



NOTICE OF
PUBLIC PLANNING MEETING CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT

Monday, January 30th, 2023

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

At this time, Council/Committee meetings are being held virtually. This will be 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 Zoning By-law Amendment application, concerning a property located at 13290 Keele Street, King City, in the Township of King in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.

Subject Property

Location: 13290 Keele Street, Part of Lot 8, Concession 4, King City

Owner: Numan Koca

Agent: Murray Evans, MEHI Planning Services

File Number: Zoning By-law Amendment Z-2022-09

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

What Are the Proposed Changes

The proposed Zoning By-law Amendment application submitted by MEHI Planning Services, on behalf of the owner, Numan Koca, under Planning File **Z-2022-09**, concerns an existing residential property on the west side of Keele Street, north of King Road, which measures approximately 3,662 square metres.

The application proposes changes to the King City and Schomberg Urban Areas Zoning By-law 2017-66 to amend site-specific provisions for a lot within the Residential - Single Detached "F" (R1F) to facilitate a proposed future severance which would result in creating two (2) residential lots. Proposed amendments to the R1F zone include establishing minimum lot area requirements, and amending the provisions for minimum lot area, minimum lot frontage, minimum front yard setback, minimum side yard setbacks and maximum driveway width.

The lands to be retained through the proposed severance application are proposed to have a lot area and lot frontage of 1,617 square metres and 31.67 metres respectively. The lands to be severed as a new lot are proposed to have a lot area and lot frontage of 2,045 square metres and 37.4 metres respectively.

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 Zoning By-law Amendment. **Written comments will become part of the public record.**

Lead Planner

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

Marissa Bott, Planner I
Email: mbott@king.ca
Telephone: 905-833-5321 ext. 1052

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 Monday, January 30th, 2023**. 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, January 30th, 2023**. 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

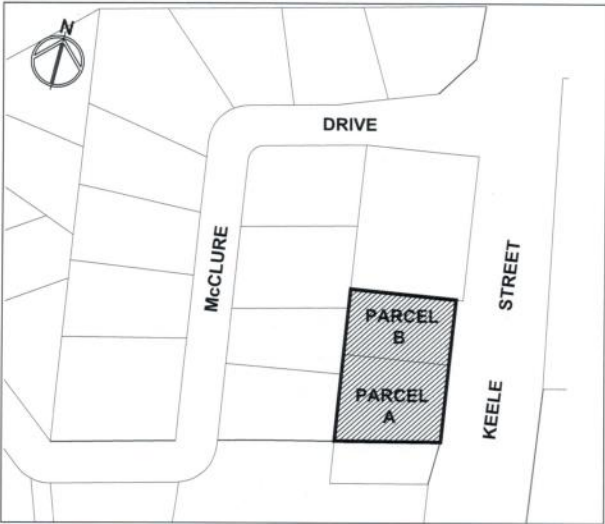
If you wish to be notified of the decision of Council of the Township of King regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at clerks@king.ca.


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 Zoning By-law Amendment adopted, 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 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 5th day of January, 2023.



 RESIDENTIAL SINGLE DETACHED "F" (R1-F) TO RESIDENTIAL SINGLE DETACHED "F" EXCEPTION 6.5.1-YY (R1-F-YY)



Denny Timm
Township Clerk
2585 King Road
King City, Ontario
L7B 1A1

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 Division, Township of King at (905) 833-5321