



**NOTICE OF PASSING OF A ZONING BY-LAW
BY THE CORPORATION OF THE TOWNSHIP OF KING**

TAKE NOTICE that the Council of the Corporation of the Township of King passed By-law Number 2019-004 on the 14th day of January, 2019 under Section 34 of the Planning Act, R.S.O, 1990.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the by-law by filing with the Clerk of the Corporation of the Township of King not later than the **13th day of February, 2019** a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, together with 1 cheque in the amount of \$300.00 (certified cheque or money order only) payable to the Minister of Finance to cover the Local Planning Appeal Tribunal (LPAT) fee, and a cheque for \$220.00 representing the Clerk's Department Administrative processing fee, payable to the Township of King. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. If you wish to appeal to the Local Planning Appeal Tribunal (LPAT), a copy of an appeal form is available from the Local Planning Appeal Tribunal (LPAT) website at elto.gov.on.ca or from the Clerk of the Township of King. Please note the Board will only accept filing fee payments by certified cheque or money order.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal (LPAT), there are reasonable grounds to add the person or public body as a party.

Comments received and considered in the preparation of By-law 2019-004 from the public were summarized and included in the Planning Department Recommendation Report (P-2018-42) and identified in the minutes of the Committee of the Whole dated December 10, 2018. The report and minutes are available on the Township's website www.king.ca. Comments received in relation to landscaping, stormwater management, green energy features and snow storage will be further assessed at the site plan approval stage when matters related to building and site design are further considered.

An explanation of the purpose and effect of the By-law and a key map showing the location of the lands affected by the By-law are attached.

DATED at the Township of King this 25th day of January, 2019.



Kathryn Moyle
Director of Clerks/By-law Enforcement
Township Clerk
2585 King Road
KING CITY, ON L7B 1A1
Telephone: (905) 833-5321
Email: kmoyle@king.ca

Comments and personal information are being collected in accordance with the requirements of the Planning Act, R.S.O. 1990, Chapter c.P. 13 as amended, and will become part of the decision making process of the application as noted on this form. Personal information will be protected in accordance with Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information received other than personal information may be included in the documentation which will become part of the public record. Should you have any questions or concerns with regard to the collection of personal information, please contact the Planning Department, Township of King at (905) 833-5321.

EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER 2019-004

By-law Number 2019-004 concerns two (2) properties located on the west side of Keele Street, south of King Road and approximately 200 metres north of Station Road, in the Village of King City and municipally known as 12796 and 12800 Keele Street. The subject lands currently support a vacant dwelling and a vacant industrial building and together the site measures 0.808 hectares (2 acres) with 126.64 metres of frontage on Keele Street. The subject lands are currently zoned Core Area King City (CAK) under the new Urban Areas By-law, being By-law 2017-66.

By-law 2019-004 amends the definitions (Part 2), general provisions (Part 3) and permitted uses and development provisions of the CAK zone (Part 7) under the by-law to facilitate the proposed mixed use development. Specifically, several commercial uses have been removed from the list of permitted uses under the zone, while also establishing the maximum number of residential units, the minimum commercial floor area, the maximum building height, the parking requirement for staked townhomes, the minimum number of parking spaces for the development and other site specific development provisions. The by-law also attaches a Holding (H) zone provision to the lands to address the timing of development in respect to servicing allocation, noise attenuation and a Record of Site Condition for establishing a residential use on the lands.



Location Map

12796 and 12800 Keele Street, King City, ON

