



TOWNSHIP OF KING

NOTICE OF PUBLIC MEETING CONCERNING A PROPOSED OFFICIAL PLAN AMENDMENT

A public meeting will be held by the Council of the Corporation of the Township of King on:

Monday, May 2nd, 2016 AT 6:00 P.M.

at the Township of King Council Chambers at 2075 King Road, King City to consider a proposed Official Plan Amendment under Section 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

SUBJECT PROPERTY

Location: West Side of Dufferin St., North of King Rd., South of 15th Sideroad
Part of Lot 6 -10, Concession 3, King City, ON

Applicant: King City East Landowners Group

File Number: OP-2015-02

PROPOSED CHANGES

The subject application proposes to amend the Township's Official Plan (King City Community Plan/KCCP) to facilitate subsequent and future related applications for approval of a Functional Servicing/Development Area Study, Draft Plans of Subdivision, and Zoning By-law Amendments. The lands to which this amendment applies constitute primarily those lands designated "Low Density Residential 3 Area" and "Low Density Residential 5 Area" by the KCCP. More specifically, the proposed Official Plan amendment application proposes:

- to allow for alternative environmental buffer/minimum vegetation protection zone to a minimum of 10 metres for significant woodlands and 15 metres for non-provincially significant wetlands;
- to allow an increase in the permitted residential density and the resulting overall community population (as noted below). Gross density of an average of 7 units per hectare is proposed. The existing KCCP policies for which the amendment is proposed permit a maximum gross density of 3 units per hectare on the majority of the subject lands and 5 units per hectare on the portion of the subject lands located immediately north of the railway corridor;
- a future population for King City (should all lands develop at the densities proposed) of approximately 14,000 persons and employment of 4,422 in the year 2031, an increase from the forecasted population of 12,000 and employment of 4,422 in the year 2021;
- to delete Section 5.3.3 of the KCCP which will eliminate policies which provide for the design and construction of the sewer system including limitations to its sizing relative to the population forecasts stipulated by the KCCP and the extent of the service area, and its extension to "Institutional" lands which abut the KCCP boundary;
- The applicant has also requested that the subject application be exempted from approval by the Regional Municipality of York.

APPEAL PROCEDURE

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township of King before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision of Council of the Township of King to the Ontario Municipal Board.

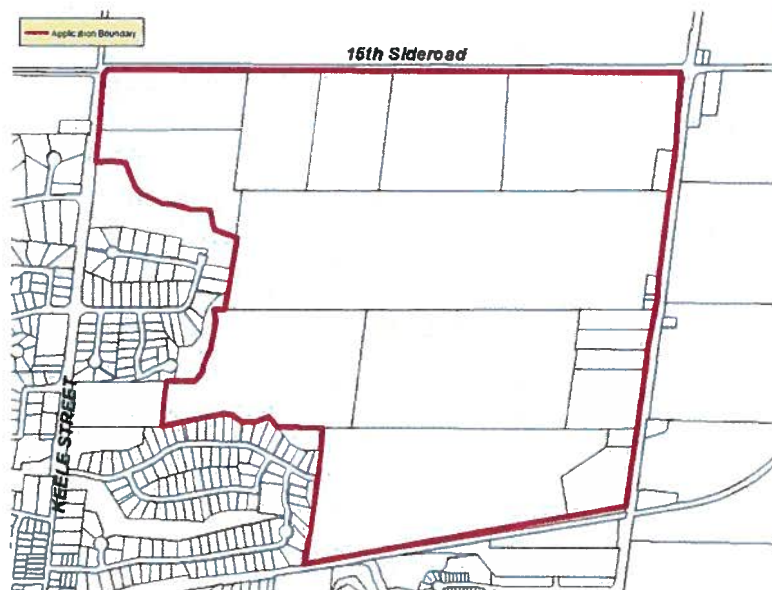
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township of King before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

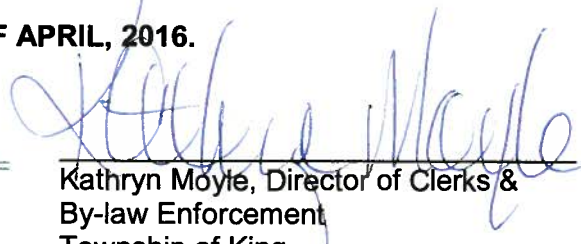
ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment.

ADDITIONAL INFORMATION

A copy of the proposed Official Plan Amendment, as well as related background and supporting information, is available for inspection at the Planning Department, Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m., or by telephone at 905-833-5321, quoting **File Number OP-2015-02** (King City East Landowners Group). Written comments may be mailed or personally delivered to the Planning Department and will become part of the public record.

DATED AT THE TOWNSHIP OF KING THIS 12TH DAY OF APRIL, 2016.




Kathryn Moyle, Director of Clerks &
By-law Enforcement
Township of King
2075 King Road
KING CITY ON L7B 1A1

Comments and personal information are being collected in accordance with the requirements of the Planning Act, R.S.O. 1990, Chapter 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.