



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

Monday, January 31st, 2022 at 6:00 p.m.

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

**As the Municipal 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 Zoning By-law Amendment application, concerning a property located at 3653 and 3655 Lloydtown-Aurora Road, submitted to 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: 3653 and 3655 Lloydtown-Aurora Road
Conc. 5, Part Lots 27 & 28 (65R2204, Part 4)

Owners: Capobianco/Turner

Agent: Heath Purtell-Sharp
Groundswell Urban Planners

File Number: Z-2021-13

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

The proposed Zoning By-law Amendment application submitted by Groundswell Urban Planners on behalf of the owners, Capobianco/Turner, under Planning File Z-2021-13 concerns a property located on the south side of Lloydtown Aurora Road between Weston Road and Highway 400. The property measures 7.97 hectares (19.7 acres) with 192.8 metres of frontage. The property supports two dwellings, several garages, barns and out buildings.

What Is The Proposed Amendment?

The Zoning By-law Amendment application is intended to address proposed reductions to the lot area minimum and lot frontage minimum requirements of the Rural General (RU1) zone to facilitate the severance of the property for rural residential purposes, whereby each of the existing dwellings will be on a separate parcel of land. In this instance the proposed severed and retained lands will each measure 3.98 hectares with 96.3 metres of frontage whereas the zone standard requires 10 hectares and 180 metres of frontage.

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, including supporting information, are available by contacting Paul Kulyk, Planner II, 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:

Paul Kulyk, Planner II
Email: pkulyk@king.ca
Telephone: (905) 833-4063

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 Monday, January 31st, 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

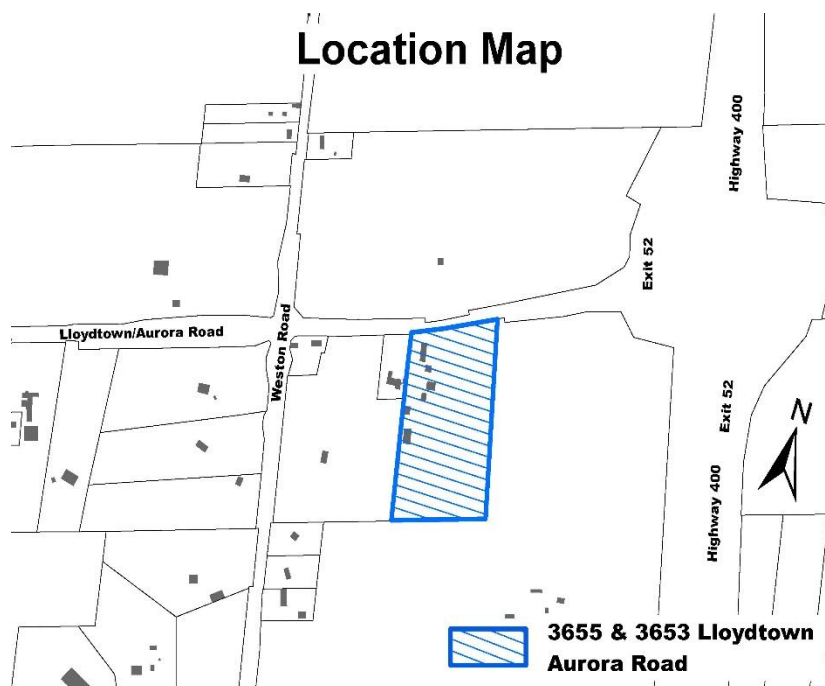
If you wish to be notified of the decision of Council of the Township of King regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at clerks@king.ca .

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 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 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 6th day of January, 2022.



Kathryn Moyle
Director, Corporate Services
Township Clerk
Township of King
2585 King Road, King City
ON 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 Department, Township of King at (905) 833-5321.