



**NOTICE OF
PUBLIC PLANNING MEETING CONCERNING A PROPOSED
DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND
ZONING BY-LAW AMENDMENT**

Monday, April 4th, 2022 at 6:00 p.m.

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

As the Council Chambers is 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 Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications to facilitate the development on the property located at 13440 Highway 27 submitted to the Township of King in accordance with Sections 17, 34, and 51 of the *Planning Act, R.S.O. 1990*, Chapter P.13, as amended.

Subject Property

Location: 13440 Highway 27
Concession 9, Part Lot 9

Owner: Noblestone Developments Inc. c/o Michael Fallico

Agent: Humphries Planning Group

File Numbers: Z-2021-12, 19T-21K02 & OP-2021-04

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

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications were submitted by Humphries Planning Group on behalf of the owner. The applications concern a property located on the west side of Highway 27 and north of MacTaggart Drive in the Village of Nobleton. The subject property measures approximately 0.277 hectares (0.68 acres) with a frontage of approximately 30.55 metres of frontage along Highway 27. The property supports a single-storey residential dwelling with integrated garage and accessory shed located in the rear yard of the property. The applicant is proposing to demolish the existing dwelling and divide the subject property to permit the development of six (6) single detached dwellings, a road widening block, and a future road block for the provision of a daylight triangle. The development proposal is to complete the configuration of the blocks/lots associated with the Nobleton North subdivision lands.

What Are The Proposed Changes

The subject property is designated 'Established Neighbourhood' by The Township's, "Our King" Official Plan. The subject property is zoned Future Development (FD) by Zoning By-law 2016-71, as amended. The purpose of the Official Plan Amendment application is to re-designate the Subject Site from the 'Established Neighbourhood' designation to the "Neighbourhoods" designation on Schedule 'D2'—Village of Nobleton Land Use Designations of the Official Plan. The purpose of the Zoning By-law Amendment application is to rezone the property to a Residential - Single Detached zone. The Draft Plan of Subdivision Application has been submitted to facilitate the division of the subject lands into the eight (8) blocks as identified above.

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 Draft Plan of Subdivision, Official Plan Amendment or Zoning By-law Amendment. **Written comments will become part of the public record.**

Lead Planner

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, including supporting information, are available by contacting Colin Pang, 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:

Colin Pang, Planner II/Heritage Coordinator
cpang@king.ca, 905-833-5321 ext. 4067

How to Participate in the 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 Monday, April 4th, 2022**. 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

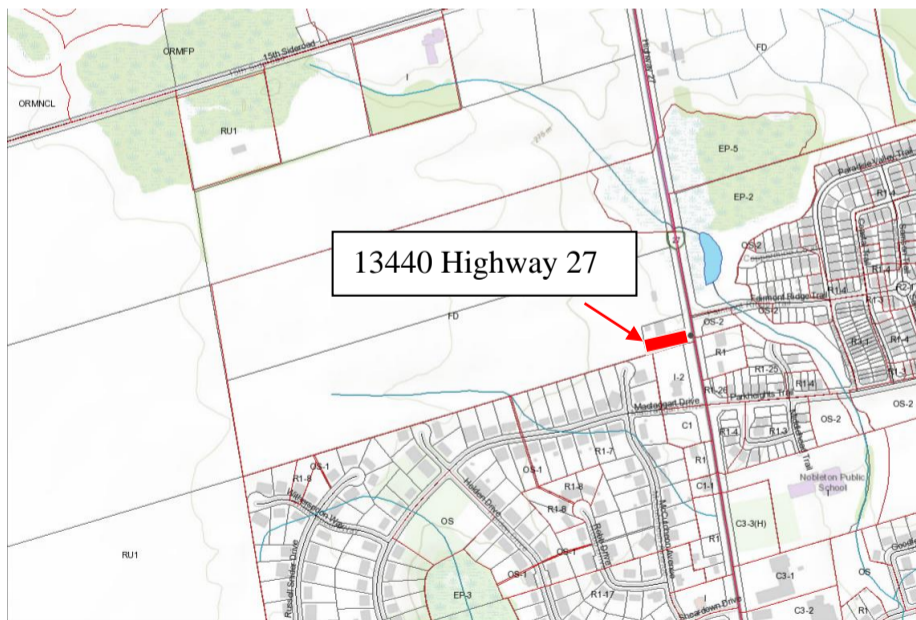
If you wish to be notified of the decision of Council of the Township of King regarding the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email 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 Draft Plan of Subdivision, 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 Draft Plan of Subdivision, 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 Tribunal, there are reasonable grounds to do so.

Dated at the Township of King this 10th day of March, 2022.



Denny Timm

Denny Timm
Deputy Clerk
Manager of Legislative
Services
Township of King
2585 King Road
King City, ON L7B 1A1
(905) 833-5321

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.