



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

**Monday, March 6<sup>th</sup>, 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>.**

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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 13196 Highway 27, 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: 13196 Highway 27  
Concession 9, Part Lot 7

Owner: Hasinah Shaqiq

Agent: The Biglieri Group Ltd.

File Numbers: Zoning By-law Amendment - Z-2022-013

Staff Report: The staff report will be available at [www.king.ca](http://www.king.ca) on the Thursday prior to the meeting date.

**What Are the Proposed Changes**

The subject Application proposes to amend the Nobleton Urban Area By-law 2016-71 to convert an existing detached dwelling into a podiatrist clinic. The subject property is designated Mixed Use as per the Township’s Official Plan “Our King”. The subject property is zoned Residential – Single Detached (R1) as per Zoning By-law #2016-71 for the Nobleton Urban Area. The subject property is located within the Nobleton Urban Area boundary.

The Applicant has submitted a Zoning By-law Amendment to facilitate the rezoning of the property from Residential – Single Detached (R1) to Commercial Zone – Core Area – Exception Section X (CA – X) to permit a podiatrist clinic, in addition to a range of Core Area-type uses.

The proposed development will see the existing structure maintained, with no building additions or removals. Furthermore, no changes are proposed to the exterior of the building. Construction on the site will be limited to three (3) parking spaces (inclusive of one (1) accessible parking space), and the addition of an accessible ramp to the front entrance of the building. The existing driveway and garage will be maintained, which currently provides for four (4) parking spaces. A total of seven (7) parking spaces will be provided on site.

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.**

Multi-Tenant Landowners: Please post this notice in a visible location to all residents of the land.

**Lead Planner**

A copy of the proposed Zoning By-law Amendment application, as well as related background and supporting information, are available by contacting Felix Chau, Planner I, between the hours of 8:30 a.m. and 4:30 p.m., with reference to **File Number Z-2022-013** (13196 Highway 27). Written comments in advance of the staff report being published may be sent to:

Felix Chau, Planner I  
Email: [fchau@king.ca](mailto:fchau@king.ca)  
Telephone: (905) 833-5321 ext. 1018

## 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](mailto: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](mailto:clerks@king.ca) **no later than 12:00 p.m. (noon) on Monday, March 6<sup>th</sup>, 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

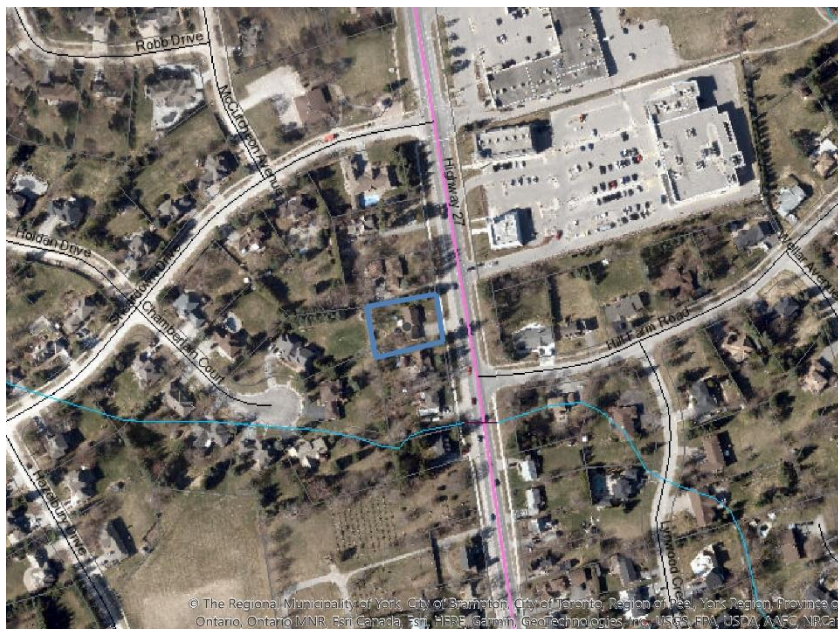
If you wish to be notified of the decision of Council of the Township of King regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at [clerks@king.ca](mailto:clerks@king.ca).

## 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 Tribunal, there are reasonable grounds to do so.

**Dated at the Township of King this 9<sup>th</sup> day of February 2023.**



*Denny Timm*

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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 Department, Township of King at (905) 833-5321*