



**NOTICE OF
COMPLETE APPLICATION AND PUBLIC PLANNING MEETING
CONCERNING APPLICATIONS FOR
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

TUESDAY, OCTOBER 12TH, 2021 at 6:00 P.M.

(Electronic Meeting pursuant to Section 238(3.1)(3.3) of the Municipal Act, 2001)

As the Municipal Centre is now closed to the public due to the COVID-19 pandemic, this is an electronic meeting held remotely and live streamed via <https://www.king.ca/meetings>

The public are invited to remotely attend the Virtual Public Planning Meeting to receive information and provide comments on the proposed Official Plan Amendment and Zoning By-law Amendment application to facilitate the development on the property located at 20 Doctor's Lane, submitted to the Township of King in accordance with Sections 17 and 34 of the *Planning Act, R.S.O. 1990*, Chapter P.13, as amended.

Subject Property

Location: 20 Doctor's Lane, King City
Plan 85, Part Lot 18

Owner: YRG RE Holding Inc.

Agent: Arlene Beaumont, W.E. Oughtred & Associates Inc.

File Numbers: OP-2021-03 and Z-2021-10

Staff Report: The staff report will be available at www.king.ca on the Thursday prior to the meeting date.

The Official Plan Amendment and Zoning By-law Amendment submitted by W.E. Oughtred & Associates Inc. under Planning Files OP-2021-03 and Z-2021-10 concern a 738.4 square metre property located on the west side of Doctor's Lane, south of King Road and east of Keele Street. The subject property currently contains a one-storey building used for medical offices.

What Is The Proposed Amendment?

The subject applications propose:

- Site-specific amendments to the Core Area designation to permit an increase in maximum height in the Core Area designation from three-storeys to four-storeys and to increase the maximum permitted Floor Space Index to 1.88.
- Site-specific amendments to the Core Area – King City zone to establish site-specific zone standards relating to parking, amenity area requirements, parking aisle width, setbacks, maximum height and floor space index.

- The proposal is to construct a three (3) storey addition to the existing building in addition to an addition at the ground floor level. The existing building has a gross floor area of 352 square metres, including the basement, and the new building is proposed to have a gross floor area of 1391.53 square metres. The building is proposed with a height of 15.6 m and the proposed floor space index is 1.88.
- The proposal is to utilize the building as a mixed-use building with medical offices and clinic uses in the basement, first floor and second floor. The third and fourth floors of the building are proposed for residential uses with two (2) residential apartments proposed on each of the third and fourth floors.

Any person may attend the virtual public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment or Zoning By-law Amendment. **Written comments will become part of the public record.**

Lead Planner

The proposed Official Plan Amendment and Zoning By-law Amendment, including supporting information, are available by contacting Aloma Dreher, Lead Planner, between the hours of 8:30 a.m. and 4:30 p.m., with reference to the address or file numbers for more information. Written comments in advance of the staff report being published may be sent to:

Aloma Dreher, Planner II
adreher@king.ca, 905-833-5321 ext. 1004

How to Participate in the Virtual Public Meeting

- 1) **VIEW THE MEETING** live virtually at <https://www.king.ca/meetings> . No pre-registration is required.
- 2) **SUBMIT WRITTEN COMMENTS** to the Township Clerk at clerks@king.ca **by 12:00 p.m. (noon) on the day of the meeting.** Comments will form part of the public record and will be circulated to Council and the Planning Division.
- 3) **SPEAK TO COUNCIL** remotely (by audio-telephone) by pre-registering with the Clerk's Division at 905-833-4068 or email clerks@king.ca **no later than 12:00 p.m. (noon) on Tuesday, October 12th, 2021.** Provide your full name, address, telephone number and the item you wish to speak to. Upon receipt of your registration, you will receive a confirmation email with instructions for participating by telephone. All comments addressed to Council will form part of the public record.

How To Stay Informed

If you wish to be notified of the decision of Council of the Township of King regarding the proposed Official Plan and Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at clerks@king.ca.

Appeal Procedure

If a person or public body that would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of King to the Ontario Land Tribunal (“OLT”), does not make oral submissions at a virtual public meeting or make written submissions to the Township of King before the Official Plan Amendment is adopted or Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a virtual public meeting, or make written submissions to the Township of King before the proposed Official Plan Amendment is adopted or Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (“OLT”) unless, in the opinion of the Board, there are reasonable grounds to do so.

Dated at the Township of King this 9th day of September, 2021.

<p>Location Map</p>	 <hr/> <p>Kathryn Moyle Director, Corporate Services Township Clerk Township of King 2585 King Road, King City, ON L7B 1A1 (905) 833-5321</p>
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Comments and personal information (PI) are being collected in accordance with the requirements of the Planning Act, R.S.O. 1990 c.P.13 as amended, and become part of the decision making process of the application as noted on this form, also become part of the public record. Should you have any questions or concerns with regard to the collection of personal information (PI), please contact the Planning Department, Township of King at (905) 833-5321.