

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** September 24, 2021

**CASE NO(S):**

PL200556

**PROCEEDING COMMENCED UNDER** subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1186675 Ontario Ltd.
Appellant:	Daniel Aquino
Appellant:	Bushland Heights Limited
Appellant:	Jessica Ferri; and others
Subject:	Township of King (Our King) Official Plan, 2019
Municipality:	Township of King
OLT Case No.:	PL200556
OLT File No.:	PL200556
OLT Case Name:	Aquino v. King (Township)

**Heard:** September 21, 2021 by video hearing

**APPEARANCES:**

**Parties**

Bushland Heights Limited,  
Daniel Aquino, Via-Ru Limited and  
1186675 Ontario Ltd.

Stateview Homes  
(High Crown Estates) Inc.  
Yellow Horizon Homes Ltd.

Nobleton 2715 Developments Inc.

Flato Developments Inc.  
Wyview Group

**Counsel**

Steven Ferri  
Mandy Ng

Natalie Ast

Meaghan McDermid  
Michael Melling

Katarzyna Sliwa  
Aaron Kurts

Sandra Kendall	James Feehely
Lino Nicoletti and Elio Nicoletti	Self-represented
Regional Municipality of York	Pittman Patterson Lee English
Township of King	Tom Halinski Jasmine Chung

**MEMORANDUM OF ORAL DECISION DELIVERED BY M. RUSSO ON  
SEPTEMBER 21, 2021 AND ORDER OF THE TRIBUNAL**

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**INTRODUCTION**

[1] The matter before the Ontario Land Tribunal (the “Tribunal”) is with respect to the appeals filed under s. 17(36) of the *Planning Act* as a result of the decision by the Regional Municipality of York (“Region”) to approve the new Official Plan for the Township of King (the “Township”) subject to various modifications.

[2] A first Case Management Conference (“CMC”) was held May 11, 2021 on the matter. Some additional case management requirements still required attention; thus, this second CMC was scheduled.

**THE SECOND CMC**

[3] A brief role call of the Parties and counsel was conducted by the Tribunal to establish who was present and representation of the Parties.

[4] The Tribunal received written withdrawal requests from previously established Parties:

- i. Kindome Investment Ltd.
- ii. Jessica Ferri

Both requests were granted, and the Tribunal removed the above Parties from the proceedings.

[5] Tom Halinski, counsel for the Township, provided the Tribunal:

- i. An updated table, indicating the status of each appeal and details relating to the appeal, titled *Summary of Appeals*; and,
- ii. a Draft Procedural Order (the “DPO”).

[6] Mr. Halinski submitted a brief agenda to the Tribunal for its indulgence to facilitate the efficiency of the CMC.

[7] The Tribunal found the submission useful and proceeded with the agenda, as follows:

- i. Status of appeals;
- ii. Motion, provided by the Township to the Tribunal;
- iii. Review of DPO;
- iv. Settlement Agreement (Statesview Homes); and
- v. Discussion of potential additional Party.

## **STATUS OF APPEALS**

[8] Mr. Halinski shared with the Tribunal that considerable efforts by all Parties has resulted in a significant scoping of the issues that were put forward in the DPO.

[9] A brief summary and overview of the appeals were provided to the Tribunal from the table, *Summary of Appeals*, which the Tribunal marked as Exhibit 1.

[10] The Tribunal being satisfied that counsel has endeavoured to scope the issues, directed counsel to ensure unrepresented Parties were included in the exercise, and all issues provided in the DPO were reflective of all Parties' concerns.

## **MOTION**

[11] A Notice of Motion was provided to the Tribunal September 3, 2021. This matter having come before the Tribunal as a Motion by the Township.

[12] The Tribunal having read the Motion Record and other materials filed by the Moving Party, and on consent of the Responding Parties has subsequently been informed that the Motion has been resolved, on consent, subject to the Tribunal including language in an Order that the scoping of the Responding Parties' appeals is without prejudice to certain rights of the Responding Parties.

## **THE DPO**

[13] As the Parties were directed at the first CMC, a DPO was provided to the Tribunal in advance of this second CMC.

[14] A consensus was reached by the Parties, and a submission was put forward to the Tribunal that the hearing of the merits be divided into two phases (set out in the DPO). The first phase, being the 20-day hearing already scheduled to be heard April 4, 2022 before the Tribunal. The request put forward to the Tribunal, is that the second phase be scheduled subsequent to the first phase.

[15] Details pertaining to the duration required of the second phase was still being considered by the Parties. Counsel submitted that if the Tribunal was to provide the Parties some additional time to submit a revised DPO, that would allow the Parties the time to submit a definitive duration period required to hear the second phase.

[16] All Parties were agreeable to the DPO in principle; however, several Parties indicated they still required some additional time to refine and finalize some details before consent was able to be provided to the submitted DPO.

### **SETTLEMENT AGREEMENT (STATEVIEW HOMES)**

[17] Tribunal file number PL190494 was recently heard and a decision has been issued. Counsel for the Township (as summarized in Exhibit 1) asked that this disposition be reflective of PL190494 decision.

[18] To facilitate this, counsel further asked that a separate settlement hearing be scheduled by the Tribunal, if possible, to have the issues settled for Statesview Homes (High Crown Estates Inc.) and the Township.

### **DISCUSSION OF POTENTIAL ADDITIONAL PARTY**

[19] Russell Cheeseman was present at the CMC, acting as counsel for his client, whom has been in discussions with the other Parties. His client has been considering putting forward a motion to the Tribunal, seeking to be added as a party for these proceedings.

[20] Mr. Cheeseman shared with the Tribunal, in determining his client's next steps, the challenge has been the issues for the Hearing of the Merits has yet to be finalized by the Parties. His client having to shelter under another Parties issues (as required under the Tribunal's *Rules of Practice and Procedure*) requires the issues finalized to assess if their concerns are being addressed, and whether or not to put forward the Motion.

[21] Additionally, Mr. Cheeseman's concern was respecting the timeframes required by the Tribunal in providing a Notice of Motion and all other timelines put forward in the DPO and other remaining factors. His concern was the interaction of all these variables

and the limiting his client's ability to have all the information required to adequately assess the issues and still meet timelines, if and when in place.

## **CONCLUSION**

[22] Having considered the discussion during the CMC and having regard to the specific agenda items discussed, the Tribunal has determined the following:

- i. the Parties are provided 10 days to revise and submit a joint DPO for the Tribunal's consideration. Further, the Tribunal finds that the request for a second phase to be included within these proceedings is reasonable and warranted. The scheduling of the second phase will also be provided within the same 10 days given for submission of the DPO.
- ii. The Tribunal having heard no objections to the draft order submitted, finds the request to be reasonable, and will consider and integrate the draft order provided in resolving the Motion into its final order below.
- iii. The Tribunal having heard no objections to the settlement hearing proposed for specific Parties and their issues, finds this request to be reasonable and will schedule a one-day settlement hearing for the matter.
- iv. The Tribunal having heard Mr. Cheeseman's concerns and recognizing his client at this time has no status for these proceedings, will commence as such. In the event Mr. Cheeseman's client puts forward a motion for status, it will be dealt with at that time. The Parties have offered to work amicably to keep Mr. Cheeseman aware of timelines and to aide in providing clarity on issues as they are finalized, in efforts of helping Mr. Cheeseman's client in deciding whether they may or may not seek status.

**ORDER**

[23] The Tribunal orders a settlement hearing by video scheduled to commence at **10 a.m. on Tuesday, October 26, 2021** for **one (1) day**, as follows:

<https://global.gotomeeting.com/join/581286733>

**Access Code: 581-286-733**

[24] Parties and participants are asked to log into the video hearing at least **15 minutes** before the start of the event to test their video and audio connections.

[25] Parties and participants are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at [GoToMeeting](#) or a web application is available:

<https://app.gotomeeting.com/home.html>.

[26] Persons who experience technical difficulties accessing the GoToMeeting application or who only wish to listen to the event can connect to the event by calling into an audio-only telephone line: **Toll-Free 1-888-455-1389 or +1 (647) 497-9391**. The **Access Code** is as indicated above.

[27] Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the video hearing to ensure that they are properly connected to the event at the correct time. Questions prior to the hearing event may be directed to the Tribunal's Case Coordinator having carriage of this case.

[28] On or before **Friday, October 1, 2021**, the Parties shall provide a joint DPO and Issues List to the assigned Case Coordinator for final review and approval of the Member, highlighting any items that may require the Tribunal's assistance to finalize.

[29] On or before **Friday, October 1, 2021** and upon final submission of the issues, the Parties are to provide the Tribunal's assigned Case Coordinator a duration request for the second phase of the hearing that will be accommodated administratively and as available to the Tribunal's calendar.

[30] If any issues arise, the Member may be spoken to, if required, through correspondence received through the Case Coordinator.

[31] The Member will be available for the purpose of the settlement hearing of the appeal, subject to availability on the Tribunal calendar.

[32] No further notice of the settlement hearing is required.

[33] The Tribunal further ORDERS that:

- i. The appeal by Daniel Aquino is scoped and confined to only the lands located along the north side of King Road, between and including the lands municipally known as 2354 King Road and 2470 King Road, comprising 2354 King Road, 15 John Street, 2370 King Road, 2390 King Road, 2400 King Road, 2410 King Road, 2420 King Road, 2440 King Road, 2465 King Road, and 2470 King Road;
- ii. The appeal by 1186675 Ontario Ltd. is scoped and confined to only the policies and lands referred to in Attachment 1 to this Order;
- iii. The appeal by Bushland Heights Ltd. is scoped and confined to only the policies and lands referred to in Attachment 2 to this Order, including Maps 1 and 2 appended thereto;



- iv. The appeal by Via-Ru Limited is scoped and confined to only the policies and lands referred to in Attachment 3 to this Order, including Maps 1 and 2 appended thereto;
- v. The remaining policies and schedules of the Official Plan of the Township of King, identified in the Notices of Appeal of Daniel Aquino, 1186675 Ontario Ltd., Bushland Heights Ltd. and Via-Ru Limited, are no longer under appeal by those Appellants and have accordingly come into force and effect, by operation of s. 17(30) of the *Planning Act*, except where under appeal by another Appellant;
- vi. This Order shall be strictly without prejudice to, and shall not have the effect of limiting, (a) the rights of a party to seek to modify, revise, delete, or add to the unapproved policies, sections, schedules, maps, figures, definitions, tables, and associated text in the Township of King Official Plan, 2019 on a general, area-specific, or site-specific basis, as the case may be or (b) the jurisdiction of the Tribunal to consider and approve modifications, revisions, deletions, or additions to the unapproved Township of King Official Plan, 2019 policies, sections, schedules, maps, figures, definitions, tables, and associated text on a general, area-specific, or site-specific basis, as the case may be;
- vii. The scoping of appeals to a specific site or area is without prejudice to the positions taken by the parties to those appeals so that if those appeals proceed to a subsequent hearing or motion, either on their own or as may be consolidated with other site-specific or area-specific appeals, no party shall be permitted to take the position that the Tribunal ought not to approve site-specific or area-specific modifications, revisions, additions, and/or deletions to the affected sections, policies, schedules, maps, figures, definitions, tables, and associated text on the basis that they deviate from or are inconsistent with such policies, sections, schedules,

maps, figures, definitions, tables, and associated text on a Township-wide basis or as approved in respect of other lands which are subject to the same policies, sections, schedules, maps, figures, definitions, tables, and associated text. However, this does not affect the Township's right to assert that the approved policies, schedules, maps, figures, definitions, tables, and associated text should be applied to the specific sites or areas without modification on the basis that doing so is consistent with the *Planning Act*, provincial policies, conform to provincial plans, and/or constitutes good planning; and

- viii. The Tribunal may be spoken to in the event any matter or matters should arise in the connection with the implementation of this Order.

*"M. Russo"*

M. RUSSO  
MEMBER

**Ontario Land Tribunal**

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

**PL200556 – Attachment 1****Appeal by 1186675 Ontario Ltd.**

<b>Policy to Remain Subject of Appeal</b>	<b>Scope of Appeal</b>
3.2.1(2)(d)	Hamlet Area
4.9.1(1), 4.9.1(2), 4.9.1(8), and 4.9.1(9)	Hamlet Area
5.10.3(12), 5.10.3(16), 5.10.3(17), and 5.10.3(19)	Hamlet Area
6.1	Hamlet Area
6.2.2(6)	Hamlet Area
6.2.3.2, 6.2.3.3(1), and 6.2.3.3(3)	Hamlet Area
6.2.4.2	Hamlet Area
6.2.5 in its entirety	Hamlet Area
6.2.8.2	Hamlet Area
Schedule “A” – Township Structure	Site-Specific
Schedule “B” – Provincial Plan Areas and Designations;	Site-Specific
Schedule “C” – Natural Heritage System;	Site-Specific
Schedule “C3” – Key Hydrologic Features	Site-Specific
Schedule “H” – Natural Hazards	Site-Specific

- *On this Attachment 1, “Site-Specific” means any property within 200 metres of 1380 Wellington Street West (within the Hamlet), including: 15275 Dufferin St., 15675 Dufferin St., 15425 Dufferin St., 15385 Dufferin St., 1424 Wellington St. W., 1344 Wellington St. W., 1324 Wellington St. W., 1312 Wellington St. W., 1300 Wellington St W., 1139 Wellington St W., 1169 Wellington St W., 1199 Wellington St W., 1229 Wellington St W., 1475 Wellington St W., 1345 Wellington St W., 1359 Wellington St W., 1375 Wellington St W., 1383 Wellington St W., 1429 Wellington St W., 1441 Wellington St W.*

- *On this Attachment 1, “Hamlet Area” means the area identified as the “Snowball Study Area” in Schedule 5 of OPA No. 230.*

**PL200556 – Attachment 2****Appeal by Bushland Heights Ltd.**

<b>Policy to Remain Subject of Appeal</b>	<b>Scope of Appeal</b>
2.3.5(2)	Area-Specific1 and Area-Specific 2
2.3.5(4)	Area-Specific1 and Area-Specific 2
4.2.1(2), 4.2.1(3), 4.2.1(5), 4.2.1(10), 4.2.1(17), and 4.2.1(20)	Township-Wide
4.2.2(8)	Area Specific 1-6, for all except (e) (e) Township-Wide but not including the Excluded Sites
4.2.2(9) and 4.2.2(16)	Township-Wide but not including the Excluded Sites
4.2.3(2)	Township-Wide but not including the Excluded Sites
4.2.3(3)	Area Specific (1)-(6), for all except (a) (a) Township-Wide but not including the Excluded Sites
4.2.3(8)	Township-Wide but not including the Excluded Sites
4.2.4(1), 4.2.4(2), 4.2.4(3), and 4.2.4(4)	Township-Wide but not including the Excluded Sites
4.2.5(1), 4.2.5(2), 4.2.5(3), 4.2.5(4), 4.2.5(5), 4.2.5(6), 4.2.5(12), and 4.2.5(18)	Township-Wide but not including the Excluded Sites
4.2.6(1), 4.2.6(2), 4.2.6(3), 4.2.6(4), 4.2.6(5), and 4.2.6(7)	Township-Wide but not including the Excluded Sites

<b>Policy to Remain Subject of Appeal</b>	<b>Scope of Appeal</b>
4.2.7(1), 4.2.7(5), and 4.2.7(7)	Township-Wide but not including the Excluded Sites
4.2.8(1), 4.2.8(2), 4.2.8(3), and 4.2.8(4)	Township-Wide but not including the Excluded Sites
4.2.10(3)(a) and 4.2.10(3)(b)	Township-Wide
4.3.1(d)	Township-Wide
4.4(2) and 4.4(4)	Township-Wide
4.7.2(5)(q), 4.7.2(5)(r), and 4.7.2(5)(s)	Township-Wide
4.8.1(14)	Township-Wide
5.5.3(3), 5.5.3(4), 5.5.3(5), 5.5.3(6), 5.5.3(9), and 5.5.3(10)	Area-Specific 3
5.6.3(1) and 5.6.3(2)	Township-Wide, but not including the Excluded Sites
5.6.3(3), 5.6.3(4), 5.6.3(5)	Township-Wide
5.6.3(6)	Township-Wide, but not including the Excluded Sites
5.6.3(28)	Township-Wide
5.11.1(1), 5.11.2(1), 5.11.2(2), and 5.11.3(7)	Area-Specific 4
5.15.2	Township-Wide, but not including the Excluded Sites
5.17.7 SPPA-7	Township-Wide
6.2.2(6), 6.2.2(8), 6.2.3.3(1), 6.2.3.3(2), 6.2.7.2, and 6.2.9.2	Area-Specific 1, 2, and 6
6.3.3(5)	Township-Wide
6.7.2(3), 6.7.2(5), and 6.7.4(3)(d)(i)	Township-Wide
6.8.2(2) and 6.8.2(11)	Township-Wide
6.9.1(4)	Township-Wide
6.11(8)	Township-Wide
9.1.2(4)	Township-Wide

<b>Policy to Remain Subject of Appeal</b>	<b>Scope of Appeal</b>
9.1.6(4)	Township-Wide, but not including the Excluded Sites
9.1.10(1)	Township-Wide
9.1.10(2)	Township-Wide
10.1(9)	Township-Wide
10.1(11)	Township-Wide
Schedule "A" TOWNSHIP STRUCTURE	Area-Specific 1-6
Schedule "B" PROVINCIAL PLAN AREAS AND DESIGNATIONS	Area-Specific 1-6
Schedule "C" NATURAL HERITAGE SYSTEM	Area-Specific 1-6
Schedule "C1" WOODLANDS	Area-Specific 1-6
Schedule "C2" ENVIRONMENTALLY SIGNIFICANT AREAS AND AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)	Area-Specific 1-6
Schedule "C3" KEY HYDROLOGIC FEATURES	Area-Specific 1-6
Schedule "C4" KEY HYDROLOGIC AREAS	Area-Specific 1-6
Schedule "D1" VILLAGE OF KING CITY LAND USE DESIGNATIONS	Area-Specific 3, 4, and 5
Schedule "E" COUNTRYSIDE LAND USE DESIGNATIONS	Area-Specific 1 and 2
Schedule "E1" HAMLET OF POTTAGEVILLE LAND USE DESIGNATIONS	Area-Specific 2
Schedule "G" WELLHEAD PROTECTION AREAS	Area-Specific 1-6
Schedule "G1" WELLHEAD PROTECTION AREAS	Area-Specific 5
Schedule "G4" WELLHEAD PROTECTION AREAS – QUANTITY	Area-Specific 1-6
Schedule "H" NATURAL HAZARDS	Area-Specific 1-6
Schedule "I" OAK RIDGES MORaine LANDFORM CONSERVATION AREAS	Area-Specific 1-6
Schedule "J" OAK RIDGES MORaine AREAS OF HIGH AQUIFER VULNERABILITY	Area-Specific 1-6
Schedule "L" AREAS OF AGGREGATE POTENTIAL	Area-Specific 1-6
SCHEDULE 'M' PROVINCIAL AGRICULTURAL SYSTEM	Area-Specific 1-6
APPENDIX '1' CONSERVATION AUTHORITIES' REGULATED AREAS	Area-Specific 1-6

- *On this Attachment 2, “Township-Wide” means the entire geographical boundary of the Township of King.*
- *On this Attachment 2, “Area-Specific” refers to Map 1 attached hereto. Area-Specific Areas 3 and 4 are more clearly identified on the attached Map 2 (King City).*
- *On this Attachment 2, “Excluded Sites” means the following: (1) 22 Patton Street; (2) 13121 Keele Street; (3) 13054 Keele Street; (4) the lands subject to FSDAS-2020-02/19T-20K01 and 19T-20K02; (5) 13131 Keele Street; (6) 7195 Highway 9; and (7) collectively, 2018, 2022, 2028, 2036, 2048, 2058, 2062, 2068, 2072, 2078, 2086, 2096 King Road; 31, 37, 45, 51 William Street; 191, 199, 207, 215, 227, 237, 247, Dew Street; and 26 King Boulevard.*

**PL200556 – Attachment 3****Appeal by Via-Ru Limited**

<b>Policy to Remain Subject of Appeal</b>	<b>Scope of Appeal</b>
2.3.5(2)	Area-Specific1 and Area-Specific 2
2.3.5(4)	Area-Specific 1 and Area-Specific 2
4.2.1(2), 4.2.1(3), 4.2.1(5), 4.2.1(10), 4.2.1(17), and 4.2.1(20)	Township-Wide
4.2.2(8)	Area Specific 1-6, for all except (e) (e) Township-Wide but not including the Excluded Sites
4.2.2(9) and 4.2.2(16)	Township-Wide but not including the Excluded Sites
4.2.3(2)	Township-Wide but not including the Excluded Sites
4.2.3(3)	Area Specific (1)-(6), for all except (a) (a) Township-Wide but not including the Excluded Sites
4.2.3(8)	Township-Wide but not including 22 Patton Street the Excluded Sites
4.2.4(1), 4.2.4(2), 4.2.4(3), and 4.2.4(4)	Township-Wide but not including the Excluded Sites
4.2.5(1), 4.2.5(2), 4.2.5(3), 4.2.5(4), 4.2.5(5), 4.2.5(6), 4.2.5(12), and 4.2.5(18)	Township-Wide but not including the Excluded Sites
4.2.6(1), 4.2.6(2), 4.2.6(3), 4.2.6(4), 4.2.6(5), and 4.2.6(7)	Township-Wide but not including the Excluded Sites
4.2.7(1), 4.2.7(5), and 4.2.7(7)	Township-Wide but not including the Excluded Sites
4.2.8(1), 4.2.8(2), 4.2.8(3), and 4.2.8(4)	Township-Wide but not including the Excluded Sites
4.2.10(3)(a) and 4.2.10(3)(b)	Township-Wide
4.3.1(d)	Township-Wide

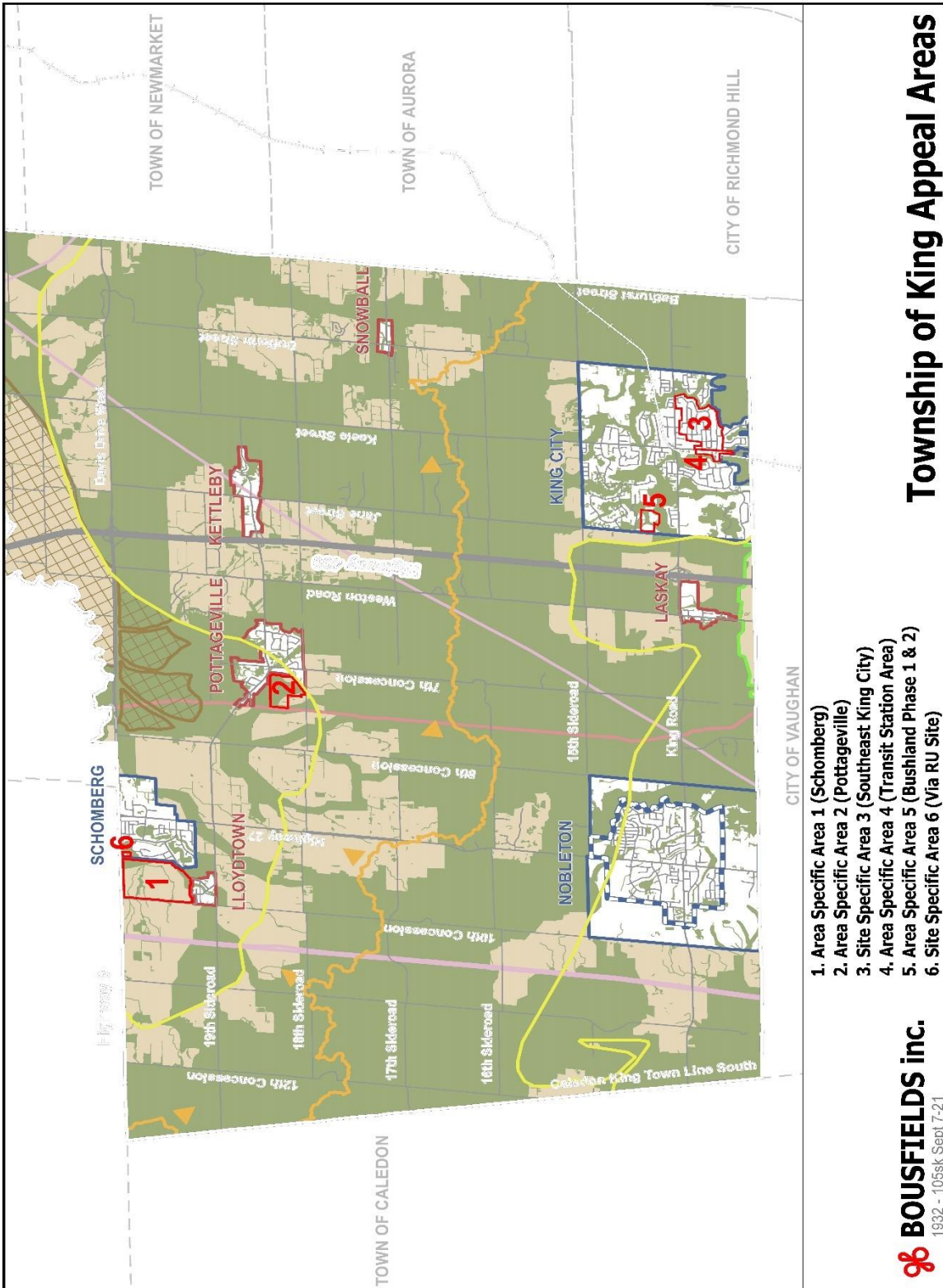


4.4(2) and 4.4(4)	Township-Wide
4.7.2(5)(q), 4.7.2(5)(r), and 4.7.2(5)(s)	Township-Wide
4.8.1(14)	Township-Wide
5.6.3(1) and 5.6.3(2)	Township-Wide, but not including the Excluded Sites
5.6.3(3), 5.6.3(4), and 5.6.3(5)	Township-Wide
5.6.3(6)	Township-Wide, but not including the Excluded Sites
5.6.3(28)	Township-Wide
5.15.2	Township-Wide, but not including the Excluded Sites
6.2.2(6), 6.2.2(8), 6.2.3.3(1), 6.2.3.3(2), 6.2.7.2, 6.2.3.3(2) and 6.2.9.2	Area-Specific 1, 2, and 6
6.3.3(5)	Township-Wide
6.7.2(3), 6.7.2(5), and 6.7.4(3)(d)(i)	Township-Wide
6.8.2(2) and 6.8.2(11)	Township-Wide
6.9.1(4)	Township-Wide
6.11(8)	Township-Wide
9.1.2(4)	Township-Wide
9.1.6(4)	Township-Wide, but not including the Excluded Sites
9.1.10(1)	Township-Wide
9.1.10(2)	Township-Wide
10.1(9)	Township-Wide
10.1(11)	Township-Wide
10.2(2)	Township-Wide
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Schedule "C2" ENVIRONMENTALLY SIGNIFICANT AREAS AND AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)	Area-Specific 1-6
Schedule "C3" KEY HYDROLOGIC FEATURES	Area-Specific 1-6
Schedule "C4" KEY HYDROLOGIC AREAS	Area-Specific 1-6
Schedule "D3" VILLAGE OF SCHOMBERG LAND USE DESIGNATIONS	Area-Specific 1 and 6
Schedule "E" COUNTRYSIDE LAND USE DESIGNATIONS	Area-Specific 1 and 2
Schedule "E1" HAMLET OF POTTAGEVILLE LAND USE DESIGNATIONS	Area Specific 2
Schedule "G" WELLHEAD PROTECTION AREAS	Area-Specific 1-6
Schedule "G3" WELLHEAD PROTECTION AREAS – QUANTITY	Area-Specific 1 and 6
Schedule "G4" WELLHEAD PROTECTION AREAS – QUANTITY	Area-Specific 1-6
Schedule "H" NATURAL HAZARDS	Area-Specific 1-6
Schedule "I" OAK RIDGES MORAINÉ LANDFORM CONSERVATION AREAS	Area-Specific 1-6
Schedule "J" OAK RIDGES MORAINÉ AREAS OF HIGH AQUIFER VULNERABILITY	Area-Specific 1-6
Schedule "L" AREAS OF AGGREGATE POTENTIAL	Area-Specific 1-6
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APPENDIX '1' CONSERVATION AUTHORITIES' REGULATED AREAS	Area-Specific 1-6

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PL200556 – Map 1



- 1. Area Specific Area 1 (Schomberg)
- 2. Area Specific Area 2 (Pottageville)
- 3. Site Specific Area 3 (Southeast King City)
- 4. Area Specific Area 4 (Transit Station Area)
- 5. Area Specific Area 5 (Bushland Phase 1 & 2)
- 6. Site Specific Area 6 (Via RU Site)

# Township of King Appeal Areas



SCHEDULE 'D1'  
VILLAGE OF KING CITY  
LAND USE DESIGNATIONS

TOWNSHIP OF KING  
OFFICIAL PLAN

- Township of King Boundary
- Village Boundary
- Built Boundary
- Site Specific Policy Area (SSPA)
- King City GO Station

Village of King Land Use Designations

- Village Core
- Established Neighbourhood
- Neighbourhood
- Medium Density Residential
- Mixed Use
- Commercial
- Employment
- Transit Station Area
- Institutional
- Parks and Open Space
- Utility
- Village Natural Heritage System



Prepared by:  
WSP

Sources:  
MRCSP, VLM Region 3, Township of King  
Proposals, VLM MADOZ Zone 3

This map is illustrative only. It is not intended to be taken as a guarantee of any kind and is not intended to be taken as a guarantee of any kind. It is not intended to be taken as a guarantee of any kind.

Approved Modification - August 10, 2020

