



**NOTICE OF APPROVAL OF
DRAFT PLAN OF SUBDIVISION BY
THE CORPORATION OF THE TOWNSHIP OF KING
SECTION 51(37) OF THE PLANNING ACT**

On the 27th day of February, 2023 the Council of the Corporation of the Township of King approved an application for Draft Plan of Subdivision under Section 51 of the *Planning Act*, R.S.O., 1990, as amended, regarding the following application:

Draft Plan of Subdivision application (Janeking Holdings Inc. & Jane King Holdings South Inc.) under File Number 19T-20K02, concerning lands municipally known as 12805 & 12665 Jane Street, and legally described as Part of Lot 3-4, Concession 4, King City, Township of King, as shown on the attached map. The overall area which the subject application consists of are located south-east of Jane Street and King Road. The lands identified above are subject to a related Zoning By-law Amendment application (File Number Z-2020-08) and Official Plan Amendment Application (File Number OP-2017-01) which will be considered by Council at a later date.

In accordance with the decision of the Council of the Corporation of the Township of King, the approval of the Application for Draft Plan of Subdivision is effective on the date of fulfilment of various pre-conditions, being the receipt by the Township of certain executed agreements and/or related matters. The pre-conditions have now been fulfilled.

The development plan includes the following: 155 single-detached homes and 56 street access townhouses, as well as 65 “Lifestyle” townhouse units geared towards seniors, for a total of 276 units. All residential units are intended to front onto public roads. Other blocks for park, stormwater management, and natural heritage are also included.

Brief Explanation of Effect, if any, of Written and Oral Submissions on the Decision

All submissions were considered as part of the decision making process. Public, Staff and Agency submissions were considered and where applicable, are reflected in the Conditions of Approval and/or draft plan. Public consultation on the Draft Plan of Subdivision took place in the form of virtual public meeting held by Council on March 1st, 2021, which was a formal statutory meeting under the Planning Act. All comments received were considered in Municipal Planning staff reports and were made available to the public. The comments were identified, discussed, and where appropriate, addressed in the conditions of draft plan of approval, draft plans, and Zoning By-laws, which were presented at Council on February 27th, 2023.

When and How to File an Appeal

Any appeal of the decision of Council to the Ontario Land Tribunal (“OLT”), is made by filing with the Clerk of the Corporation of the Township of King, no later than 20 days from the date of this notice, a notice of appeal including the reasons in support of the objection, together with a filing fee per application being appealed in the amount as specified on the OLT website (www.olt.gov.on.ca), along with a cheque for \$243.00 per application being appealed, payable to the Township of King representing the Clerk’s Division 2023 administrative processing fee, and a cheque for \$400.00 per appeal, representing the Planning Division’s 2023 administrative processing fee, payable to the Township of King. **The last day for filing an appeal is June 8, 2023.** If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at www.olt.gov.on.ca. Please note the Tribunal will only accept filing fee payments by certified cheque or money order.

Who Can File an Appeal

Only those set out in subsection 51(39) of the Planning Act, subject to subsection 51(43) of the Planning Act may appeal decisions in respect to a proposed plan of subdivision to the Ontario Land Tribunal.

No qualifying person or public body shall be added as a party to the hearing of the appeal of the decision of the Council of the Township of King, including the lapsing provisions or the conditions, unless the qualifying person or public body, before the decision of the Council of the Township of King, made oral submissions at a public meeting or written submissions to the Council of the Corporation of the Township of King, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal’s opinion, there are reasonable grounds to add the corporation or public body as a party.

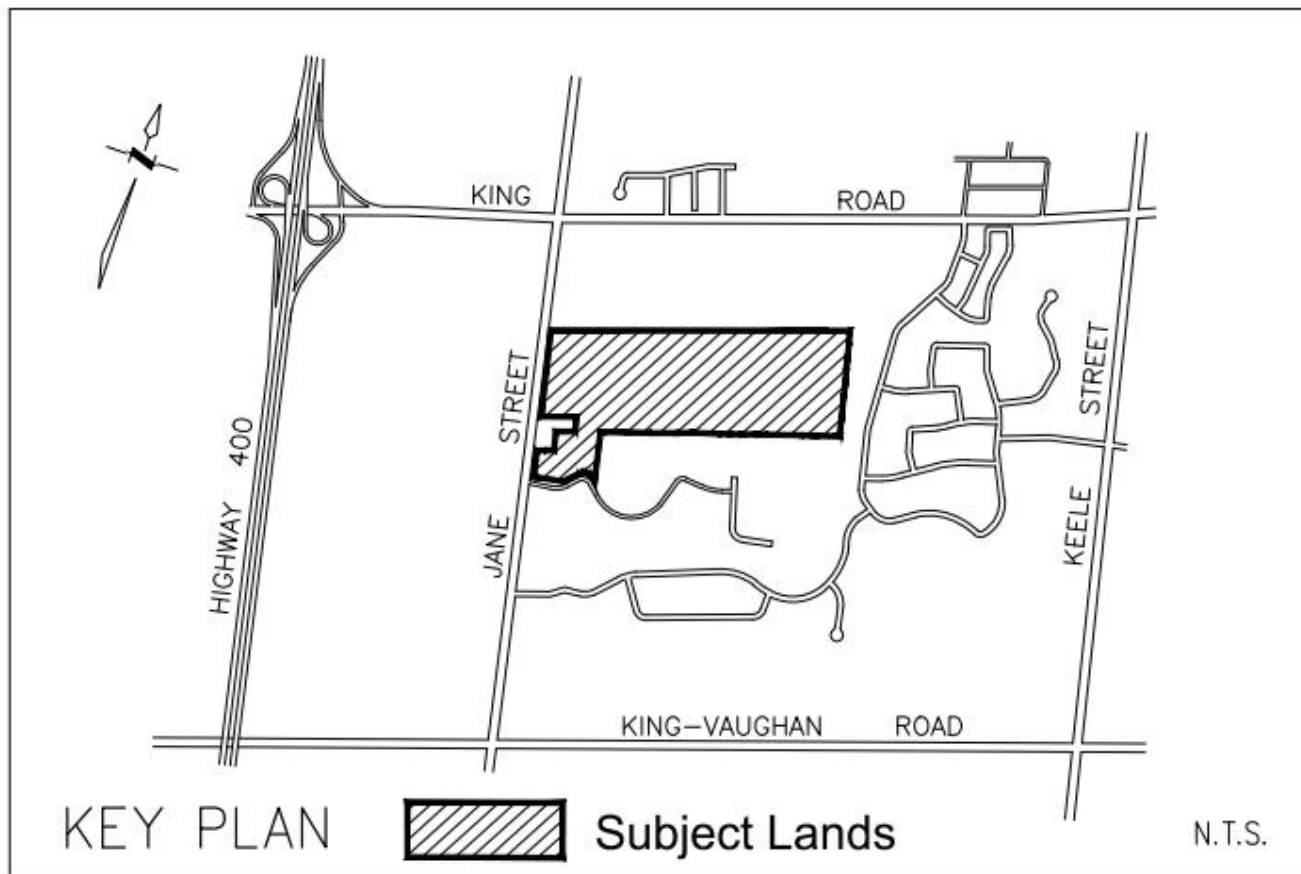
Right of Applicant or Public Body to Appeal Conditions of Draft Plan of Subdivision

Only those set out in subsection 51(43) of the Planning Act at any time before the approval of the final plan of subdivision under subsection 51(58) of the Planning Act may appeal any of the conditions in respect to a proposed plan of subdivision to the Ontario Land Tribunal.

How to Receive Notice of Changed Conditions

The conditions of an approval of Draft Plans of Subdivision may be changed at any time before the final approval is given. You will be entitled to receive notice of any changes to the conditions of approval of the proposed Draft Plans of Subdivision if you have made a written request to be notified of changes to the conditions of approval of the Proposed Plans of Subdivision.

A key map showing the location of the lands affected by the Draft Plan of Subdivision is attached, as well as a copy of the conditions of approval of the Draft Plan of Subdivision. Additional information about the applications is available for public inspection during regular office hours (8:30 a.m. to 4:30 p.m.) at the Growth Management Services Department, 1st Floor, 2585 King Road, King City, ON or on our website at www.king.ca.



DATED at the Township of King this 19th day of May, 2023.

Denny Timm
Township Clerk
Corporation of the Township of King
2585 King Road
KING CITY, ON L7B 1A1