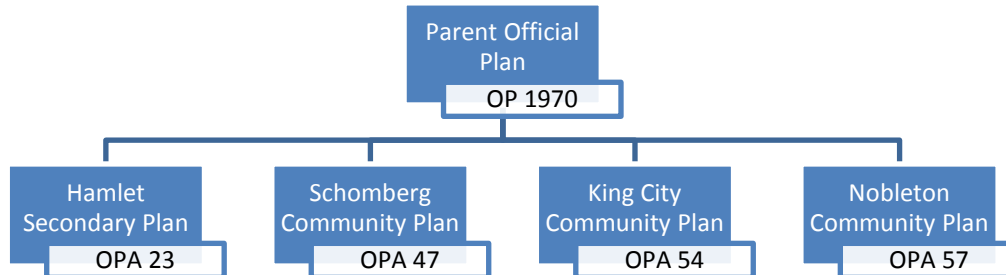
An Official Plan Review is a large project, comprised of a variety of issues. Consulting services will be required to assist Planning staff throughout the Official Plan Review for certain components, for example the Greenbelt conformity exercise, where internal resources and/or expertise are either limited or unavailable.

### **3.0 TOWNSHIP OF KING OFFICIAL PLAN**

The Official Plan is a dynamic document, intended to be subject to continuing review, and amended as necessary to keep up to date with economic and social changes and trends. Notwithstanding the number of significant amendments to King Township's Parent Official Plan over the years, most notably the series of secondary plans for the village and hamlet areas, it is well past the planning horizon that development in the Township was to be guided by Official Plan 1970, and therefore a review and update, in some form, is warranted.

For the purpose of this discussion paper, "Official Plan" refers to the collection of King Township's official plan documents, namely the Township of King Official Plan 1970 ("the Parent Official Plan"), Hamlet Secondary Plan (OPA 23), Schomberg Community Plan (OPA 47), King City Community Plan (OPA 54), and Nobleton Community Plan (OPA 57). In cases where certain components of the Official Plan Review involve a subset of the Official Plan collection, the affected official plan document(s) will be referred to separately, as referenced above. Figure 1 below illustrates the relationship between the Parent Official Plan (1970) and the secondary plans.

Figure 1: Township of King Official Plan Documents



The York Region Official Plan - 2010 has a planning horizon to the year 2031, and includes policy directions to which local municipal official plans must conform. Further, zoning by-laws and amendments thereto, and all development applications are required to conform to the policies of the Official Plan. It is therefore important for the Official Plan to be updated to incorporate current regional and provincial policy initiatives.

### Amendments to the Township of King Official Plan

As previously noted, the Township of King Official Plan (1970) 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 private application, while others are broader policy revisions to update the Official Plan, that are often initiated by Council or Planning staff.

The Township has undertaken a number of major policy amendments to address specific sub-planning areas within King, and to respond to, or incorporate policy directions implemented at the provincial and/or regional level in an effort to keep the Official Plan relevant and current. The following paragraphs provide brief outlines of these amendments.

The Parent Official Plan defines areas of the Township where Secondary Plans are to be prepared. Amendments to the Official Plan have been undertaken to implement Secondary Plans for five of King's Hamlet areas (Ansnorveldt, Kettleby, Laskay, Pottageville, and Snowball), and Settlement areas of King City, Nobleton, and Schomberg. Secondary Plans contain policies and mapping for these areas requiring more detailed direction with respect to land use, community design, natural heritage, and servicing (Appendix 1).

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 legislative directive resulted in amendments to King's Official Plan, incorporating policies to protect the Moraine's natural heritage system, characteristic landform, and vital ecological functions. The Township's Official Plan currently conforms to the Oak Ridges Moraine Conservation Plan. Other examples of Township initiated amendments include the Aggregate

Resources review, the Energy Generation Policies amendment (currently before the Ontario Municipal Board), and the Site Plan Control, Pre-consultation & Information Requirements amendment.

The Official Plan has also been amended a number of times in response to development applications that vary from the guidelines established in the Official Plan.

### **Official Plan Structure and Growth Management Framework**

The Township of King Official Plan (1970) was prepared to bring development policies into effect and to establish, in general terms, the pattern and policy for development within the Planning Area. The general basis and objectives of the Parent Official Plan (1970) are to recognize the policies of senior levels of government as part of the framework within which land use and development policies can be developed, 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 creation of York Regional Government was immanent at the time the Parent Official Plan 1970 was approved. In consideration of the influence a newly formed regional government would have on planning and development in King, Parent Official Plan 1970 was developed with a planning horizon to 1975, and was adopted as a dynamic document intended to be subject to continuing review and amendments, as necessary.

The Secondary Plan Areas of King City, Nobleton, and Schomberg, and the Township's Hamlets are identified as settlement areas in Provincial Plans. Each Secondary Plan contains more detailed land use plans and policies. The Secondary Plans are technically part of the Official Plan, but are more comprehensive documents that contain policies that specifically apply to the respective Secondary Plan area.

The Parent Official Plan refers to schedules and policies that apply to all lands in King Township, outside of the lands within the Secondary Plan areas. However, the Parent Official Plan policies should also provide overall guidance and direction for Secondary Plan policies. The current relationship between the Parent Official Plan (1970) and the secondary plans is one of relative disconnect, as the Parent Official Plan merely defers to the applicable secondary plan for such areas. It is envisioned that through the Official Plan Review, a new overarching parent official plan will be developed to replace Official Plan (1970) and provide unified direction through broader policies to the more detailed secondary plans. King Township's Secondary Plans are briefly summarized below.

#### **Hamlet Secondary Plan (OPA 23)**

The Hamlet Secondary Plan was adopted by Township Council in July 1983, and modified and approved by the Ministry of Municipal Affairs and Housing in December 1984 (save and except for deferred portions, which were approved in 1996). The purpose of the Hamlet Secondary Plan is to supplement the Township of King Parent Official Plan by providing greater detail to



guide and direct the future growth of the Hamlet Areas, specifically Ansnorveldt, Kettleby, Laskay, Pottageville, and Snowball. There is no secondary plan in place for Lloydtown, or the lands identified at Graham Sideroad and Bathurst. The Hamlet Secondary Plan was designed with a planning horizon to the year 2001, accommodating a population within the Hamlet areas of approximately 2,345 persons, embodying objectives to maintain and enhance the community structure consistent with historic trends, provide for a limited amount of growth, and direct a limited amount of non-farm residential to locate in the Hamlet areas, rather than in the rural areas of the Township.

#### Schomberg Community Plan (OPA 47)

The Schomberg Community Plan (OPA 47) was approved by the Ministry of Municipal Affairs and Housing in December 1996 and York Region in July 1998, and was incorporated as part of the Official Plan by way of amendment. The purpose of the Community Plan is to provide an overall framework for the development and growth of Schomberg, and guide such development during the planning period to 2011. The Schomberg Community Plan is based upon objectives speaking to the enhancement and preservation of the environment, economic development of the community, an efficient transportation system, the promotion of residents' well-being and accommodation of a variety of needs and lifestyles through community improvement and urban design. Most amendments to this Plan since its adoption have been site-specific in nature.

#### King City Community Plan (OPA 54)

The King City Community Plan (OPA 54), dated January 2000, was approved by the Ontario Municipal Board in March 2000. The King City Community Plan establishes principles, objectives, and policies with respect to the natural environment, servicing, land use and transportation for the development of King City to a population of 10,000 persons, with employment of 3,761 in the year 2016, and a Regional forecasted population of 12,000 and employment of 4,422 in the year 2021. Since its approval in the year 2000, major policy amendments to the King City Community Plan have included the incorporation of Oak Ridges Moraine policies, and more detailed policies addressing consents.

#### Nobleton Community Plan (OPA 57)

The Nobleton Community Plan was adopted by Township Council in October 1997. Notice of Adoption was issued by York Region in June 2004, and the Plan was approved by the Ontario Municipal Board in February 2006. The Nobleton Community Plan is intended to guide the Nobleton Community to 2016, and includes policies dealing with community character, land use, natural environment, urban design, infrastructure and servicing, and transportation, among others. The Nobleton Community Plan was designed to provide for an increase in population for the Nobleton community to approximately 6,000 to 6,500 by the year 2016. The Plan also includes a Deferred Residential designation 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 using a planning horizon of 2021

or later. The Plan states it is recognized that the Nobleton community will continue to grow and evolve beyond its 2016 planning horizon and that such growth will be the subject of future community plans or Community Plan amendments. The potential for such an amendment can be considered as part this Official Plan Review.

The Township of King Parent Official Plan (1970) is beyond its planned lifetime. Further, York Region has concluded its Regional Official Plan Review, incorporating conformity to the Province's Growth Plan, and extending the York Region Official Plan planning horizon to 2031.

#### **4.0 OTHER GOVERNMENT POLICY DOCUMENTS**

The following identifies various initiatives from Provincial and Regional policy directives that must be addressed in a Township of King Official Plan Review. This is especially applicable where existing policy is outdated, silent or in conflict with senior government documents.

##### **The Planning Act**

Section 16(1) of the Ontario Planning Act specifies the contents of an official plan shall include:

- (a) Goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the municipality or part of it, or an area that is without municipal organization; and
- (b) Such other matters as may be prescribed.

Section 26 of the Planning Act prescribes certain conformity requirements for municipal official plans, requiring such documents to be reviewed and updated not less frequently than every 5 years to ensure these requirements are achieved. Section 26 of the Planning Act requires municipal official plans 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.

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.



## Provincial Interest

Section 26(1) of the Planning Act states that official plans shall have regard for matters of Provincial Interest. Provincial Interest is described in Section 2 of the Planning Act, which stipulates a municipality shall have regard for the following:

- (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 system;
- (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 the Act applies;
- (i) The adequate provision and distribution of education, health, social, cultural, and recreation facilities;
- (j) The adequate provision of a full range of housing, including affordable 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; and
- (q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

## Provincial Policy Statement and Plans

The Provincial Government has introduced a number of initiatives designed to create a policy framework that promotes the protection of natural heritage and agricultural lands, and sustainable development practices. Fundamental initiatives have included the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Places to Grow legislation and the Growth Plan for the Greater Golden Horseshoe, planning reforms to strengthen municipal decision making implemented through Bill 51, and the 2005 Provincial Policy Statement (PPS). The Planning Act requires municipal official plans to conform for Provincial Plans or not conflict with them, and be consistent with Provincial Policy Statements. The Township's Parent Official Plan was approved in 1970, before many of the provincial land use planning changes came into effect. Such changes will need to be addressed during an Official Plan Review.

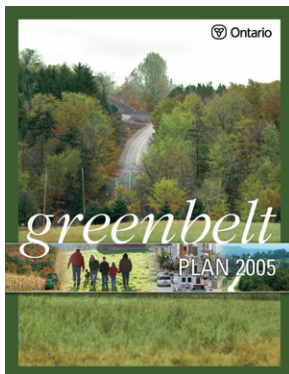
### Provincial Policy Statement, 2005

The Provincial Policy Statement (PPS) contains policies concerning land use planning and development, and provides policy direction on matters of provincial interest, including building strong communities, the wise use and management of resources, and protecting public health and safety. The Province has recently initiated a review of the Provincial Policy Statement, 2005. King Township collaborated with York Region and local municipalities in York Region to provide comments on the draft PPS.



### Greenbelt Plan, 2005

The Province's Greenbelt Plan was approved in February 2005 and identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape. The Greenbelt



Plan is a cornerstone of the Places to Grow legislation and the Growth Plan for the Greater Golden Horseshoe, and also includes and builds upon the ecological protections provided by the Oak Ridges Moraine Conservation Plan, 2001 (ORMCP) by improving linkages between ORMCP lands and surrounding natural heritage and water systems.

The Township undertook its Oak Ridges Moraine Conformity Exercise in response to the provincial Oak Ridges Moraine Conservation Act, and implementing Plan in 2001, and King Township's Official Plan conforms to the ORMCP. 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, implications of the review should be considered in the Official Plan Review.

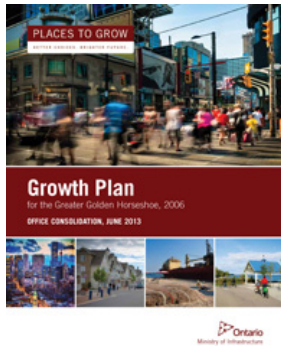
### Growth Plan for the Greater Golden Horseshoe, 2006

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) sets out the Province's vision and provides policies that direct growth to built-up areas, and promote compact and complete communities by managing where and how municipalities are to accommodate growth. The Growth Plan also incorporates residential intensification targets whereby 40 percent of all residential development across the Region must be in the form of intensification, being within the existing 'built boundary'.

One of the key policies of the Growth Plan is that "by 2015 and for each year thereafter, a minimum of 40 percent of all residential development occurring annually within each upper and single tier municipality will be within the *built-up area*". The built-up area is defined as "all land within the built boundary". They are those parts of a community's settlement area that are already developed. The built boundary identifies the built-up area as of June 16, 2006, which is the effective date of the Growth Plan. The built boundary is not the same as the community plan

or settlement area boundary and is fixed in time for the purposes of implementing and monitoring the key policies of the Growth Plan. The built boundary and the urban boundary for the three urban villages in King Township, King City, Nobleton and Schomberg are illustrated in Appendix 2.

The Province has established the built boundary for the three settlement areas in King Township, being King City, Nobleton, and Schomberg. It is within the built boundary that the



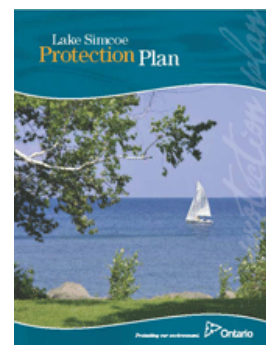
Township will need to provide for the opportunity for intensification and infilling dwelling units. The Region of York has estimated that approximately 15-20% of the forecasted residential growth in King Township will have to be accommodated through intensification, in order to meet the Growth Plan intensification target across York Region. The Region estimates that King Township will grow by approximately 14,600 people by 2031 and 4,800 jobs. In addition, the Region has calculated that a minimum of 920 forecasted residential units growth in King Township to 2031 will have to be accommodated through intensification,

in order to meet the Growth Plan intensification target across York Region. A portion of King's 920 residential intensification units have been attained to date on lands within the built boundary that are (i) designated for residential development (ii) approved for development (iii) under construction, and (iv) built since June 2006.

The Province recently amended the Growth Plan (Amendment No. 2) to update and extend population and employment forecasts to 2041 to help communities to better plan for growth and development in a sustainable way. Amendment No. 2 came into effect on June 17, 2013.

### Lake Simcoe Protection Plan, 2009

The Lake Simcoe Protection Plan (LSPP) is a watershed-based plan, the purpose of which is to protect and restore the ecological health of the Lake Simcoe watershed and elements such as water quality, hydrology, key natural heritage features and functions, and hydrologic features and functions. Objectives of the LSPP also include reducing phosphorus loading to the Lake, and addressing impacts of invasive species, climate change, and recreation activities. The LSPP includes policies speaking to natural heritage, sewage treatment, stormwater management, and water supply and conservation, among other areas.



### Clean Water Act, 2006, & Source Protection Plans

The Province introduced the Clean Water Act in 2006 to help protect municipal drinking water through the implementation of a multi-barrier approach that prevents contaminants from entering sources of municipal drinking water. The Clean Water Act sets a framework for the preparation of Assessment Reports and Source Protection Plans. Assessment Reports form the technical foundation for the Source Protection Plans by identifying vulnerable areas and

evaluating risks to municipal water supply, and were approved by the Ministry of Environment (MOE) in January 2012. The Source Protection Plans establish policy, and guide local decisions for protecting drinking water quality and quantity, and were submitted to MOE for approval in October 2012. Township staff participated along with Regional and Conservation Authority staff at information workshops and commented on the draft Source Protection Plans affecting the Township. In anticipation of the required changes to municipal planning documents upon the approval of the Source Protection Plans, staff was part of a Source Water Protection Local Municipal Working Group organized by York Region to develop draft official plan policies and zoning provisions.

### **Planning and Conservation Land Statute Law Amendment (Bill 51)**

The Planning and Conservation Land Statute Law Amendment Act (Bill 51) amended the Planning Act and introduced changes to the Planning Act to provide municipalities with expanded powers to help build stronger and more sustainable communities through more upfront and transparent planning processes. Bill 51 affords municipalities an enhanced ability to implement provincial policies and municipal priorities, and to manage development. Changes resulting from Bill 51 include 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.

King Township recently adopted amendments to its Official Plan documents to incorporate policies to take advantage of the new planning tools relating to the expanded site plan control abilities, pre-consultation and additional information requirements in support of planning applications. These amendments were approved by York Region in August 2013 and are now in effect.

### **Provincially Significant Wetlands**

The Ministry of Natural Resources has been updating its Provincially Significant Wetland mapping in King. The Provincial Policy Statement indicates that development and site alteration shall not be permitted in such areas. The updated mapping will be incorporated into the Official Plan Review.

### **Ontario Heritage Act**

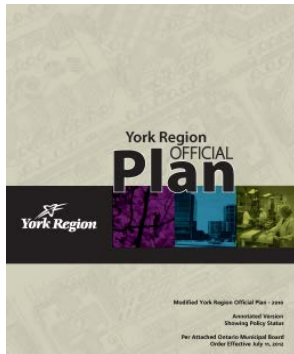
Comprehensive amendments were made by the Province to the Ontario Heritage Act under Bill 60, *An act to Amend the Ontario Heritage Act*, intended to strengthen and improve heritage protection. Changes include new municipal and provincial powers to prevent demolition of designated heritage sites, improvements to the municipal designation process, and strengthened provisions for archaeological resources. The Provincial Policy Statement also speaks to the conservation of significant built and cultural heritage resources and landscapes.

## Ontarians with Disabilities Act and Accessibility for Ontarians with Disabilities Act

Sections of the Ontarians with Disabilities Act and Accessibility for Ontarians with Disabilities Act could be addressed through policies in the Official Plan, including those relating to site and urban design elements and the built environment. Section 41 of the Planning Act (Site Plan Control) was amended by Bill 51 to include that facilities be designed to have regard for accessibility for persons with disabilities as a condition of site plan approval that may be imposed.

## York Region Official Plan - 2010

York Region has recently completed its Official Plan Review. A new York Region Official Plan was approved by the Ministry of Municipal Affairs and Housing in September 2010, but was



appealed to the Ontario Municipal Board. Since that time, substantial portions of the York Region Official Plan-2010 have been approved by the OMB and specific York Region Official Plan-1994 policies have been repealed. As such, King Township's Official Plan is required to be brought into conformity to York Region's Official Plan -2010. The policies of the York Region Official Plan-2010 guide economic, environmental, and community building decisions to manage growth. The Plan is organized into three main sections: Towards a Sustainable Region, Growth Management, and Implementation, and its policies are designed to help coordinate and set the stage for more detailed

planning by local municipalities. The Region's Official Plan-2010 forecasts King's population and employment to grow to 34,900 and 11,900, respectively, by the year 2031. Such forecasts are to be used as the basis for planning new development. The Official Plan Review will include an assessment to determine where and how the forecasted growth is to be accommodated. The Plan notes that a series of regional strategies, plans, and guidelines, such as the Archaeological Management Plan referenced below, will support and implement the policies of the York Region Official Plan -2010.

## York Region Archaeological Management Plan (Proposed Regional Official Plan Amendment No. 6 – Archeological Resources)

Provincial legislation requires municipal decisions related to archaeological resources, or in areas of archaeological potential to comply with Provincial policies and regulations. York Region's study provides the basis for both updates to the Region's policies and practices, as well as updates to local Archeological Management Plans and Official Plans.

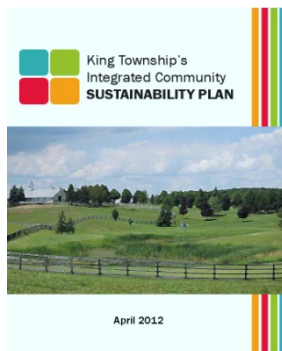
The Township of King Official Plan has not yet been brought into conformity with a number of the provincial initiatives discussed above. King Township official plan documents must also conform to the York Region Official Plan. Given the completion of the York Region Official Plan Review and the resolution of many of the related appeals, staff considers it appropriate to commence King Township's Official Plan Review, as outlined in Section 6 of this paper.



## 5.0 KING TOWNSHIP INITIATIVES

King Township departments have recently undertaken a number of initiatives that can be considered in an Official Plan Review under Section 26 of the Planning Act. In fact, many of these initiatives, outlined briefly below, have specifically cited a review/update of King’s Official Plan policies as a recommendation to assist with their implementation.

### Integrated Community Sustainability Plan, 2012



King’s Integrated Community Sustainability Plan (ICSP) defines the future for the Township of King, community groups, businesses, local organizations and the broader public. The Plan guides and directs how we make decisions, develop partnerships and take action, and emphasizes a balance between the environmental, economic, socio-cultural, and financial priorities of our community. The Plan focuses on implementing sustainable actions and leveraging the resources of our local community.

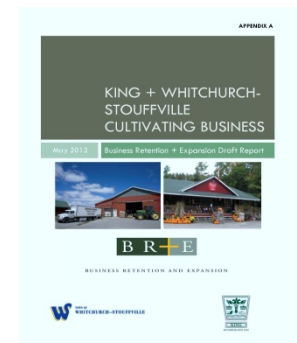
### King Township Economic Development Strategy, 2013

The first King Township Economic Development Strategy is a 5 year plan that will guide sustainable economic development opportunities over the longer term and support growth and investment in the community through the attraction of new businesses and industries to the community, and efforts of existing businesses and entrepreneurs.



### Business Retention + Expansion Program, 2012

King Township and the Town of Whitchurch-Stouffville initiated a Business Retention and Expansion Program entitled “King + Whitchurch- Stouffville Cultivating Business”. The five-year Program was approved by Council in June 2012 and focuses on agricultural and rural-based businesses. Relationship development, the creation of an enabling local planning environment, and the development of a dynamic, prosperous and innovative economy are among the goals identified through the development of the Program.





### Parks, Recreation and Culture Master Plan, 2013



The Parks, Recreation and Culture Master Plan informs decision making over the next 10 years. It is a framework to guide the Department's future strategic direction for the delivery of programs, services and facilities and for the allocation of financial resources.

### Transportation Master Plan Study

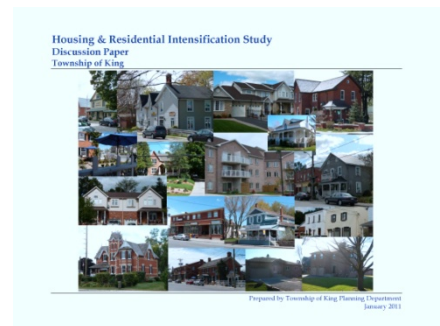
The Engineering & Public Works Department has initiated the Transportation Master Plan (TMP) Study. The TMP Study will guide the development of the Township's long-term transportation vision for the next twenty years and will be undertaken in accordance with the applicable planning policy framework at the provincial, regional, and local levels, including the Provincial Policy Statement. It reflects the Township's desire to develop a sustainable transportation system with a strong focus on efficient use of existing infrastructure, transit, active transportation and Transportation Demand Management.

### Development Charges Background Study

The Development Charges Background Study currently underway is being undertaken as part of the process to lead to the approval of new development charge by-laws in compliance with the Development Charges Act. The Development Charges Act, and associated Ontario Regulations requires that a development charges background study be prepared to inform the determination of development charges with respect to population, housing and non-residential development forecasts, capital works and service levels, and long-term capital and operating costs for infrastructure to which development charges by-laws relate.

### Housing and Residential Intensification Study

The purpose of this exercise, initiated by the Planning Department, is to identify areas that are suitable for intensification, in order to meet targets established for King Township by York Region, in accordance with the Provincial Growth Plan. Opportunities for intensification throughout the villages of King City, Nobleton, and Schomberg will be explored to contribute to the development of healthy, sustainable, and complete communities. The Housing and Residential Intensification Study has included public consultation in the form of in-person information sessions, and survey. The information and comments gathered as part of this exercise will



inform necessary growth management and the Growth Plan Conformity exercises.

### **Museum Strategic Business Plan, 2013**

The Draft Museum Strategic Business Plan, 2013 outlines a number of priorities relating to the provision of cultural services to ensure the Township continues to create a sustainable community. The Plan also identifies goals deemed essential to the success of the museum as its role becomes more defined in the municipal landscape.

In addition to the initiatives discussed above, the following King Township documents and initiatives can also be considered in the Official Plan Review:

- Urban Design Guidelines for the Village Core Areas of King City, Nobleton, and Schomberg, 2006
- Employment Area Design Guidelines, 2007
- Retail Market Study for King North Commercial, 2010
- Green Sustainability Checklist, Draft 2013
- Community and Streetscape Beautification Efforts, 2013
- King Township Public Library Strategic Plan, 2013

### **Other King Township Policy Areas Requiring Review**

The topics listed below, which are not intended to be exhaustive, refer to existing Township policies and policy areas that are in need of revision and/or further direction. These matters have been specifically identified as policy topics requiring attention for reasons relating to the age of King's Official Plan, policy effectiveness, emerging policy issues not previously identified, and the need to respond to senior government policy directives. Such matters can be considered as part of the comprehensive Official Plan Review process, or addressed through separate official plan amendment process(es), as may be necessary.

- Consent Policies for Lot Creation in King City
- Drive-through Facilities
- Commercial/Retail Land Needs
- Affordable Housing
- Energy
- Technical/Housekeeping Amendments

## **6.0 PROPOSED OFFICIAL PLAN REVIEW PROCESS**

The suggested Official Plan Review process generally outlined in Table 1 below is one that reflects the nature and structure of King's Official Plan (comprised of the Parent Official Plan (1970), Hamlet Secondary Plan, and Community Plans for Schomberg, King City, and Nobleton) having different approval dates and planning horizons, and that certain conformity exercises and review components will affect different planning areas (Appendix 1).

The objectives of the initial phase of the Official Plan Review will be to undertake a comprehensive review to:

- Develop a new overarching Parent Official Plan to replace Official Plan 1970, currently well beyond its intended planning horizon to provide policy direction to King’s secondary and community plans; and
- Achieve the Planning Department’s shorter-term goals to complete Greenbelt Plan and Growth Plan conformity exercises.

Subsequent phases of the Official Plan Review may include the review of the Schomberg Community Plan, the King City and Nobleton Community Plans, and the Hamlet Secondary Plan, and will be explored in greater detail at a later date, as the Official Plan Review progresses, and the overall policy direction has been established by the new Parent Official Plan.

Phase	Initiative(s)	Affected Plan(s)	Timeline
1	<ul style="list-style-type: none"> <li>• Parent Official Plan Review</li> <li>• Greenbelt Plan Conformity (including the Plan’s review in 2015)</li> <li>• Growth Plan Conformity</li> </ul>	<ul style="list-style-type: none"> <li>• Official Plan 1970</li> <li>• Official Plan 1970, Hamlet Secondary Plan, King City Community Plan, Nobleton Community Plan, Schomberg Community Plan, AND Zoning By-law 74-53</li> <li>• Official Plan 1970, King City Community Plan, Nobleton Community Plan, Schomberg Community Plan</li> </ul>	2013-2015
2	Schomberg Community Plan Review	Schomberg Community Plan	TBD upon completion of previous phase
3	Secondary Plan Reviews, as necessary	King City Community Plan, Nobleton Community Plan, Hamlet Secondary Plan	TBD upon completion of previous phase(s)

**Table 1: Preliminary High-level Work Program**

Planning staff has considered a number of factors, and approaches to King’s Official Plan Review, including a more phased approach, whereby smaller, subject- or area-specific amendments would be undertaken separately, resulting in rolling implementation of the resulting Amendments. An example of this approach may be undertaking the Greenbelt Plan conformity exercise separately from the Growth Plan conformity exercise as two separate phases, as identified in the Planning Department 2013 Business Plan. However, Planning staff considers a

comprehensive review to be more appropriate, given the current structure and age of King's Official Plan, and the number and magnitude of the required conformity exercises and updates. Planning staff anticipates a comprehensive approach will more efficiently and effectively achieve the desired new, overarching King Township Official Plan by (i) recognizing the interrelated nature of the conformity exercises and required updates (ii) minimizing duplication within and between phases of the Review (iii) enabling better predictability in the budget and work program (iv) enabling more efficient use of time and resources required to undertake the necessary research, analysis and policy development stages, and (v) establishing consistency and continuity throughout the Review, thereby reducing the potential for fragmentation and resulting in a superior quality and cohesive final product.

Community and stakeholder consultation will be a valuable component throughout the Official Plan Review process, and will ultimately help to shape our Review. Therefore, at this early stage of the Review, the Planning Department's generally desired outcome is an overarching Parent Official Plan that guides planning and development across the Township and provides direction to the more detailed Hamlet and Community secondary plans.

It should be noted that there may be reason to adjust the Official Plan Review work program as the process progresses. The preliminary work program outlined in Table 1 may also require revisions as a result of input received at the November 28, 2013 Special Meeting of Council. A more detailed program will be developed in collaboration with a retained consultant team.

## 7.0 WHAT SHOULD WE BE THINKING ABOUT?

The initial phase of the Official Plan Review will include the (i) development of a new Parent Official Plan, and (ii) the Greenbelt Plan and Growth Plan conformity exercises which will affect all of the King's official plan documents. Throughout the development of a new Parent Official Plan to shape and guide land use planning in King Township over the long-term, consideration should be given to King's Vision developed through the creation of our Integrated Community Sustainability Plan:

*"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."*

Our new Parent Official Plan can introduce policies to implement the goals of the environmental, economic, social cultural, and financial pillars upon which the ICSP is based, and further build upon and strengthen policies of the Official Plan relating to the protection of the natural heritage system, preservation of our agricultural lands, and enhancement of our rural areas to ensure they continue to be effective and relevant.

The Official Plan Review process provides an opportunity to review the principles and policies of existing Official Plan documents to determine their effectiveness to date, and their role in King's vision for its future and long term planning. Notwithstanding the Parent Official Plan (1970) is

well beyond its planning horizon, the more recent policies of the Community Plans for King City, Nobleton, and Schomberg have helped to:

- Preserve and enhance King's natural heritage system as a whole, and in particular, the key natural heritage features of the Oak Ridges Moraine;
- Ensure that development is compatible with the small town character of King's communities, and is undertaken in harmony with the natural heritage system;
- Protect agricultural and rural lands by directing development to settlement areas where municipal servicing is available; and
- Improve neighbourhood design and streetscapes, and provide for a more diversified housing stock to accommodate a broader range of lifestyles.

The Official Plan Review will recognize and consider the effectiveness of the principles, summarized in Table 2 on the following page, upon which our existing Official Plan documents are based. This is an opportunity to build upon these policies further and optimize their success throughout the Township by incorporating them into the new overarching Parent Official Plan.

**Parent Official Plan (1970)**

To recognize the policies of senior levels of government as part of the framework within which land use and development policies can be developed

To provide for only limited development in the urban centres due to the servicing situation that existed at the time the Plan was developed

<b>Hamlet Secondary Plan (OPA 23)</b>	<b>Schomberg Community Plan (OPA 47)</b>	<b>King City Community Plan (OPA 54)</b>	<b>Nobleton Community Plan (OPA 57)</b>
<p>To maintain and enhance the community structure consistent with historic trends</p> <p>To provide for a limited amount of growth compatible with existing development form</p> <p>To provide an opportunity for a limited amount of non-farm residential development to locate in the Hamlets rather than rural areas.</p>	<p>To provide for the enhancement and preservation of the environment</p> <p>To provide for continued economic development</p> <p>To provide for the development of an efficient transportation system that safely moves people and goods</p> <p>To create an environment that promotes the well-being of residents, accommodates a variety of needs and lifestyles</p> <p>To ensure the health, welfare, education and safety of residents</p> <p>To provide adequate level of municipal services</p> <p>To encourage Community Improvements</p>	<p>To undertake development in a manner which recognizes the Oak Ridges Moraine and preserves the integrity of the natural environment</p> <p>To maintain the distinctive character of the community and set the community apart from adjacent, urban communities</p> <p>To create a healthy community that is environmentally and economically sustainable</p> <p>To ensure development is financially feasible</p>	<p>To maintain and reinforce the community's small town character, while allowing for growth and development</p> <p>To maintain a compact urban form and to provide for future development on full municipal services that is compatible with the existing community</p> <p>To respect existing heritage buildings</p> <p>To allow for a wider range of housing choices</p> <p>To encourage a linked open space system, walking and cycling trails, while preserving the natural environment</p> <p>To maintain and enhance existing natural features</p> <p>To provide for the improvement of the existing Village Core and economy of the community</p> <p>To maintain the strong agricultural base surrounding the built-up area of the community</p>

**Table 2: Summary of Existing Official Plan Principles & Goals**



Building on our successes is important to moving towards our Vision. In addition to the principles and goals that currently guide land use planning in King, consideration should be given to the following topics, presented in Figure 1 below, throughout our Official Plan Review. The general topics included in the Figure represent a starting point to facilitate discussion. Additional thoughts and ideas for consideration in the Official Plan Review are welcomed and encouraged.

Figure 1: Topics to Consider for King’s Official Plan Review



## 7.0 CONCLUSION

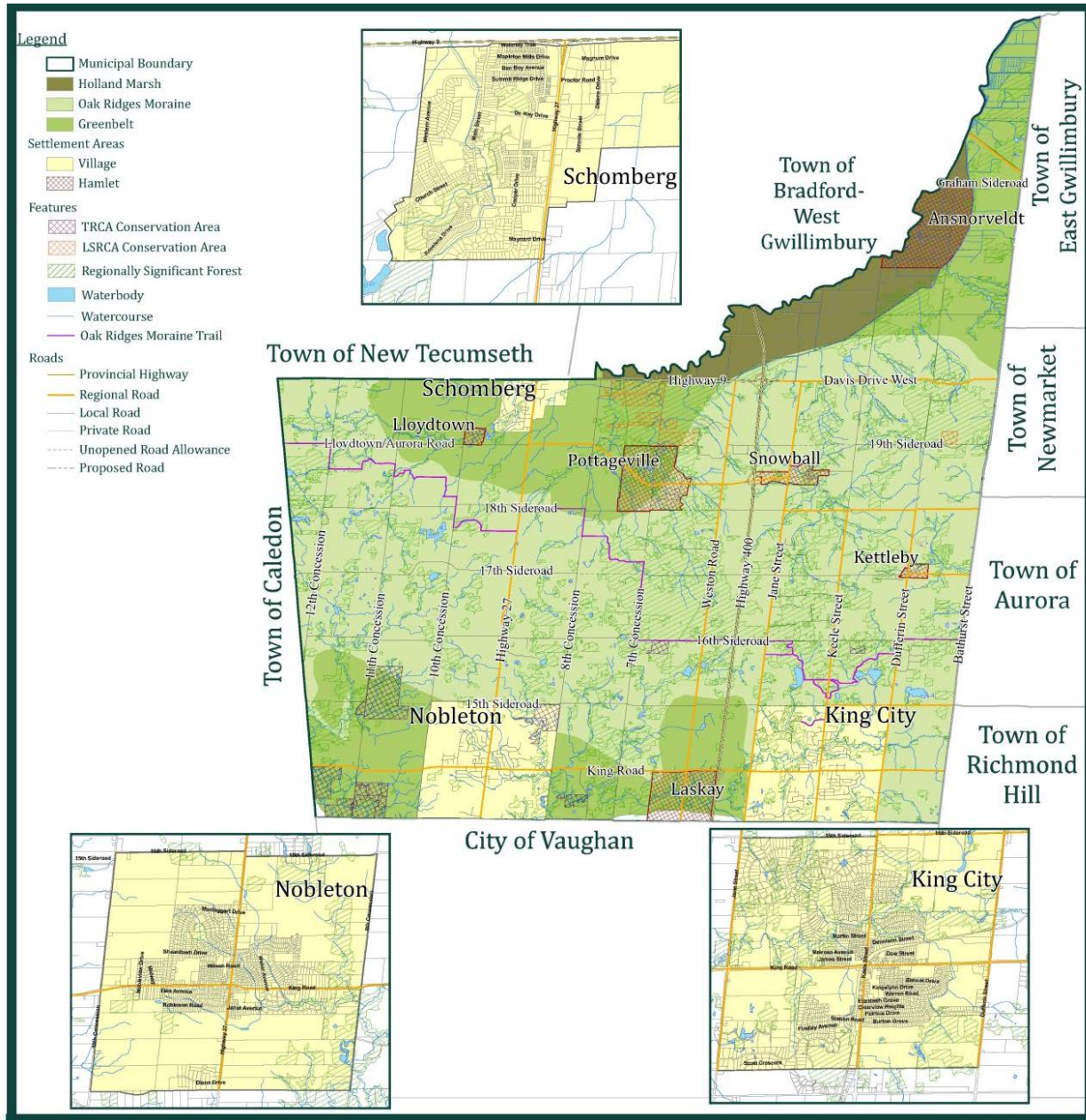
The purpose of this Discussion Paper is to (i) initiate dialogue on the revisions that may be required as part of the Review of the Township of King Official Plan, and (ii) provide a general indication of the matters that would be examined through the Official Plan Review process.

As discussed throughout this paper, the Official Plan Review process is an opportunity for everyone to contribute their ideas towards helping to shape the future of our Township. Over the past decade, new provincial legislation, updated regional policy, and King's own visioning exercise has had important implications for land use planning. As we plan for King's future, we would like to establish a unified policy direction for our idyllic community of communities that share a common economic base and collective identity. We would like to develop a new overarching Parent Official Plan that will provide for sustainability for future generations, plan effectively for growth, promote complete communities that foster and support healthy, active lifestyles, and continue to protect and enhance the natural environment, agricultural and rural areas that give King its distinctive character.

For further information, please contact the Planning Department at 905-833-5321 x 4066 or by email at [officialplanreview@king.ca](mailto:officialplanreview@king.ca)

Additional information can also be on Official Plan Review Project Page of King Township's website at [www.king.ca](http://www.king.ca)

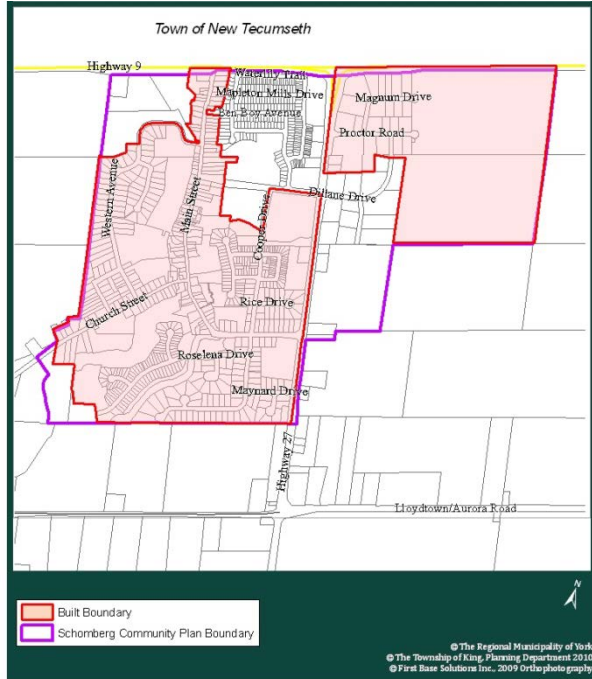
APPENDIX 1: Township of King Planning Areas



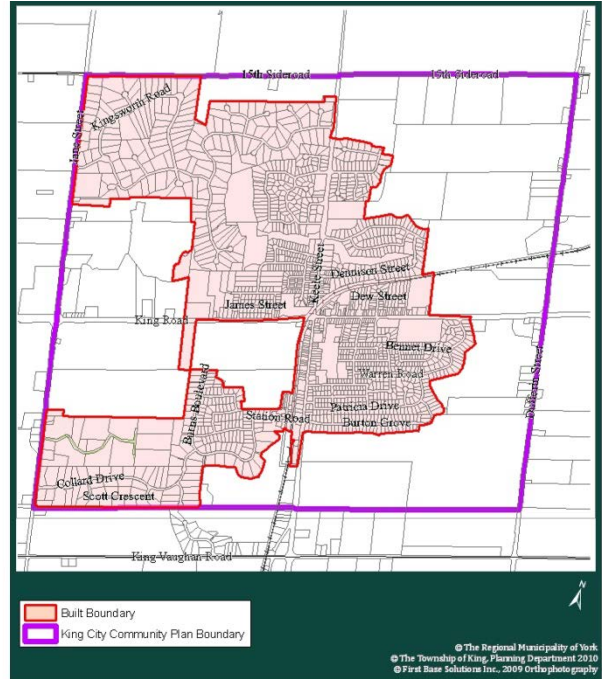


APPENDIX 2: Built Boundaries for Schomberg, King City, and Nobleton

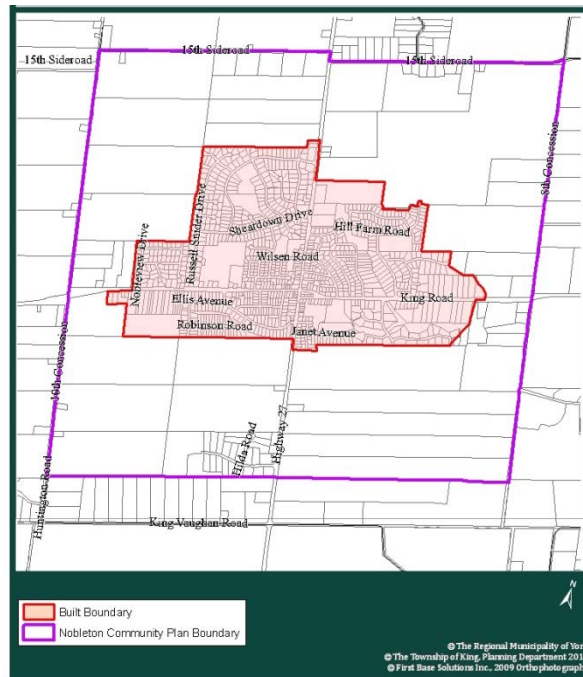
SCHOMBERG



KING CITY



NOBLETON



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**APPENDIX 3: Notice of Special Meeting of Council****NOTICE OF SPECIAL MEETING OF COUNCIL****TO DISCUSS REVISIONS THAT MAY BE REQUIRED TO THE OFFICIAL PLAN AS PART  
OF THE OFFICIAL PLAN REVIEW**

TAKE NOTICE that the Council of the Corporation of the Township of King will hold a Special Meeting under Section 26 of the *Planning Act*, R.S.O. 1990, Chapter P.13. as follows:

**DATE & TIME: THURSDAY, NOVEMBER 28<sup>TH</sup>, 2013 AT 6:00 P.M.**

**LOCATION: COUNTRY DAY SCHOOL in the AUDITORIUM**

**13415 DUFFERIN STREET, KING CITY**

THE PURPOSE of this meeting is to provide the public with an opportunity to discuss revisions that may be required to the Township of King Parent Official Plan as part of the Official Plan Review. *The Planning Act* requires that Council consider any written submissions on the Official Plan Review and provide the public with an opportunity to be heard on the subject.

WHAT IS AN OFFICIAL PLAN? An official plan is an important planning policy document that describes how lands should be used. An official plan establishes principles, objectives, and strategies intended to guide development, while providing for the conservation and enhancement of natural systems to ensure that future planning and development meets the specific needs of the communities it serves. Official plans consist of a combination of maps, schedules, and policies that indicate where new housing, commercial, industry and offices will be located, identify where municipal services and infrastructure will be needed, and how communities will grow.

WHY ARE WE DOING THE REVIEW NOW? *The Planning Act* prescribes certain provincial and regional conformity requirements for municipal official plans, and requires such documents to be reviewed and updated not less frequently than every five years to ensure these requirements are achieved. King Township's Parent Official Plan (1970) was approved in 1970, and has since been amended over 80 times. King Township departments have undertaken initiatives that can be considered in the Official Plan Review, such as the Integrated Community Sustainability Plan, Parks Recreation and Culture Master Plan, and Economic Development Strategy. King Township proposes to undertake a review of its Parent Official Plan (1970), and to complete Greenbelt Plan and Growth Plan conformity exercises.

The Official Plan affects everyone in King Township. Your vision and input is important to undertake an effective review of the Official Plan. Public consultation is your opportunity to participate in shaping the Township's Official Plan.

REPORTS AVAILABLE: A Recommendation Report entitled "Request for Special Meeting of

Council to discuss the Township of King Official Plan Review” is available on the Official Plan Review project page of the King’s website at [www.king.ca](http://www.king.ca), and provides a more detailed outline of the proposed Review. An “Introductory Discussion Paper” will be available on the project webpage on October 29, 2013. The reports can also be obtained by contacting the Planning Department.

ANY person may attend the Special Meeting and/or make oral or written submissions advising Council of revisions that may be required to the Township Official Plan. Written submissions should be made to the Township Clerk.

ADDITIONAL INFORMATION can be obtained by contacting Sarah Allin, Policy Planner in the Planning Department at 905-833-4066, by email at [officialplanreview@king.ca](mailto:officialplanreview@king.ca), or by visiting King Township’s Official Plan Review project page at [www.king.ca](http://www.king.ca).

DATED AT THE TOWNSHIP OF KING THIS 10<sup>TH</sup> DAY OF OCTOBER, 2013.

Kathryn Smyth  
Township Clerk