

October 7, 2022

File No.: 568098-16

Mr. Ryan Amato
Chief of Staff
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON
M5G 2E5

Dear Mr. Amato:

**Re: Flato Developments Inc. (“Flato”) and Wyview Group (“Wyview”)
12650 Highway 27 and 13235 10th Concession, Nobleton, Township of King, Regional
Municipality of York
York Region Official Plan 2022 (“ROP”)**

We are counsel for Flato and Wyview with respect to the above noted matter.

We write on behalf of our clients with respect to the lands at 12650 Highway 27 and 13235 10th Concession, in Nobleton, Township of King, in York Region (the “**Lands**”). Both the Highway 27 and the 10th Concession lands are immediately adjacent to existing development and are a logical extension to the Nobleton Community. The Highway 27 lands are located on the west side of Highway 27, south of King Road, and immediately south of the existing urban boundary of the Nobleton Community. The 10th Concession lands are located on the east side of 10th Concession, north of King Road, and abutting the existing Nobleton Community urban boundary to the south and east. The Highway 27 lands abut existing residential development to the north and south. The 10th Concession lands abut existing residential development to the south and east.

The ROP prioritizes building complete communities and fostering growth for local municipalities, with growth focused on Urban Areas, Towns and Villages, and Regional Centres and Corridors. As it relates to the Township of King, growth is anticipated to be accommodated in the existing villages of Nobleton, King City and Schomberg.

We respectfully propose the attached revisions to the ROP policies and Schedule Map 1B for your consideration in order to facilitate the growth planned in the ROP within the village of Nobleton. The proposed revisions will facilitate growth in the Nobleton community and allow for the provision of complete communities. The revisions will also assist with servicing challenges for the Lands and for existing housing which is currently on aging septic systems. Our clients hope to develop a low density residential community, including, senior housing, purpose built rental suites, with appropriate supporting uses. The Lands are ideally situated to accommodate the growth proposed for King Township in the Growth Plan and ROP. On behalf of our clients we have previously provided comments to Regional staff with respect to the ROP as the policies relate to the Lands. We ask that the attached proposed revisions be considered in the Ministry’s review of the ROP.

Thank you for the opportunity to provide comments. Please do not hesitate to contact me should you have any questions.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner
KS/db

Enclosures

Copy: Client

PROPOSED POLICY AMENDMENTS

PART A

All of the Amendment entitled PART A - THE AMENDMENT, consisting of the attached Figure 1 being an excerpt from Map 1B (Urban System Overlay) of the York Region Official Plan – July 2022 - constitutes Amendment X to the Official Plan for the Region of York.

2.3.43 To promote housing options, including those identified in 2.3.39 through the use of land use planning, financial and other tools, including:

- a. Prioritizing the use of public lands for affordable housing, and emergency and transitional housing, including areas well serviced by transit;
- b. Encouraging the development industry to:
 - i. show flexibility in design and construction choices for new developments; and
 - ii. identify approaches and locations for affordable housing early in the development process.
- c. Working with local municipalities and other key stakeholders to explore opportunities to deliver housing in a timely manner; ~~and -~~
- ~~e.d.~~ Permitting development on private communal water and sewage systems, that are acceptable and to the satisfaction of the local municipality.

4.2.9 That within *New Community Areas* the policies of this section apply in addition to the Community Area policies of section 4.2 that govern the existing and planned *designated greenfield areas*.

4.2.27 That local municipal official plans shall identify phasing of development and the orderly progression of phases within New Community Areas, to the satisfaction of York Region, in accordance with:

- a. Background studies, Master Environmental Servicing Plans or other equivalent alternative studies referred to in policy 4.2.26;
- b. Logical extensions to the existing urban area in the initial phase(s);
- c. Logical and orderly progression of development that is contiguous to existing developed areas;
- d. Delivery of complete communities supported by private and/or municipal community services;
- e. Regional and local municipal infrastructure master plans that illustrate how infrastructure will be phased in New Community Areas to be financially sustainable at the Regional and local municipal level;
- f. Coordination with adjacent municipalities where Regional and/or local municipal infrastructure is shared; and
- g. Be contingent on findings of watershed/subwatershed plans or equivalent.

4.2.29 That the approval of secondary plans for New Community Areas shall be contingent on the following:

- a. Required Regional *infrastructure* committed within the ten-year Capital Plan and additionally, water and wastewater infrastructure shall be supported by a completed environmental assessment;
- b. The local municipalities achieving their intensification target outlined in policy 4.4.10 Table 6 as a minimum average over the last five years;
- c. Alignment with the required *watershed/subwatershed* plans which have been completed and approved;
- d. Logical progression of growth based on local municipal official plans, provision of local and private *infrastructure*, and availability of local and private municipal community services;
- e. *Development of complete communities* in accordance with Section 2.3;
- f. Demonstrated coordination with adjacent municipalities in cases where Regional and/or local municipal infrastructure is shared; and

- g. Approval of a subsequent phase shall be considered at such time as the current phase contributes towards the *development* of a *complete community* by:
- i. Incorporating an adequate provision of local municipal community services such as libraries and schools
 - ii. Providing an appropriate balance of jobs as determined by York Region generally in accordance with policy 4.2.13
 - iii. Containing a mix and range of housing types, sizes, tenures, and affordable options that include but are not limited to, high density *development* along corridors with accessibility to transit.

4.5.2 That the local community plans for Towns and Villages may also include rural and agricultural designations within their boundaries. Any re-designation of agricultural and rural uses within the local community plan boundary to urban uses ~~requires an expansion to the urban boundary through a Regional municipal comprehensive review~~ may be carried out through a local municipal conformity exercise.

~~4.5.3 That where Towns or Villages do not currently have Great Lake based water and wastewater services, extensions to or expansions of existing lake-based services is prohibited by the Growth Plan, unless the servicing is required by the designated authority to address failed individual on-site sewage or water services or to ensure protection of public health. The capacity of water and wastewater services, in this case, will be limited to the servicing requirements for the existing settlement plus capacity for potential development within the approved settlement boundary.~~

- 4.5.4 That *secondary plans* within Towns and Villages, be subject to the following considerations:
- a. Availability of water and wastewater services;
 - b. *Development* that respects the context and scale of the entire Town or Village and is integrated into the existing and planned community;
 - c. Best efforts to achieve the minimum density requirement of 50 residents and jobs combined per hectare, or 14 units per hectare, in the developable area;
 - d. Best efforts are made to incorporate policies 4.2.9 to 4.2.25 of the Plan; and,
 - e. To encourage *development* within the *built-up area* of the Towns and Villages that is consistent with the appropriate policies in Section 4.4 of the Plan.

6.4.13 That *development* within Towns and Villages identified on *Map 1* will occur on the basis of full municipal water and wastewater treatment services where such facilities currently exist or where expansion of such facilities is deemed fiscally and environmentally feasible by York Region or the Minister of Environment, Conservation, and Parks. For existing or previously approved development in Towns and Villages, municipal water and wastewater treatment services will be continued where feasible and in keeping with the provisions of local official plans and the Plan.

Notwithstanding policy 6.4.13, development within Towns and Villages may occur on private communal water and sewage systems, that are acceptable and to the satisfaction of the local municipality.

SCHEDULE AMENDMENTS

That Map 1B - Urban System Overlay - as shown on Figure 1 is amended by designating the lands outlined in black within the Township of King coloured pink as Designated Greenfield Area combined with the New Community Area black hatch lines.

2022 ADOPTED YORK
REGION OFFICIAL PLAN
MAP 1B URBAN SYSTEM OVERLAYS

12650 Highway 27, King City
13235 10th Concession, Nobleton
Township of King, Region of York

LEGEND

-  Subject Lands
-  Built Up Area
-  Designated Greenfield Area
-  New Community Area
-  Local Municipal Boundary

Lands to be
Redesignated

Lands to be
Redesignated



Scale 1 : 15,000



Source: 2022 Adopted York Region Official Plan Map 1B -
Urban Systems Overlay, York Region interactive
map and open data.



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