

WESTON CONSULTING

planning + urban design

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON
M7A 2J3

December 4, 2022
File 11242

**RE: Planning Opinion Letter – Oak Ridges Moraine Conservation Plan Redesignation
The Ministry of Municipal Affairs and Housing
1760 & 2000 16th Sideroad, Township of King**

Weston Consulting has been retained by the owners of the assembled properties municipally addressed as 1760 & 2000 16th Sideroad in the Township of King (herein referred to as the “subject lands”). We have been monitoring the proposed changes to the Oak Ridges Moraine Conservation Plan (*Ontario Regulation 140/02*) that would redesignate lands in the Oak Ridges Moraine Conservation Plan area. We understand that the Ministry of Municipal Affairs and Housing (MMAH) is seeking feedback on the proposed removal and redesignation of 15 select areas from the Greenbelt Area (ERO 019-6216, ERO 019-6217 ERO 019-6218). We are in agreement with this proposal and the ultimate objective of removing the regulatory burden from lands that could be suitable for residential development in the near term. In addition to the lands the province is currently considering, this letter provides comments as it relates to the subject properties and why they warrant consideration from the MMAH for residential development in the near future.

Description of the Subject Property

The subject lands are located at the northeast corner of Keele Street and 16th Sideroad. The property has a total area of 66.29 hectares (163.81 acres) with an approximate frontage of 608.89 metres along Keele Street and 709.11 metres along 16th Sideroad. The subject properties are currently occupied by an 8,000.00 sqft single detached dwelling. The land uses surrounding the property are as follows:

North: Single detached dwellings and vacant lands

East: Single detached dwelling, gym (Regis Farm Ice Arena), woodlots and ponds

South: Single detached dwellings

West: Vacant land and single detached dwellings

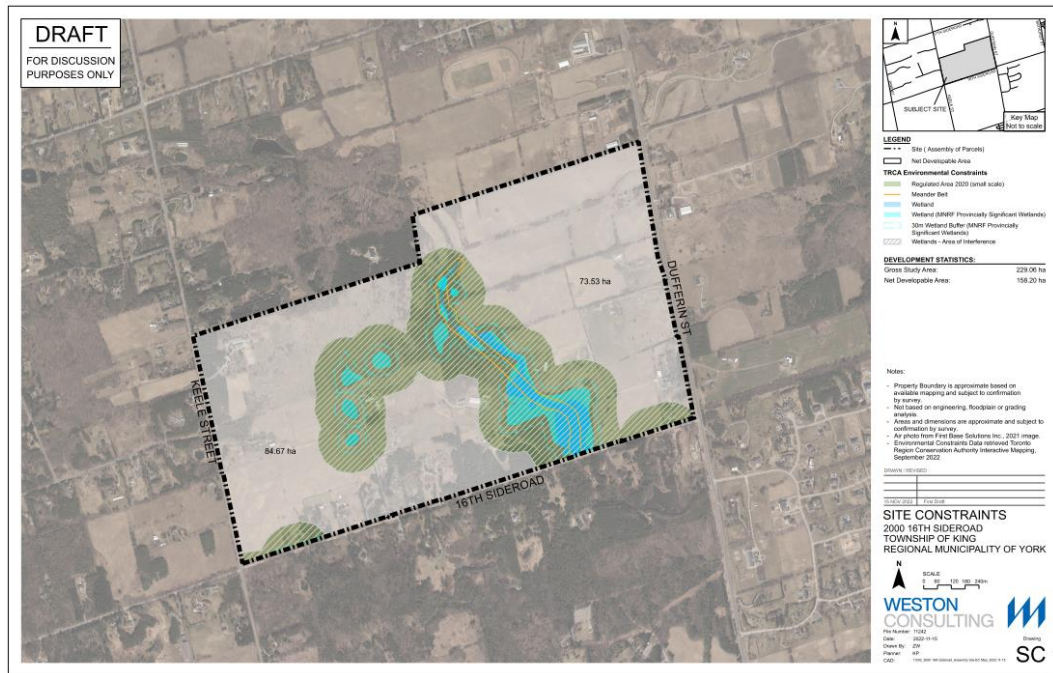


Figure 1: Subject Property Site Constraints Map

The subject lands are designated *Oak Ridges Moraine Natural Core Area* by the Township of King Official Plan, which permits agricultural uses, home businesses, fish, wildlife and forest management, and more. The Township of King Zoning By-law 74-53 and Oak Ridges Moraine Area Zoning By-law 2005-23 zones the subject lands *Oak Ridges Moraine Feature Protection (ORMFP)* and *Oak Ridges Moraine Natural Core and Linkage (ORMNCL)*, which permits home industries, bed and breakfast establishments, and more.

The following map (Figure 1) depicts an overlay of the site into the Township of King Official Plan Schedule E – Countryside Land Use Designations. While the majority of the area is designated as Natural Core Area, the eastern portion of the subject property is identified as Agricultural Area which is suited for a range of development opportunities.

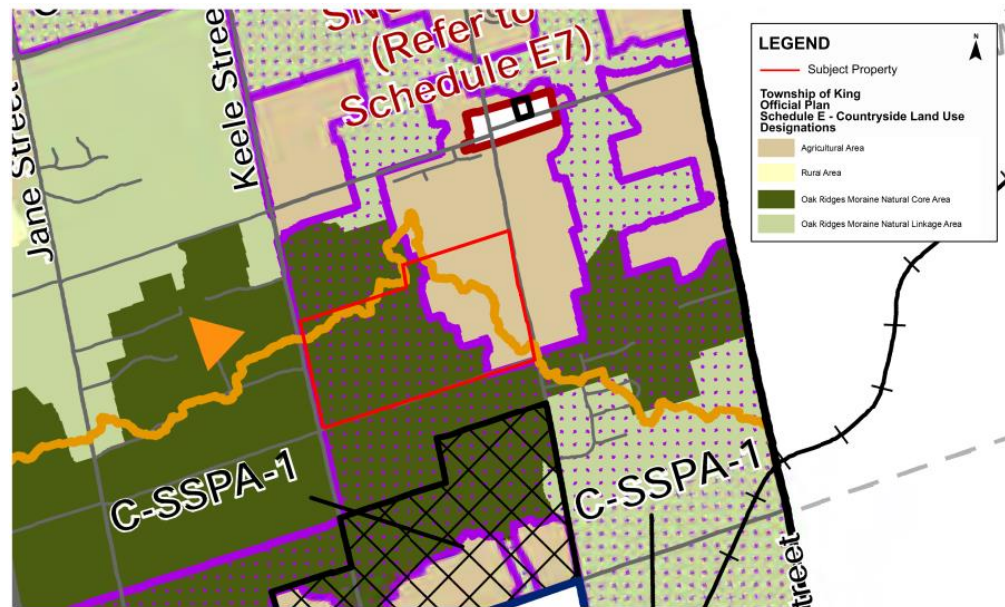


Figure 2: Township of King Official Plan Schedule E Overlay

Background

Weston Consulting and the registered owners of the subject properties understand that the Ministry of Municipal Affairs and Housing is seeking feedback on proposed changes to the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) that would redesignate lands in the Oak Ridges Moraine Conservation Plan area. The Ministry of Municipal Affairs and Housing (MMAH) is seeking feedback on proposed amendments to the Greenbelt Plan, Greenbelt Area boundary regulation (O. Reg.59/05), and the Oak Ridges Moraine Conservation Plan (O. Reg.140/02) that would:

- Remove lands from the Greenbelt Area that could be suitable for residential development in the near term
- Add lands in the Paris Galt Moraine to the Greenbelt Area, designated as Protected Countryside with a Natural Heritage System
- Redesignate lands in the Oak Ridges Moraine Conservation Plan Area that could be suitable for residential development in the near term

We understand that landowners will be expected to develop detailed plans to build housing and move forward with the project quickly. It is the government's expectation that construction of new homes will begin on these lands by no later than 2025, and that significant progress on approvals and implementation be achieved by the end of 2023. This letter is to provide comments requesting that the lands be redesignated under the ORMCP to support residential development in the near future, as the character of the area would be suitable and can provide adequate access to major highways as needed for future residents, including the Ontario 404 highway. We understand that landowners will be expected to develop detailed plans to build housing and move forward with the project quickly and are in the position to develop these lands by no later than 2025. In addition,

we anticipate that significant progress on approvals and implementation be achieved by the end of 2023.

Inclusion of Subject Lands in the Oak Ridges Moraine Conservation Plan

It is our planning opinion that the lands would be suitable for residential development through the redesignation of the ORMCP as a Settlement Area. The subject lands are in close proximity to another residential estate subdivision as well as a recreational facility (Regis Farm Ice Arena) as noted above. The subject area lands are also fairly flat and are not within Specialty Crop Area.

Moreover, the Ministry of the Environment, Conservation, and Parks has conditionally exempted the design and construction of a new 16.2 km rural 4-lane controlled access freeway from duplicative requirements, which it has already met, of the Environmental Assessment Act. The Highway 400–404 Connecting Link (also known as the Bradford Bypass) will provide an east west connection between Highway 400 in Bradford West Gwillimbury and Highway 404. The Highway 400–404 Connecting Link would reduce congestion, and provide a significantly improved connection between York Region and Simcoe Area thus creating new investment opportunities for the Township of King. In our opinion, this link, and the fact that the Property is 2.0 km away from Highway 400, the by-pass would help in increasing the viability of the land.

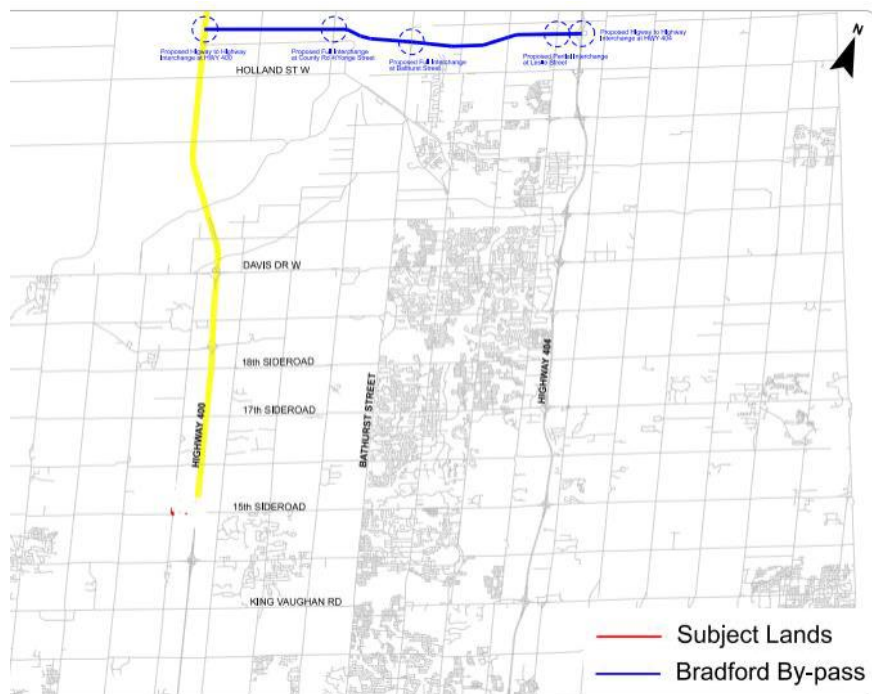


Figure 3: Bradford By-pass

Summary

Based on the planning analysis conducted and comments provided above, we ask that the following summarized points be considered:

- The eastern portion of the subject property, which is **just under 40% of the lands, are identified as Agricultural Area which is suited for a range of development opportunities** as outlined in the Township of King Official Plan Schedule E – Countryside Land Use Designations.
- The subject lands are in **close proximity to another residential estate subdivision** as well as a **recreational facility (Regis Farm Ice Arena)** as noted above.
- The subject area lands are also fairly flat and are **not within Specialty Crop Area**.
- The **Highway 400–404 Connecting Link** (also known as the Bradford Bypass) will provide an east west connection between Highway 400 in Bradford West Gwillimbury and Highway 404.
- **This letter is to provide comments requesting that the lands be redesignated under the ORMCP to support residential development in the near future, as the character of the area would be suitable and can provide adequate access to major highways as needed for future residents, including the Ontario 404 highway.**

Thank you for the opportunity to share our comments. We are open to future discussions regarding this matter. If you have any questions, please contact Katie Pandey at ext. 335.

Yours truly,

Weston Consulting

Per:



Katie Pandey, MAES, MCIP, RPP
Associate