



**NOTICE OF PASSING  
OF ZONING BY-LAW AMENDMENT 2023-057  
BY THE CORPORATION OF THE TOWNSHIP OF KING**

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**TAKE NOTICE** that the Council of the Corporation of the Township of King passed By-law Number 2023-057 on the 29th day of May 2023 under Section 34 of the *Planning Act*, R.S.O, 1990.

By-law Number 2023-057 is a by-law to amend Zoning By-law 2016-071 for the Nobleton Urban Area. The Zoning By-law Amendment concerns lands located on the west side of Highway 27, north of Hill Farm Road and south of Sheardown Drive, and municipally addressed as 13196 Highway 27.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the by-law by filing with the Clerk of the Corporation of the Township of King not later than the **28<sup>th</sup> day of June, 2023** a notice of appeal setting out the objection to the by-law and 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](http://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 Department 2023 Administrative processing fee and a cheque for \$400 per appeal, representing the Planning Division's 2023 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 OLT, a copy of an appeal form is available from the OLT website at ([www.olt.gov.on.ca](http://www.olt.gov.on.ca)). Please note the Tribunal 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 Ontario Land Tribunal (OLT). 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 Ontario Land Tribunal (OLT), there are reasonable grounds to add the person or public body as a party.

No comments from the public were received in the preparation of By-law 2023-057. Agency comments received and considered in the preparation of the By-law 2023-057 were summarized and included in the Planning Department Recommendation Report (GMS-PL-2023-26). The report is available on the Township's website [www.king.ca](http://www.king.ca). Comments received in relation to the location of parking, noise, fencing, stormwater management and public safety will be assessed at the site plan approval stage when matters related to building design and intended uses are known.

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 and available on our website ([www.king.ca](http://www.king.ca)).

**DATED** at the Township of King this 8th day of June, 2023.



Denny Timm

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Denny Timm  
Township Clerk  
2585 King Road  
KING CITY, ON L7B 1A1  
Telephone: (905) 833-5321  
Email: dtimm@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 #2023-057**

By-law 2023-057 is a By-law to amend Zoning By-law 2016-71 for the Nobleton Urban Area. Specifically, the Amendment concerns lands as identified on Schedule 'A' of By-law 2016-71.

The Zoning By-law Amendment concerns lands located on the west side of Highway 27, north of Hill Farm Road and south of Sheardown Drive. The subject land is known as Part Lot 7, Concession 9 and municipally addressed as 13196 Highway 27. The Amendment proposes to amend Schedule "A" and Section 7.5 of Zoning By-law 2016-71 to rezone the property from Residential – Single Detached (R1) to Commercial Zone – Core Area – Exception Section 11 (CA – 11) to permit a total of thirteen (13) commercial uses. The Applicant is proposing to convert the existing detached dwelling to a podiatrist clinic.



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER – 2023-057

A BY-LAW TO AMEND ZONING BY-LAW 2016-71, AS AMENDED

**WHEREAS** Zoning By-law Number 2016-71, being a By-law to regulate the use of land and the character, location and use of buildings and structures, was passed on the 11<sup>th</sup> day of July, 2016;

**AND WHEREAS** it is deemed necessary to further amend By-law Number 2016-71, as amended, where such amendment conforms to the Official Plan of the Township of King;

**AND WHEREAS** authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13, to the Council of the Corporation of the Township of King to exercise such powers;


**NOW THEREFORE** the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS:**

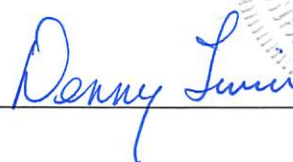
1. **THAT** the lands subject to this By-law consist of Part of East Half of Lot 7, Concession 9, Township of King, as more particularly shown on Schedules “1” and “2” attached hereto;
2. **THAT** Schedules “1” and “2” attached hereto form a part of this By-law;
3. **THAT** Schedule “A” of Zoning By-law 2016-71, as amended, is hereby further amended by changing the zone symbol from “Residential – Single Detached (R1)” to “Commercial Zone – Core Area – Exception Section 7.5.1.11 (CA-11)” with site specific permitted uses on the lands shown on Schedules “1” and “2”, attached hereto;
4. **THAT** Section 7.5 of Zoning By-law 2016-71, as amended, is hereby further amended by adding the following subsection: 7.5.1.11 (CA-11). On the lands delineated as “Commercial Zone – Core Area – Exception Section 7.5.1.11 (CA-11) as shown on Schedules “1” and “2” attached here to, the following uses shall be permitted:
  - a. Clinic;
  - b. Club;
  - c. Day Spa;
  - d. Financial Establishment;
  - e. Fitness Centre;
  - f. Office;
  - g. Printing Establishment;
  - h. Retail Store;
  - i. Service Shop, Personal;
  - j. Tourist Information Centre;
  - k. Veterinary Clinic.


5. **THAT** this By-law shall come into force on the day it was passed where no notice of appeal has been filed with the Township Clerk in accordance with the requirements and within the time prescribed under Section 34(19) of the Planning Act.

**READ** a **FIRST** and **SECOND** time this 29th day of May 2023.

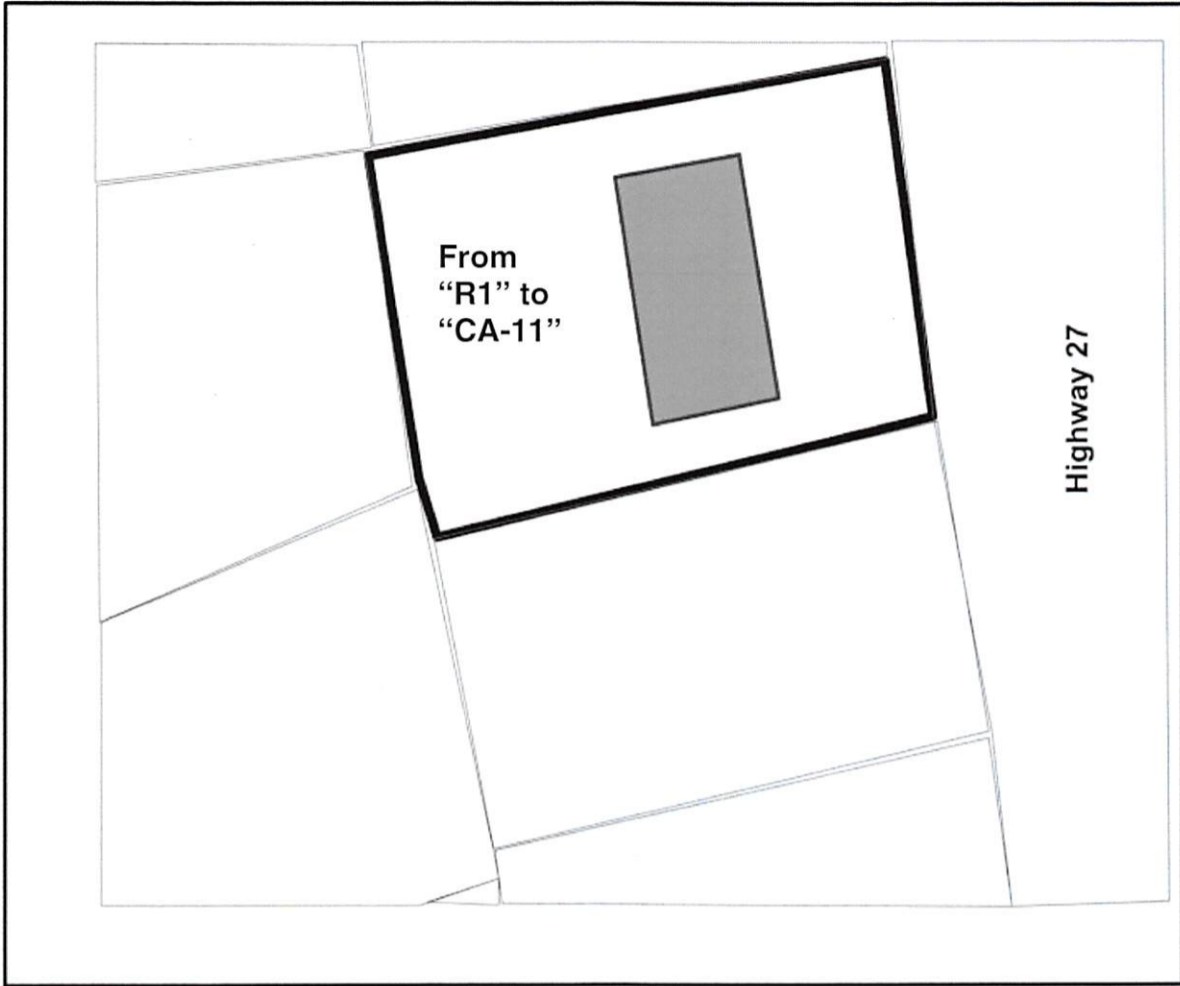
**READ** a **THIRD** time and **FINALLY PASSED** this 29th day of May 2023.

  
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Steve Pellegrini  
Mayor

  
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Denny Timm  
Township Clerk



*(Growth Management Services Dept. – Planning Division  
Report No. GMS-PL-2023-26 – May 29/23)*



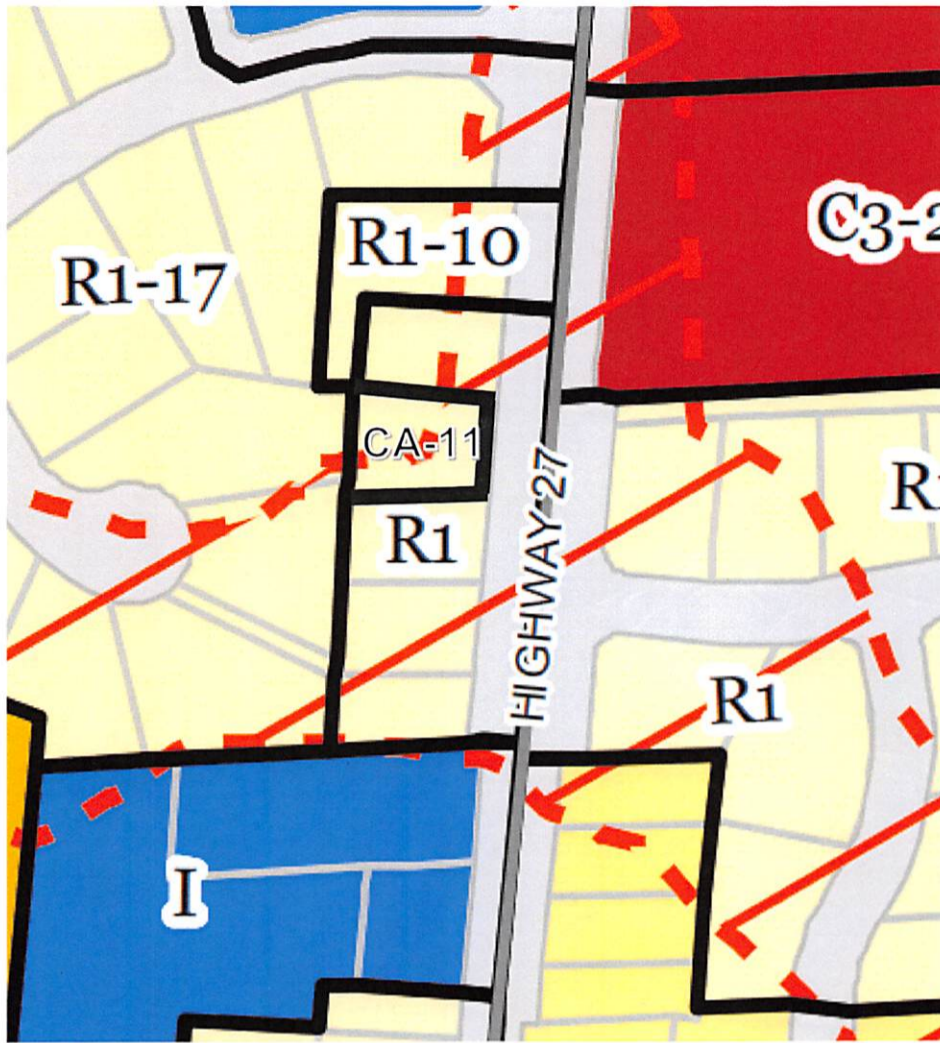
**————— SUBJECT LANDS**

THIS IS SCHEDULE "1" TO BY-LAW No. 2023-057  
PASSED ON THIS 29<sup>TH</sup> DAY OF MAY 2023

  
STEVE PELLEGRINI, MAYOR

  
DENNY TIMM, CLERK





CA-11

From "Residential – Single Detached (R1)" to "Commercial Zone – Core Area – Exception Section 7.5.1.11 (CA-11)"

THIS IS SCHEDULE "2" TO BY-LAW No. 2023-057  
PASSED ON THIS 29<sup>TH</sup> DAY OF MAY 2023

  
STEVE PELLEGRINI, MAYOR

  
DENNY TIMM, CLERK

