



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

**Tuesday, September 7<sup>th</sup>, 2021 at 6:00 p.m.**

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

**As the Municipal Centre is now 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> .**

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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 applications to facilitate the development of one townhouse block consisting of five (5) townhouse dwelling units, located at 13131 Keele Street, King City, 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: 13131 Keele Street, King City, ON  
Plan 360, Lot 3

Owner: Participant Investors Inc.

Applicant: Marc Bozzo, Townwood Homes

Agent: Rosemarie Humphries, Humphries Planning Group Inc.

File Numbers: Z-2021-08 & SPD-2021-49

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

The proposed Zoning By-law Amendment application and Site Plan Development application were submitted by Townwood Homes on behalf of the owner. The applications concern a property located on the east side of Keele Street, north of King Road in the Village of King City. The subject property is approximately 1006.1 square metres and has frontage on both Keele Street and Dennison Street. The property currently contains one (1) single detached dwelling. The proposal is to permit the redevelopment of the lands to permit the construction of one (1) townhouse block consisting of five (5) townhouse dwelling units, each with individual driveways with accesses onto Dennison Street.

**What Is The Proposed Amendment?**

The subject property is designated Mixed Use in the Township's new Official Plan, "Our King". The subject property is designated Existing Low Density Residential Area as per the King City Community Plan. The lands are zoned Residential – Single Detached "C" (R1C).

The Zoning By-law Amendment Application proposes to re-zone the subject property to "Residential Townhouse – With Exceptions (R3-XX)" to implement site-specific zone standards that permit the development of the townhouse dwelling units. The application proposes to establish site-specific zone standards for lot area, setbacks, lot coverage, minimum pervious surface areas, and to permit bicycle parking spaces to encroach into a private garage parking space.

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 Aloma Dreher, 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:

Aloma Dreher, Planner II  
Email: [adreher@king.ca](mailto:adreher@king.ca)  
Phone: 905-833-5321 ext. 1004

### 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 Tuesday, September 7<sup>th</sup>, 2021**. 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

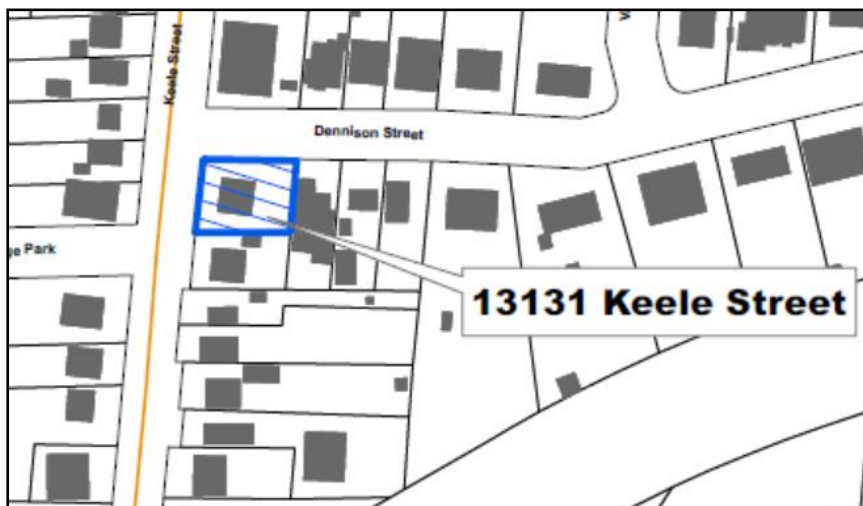
If you wish to be notified of the decision of Council of the Township of King regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at [clerks@king.ca](mailto:clerks@king.ca) .

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

**Dated at the Township of King this 19<sup>th</sup> day of August, 2021.**



A handwritten signature in black ink that reads 'Kathryn Moyle'.

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Kathryn Moyle  
Director, Corporate Services  
Township Clerk  
Township of King  
2585 King Road, King City  
ON L7B 1A1