



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

**Monday, June 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 application to facilitate the development on Tatton Court, Block 80, on the east section of the Block closest to Dufferin Street, 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: Tatton Court  
65M-4277, Block 80  
Village of King City

Owner: King North Commercial Inc.

Applicant & Agent: Nadia Zuccaro, EMC Group Limited

Township File No.: Z-2021-06

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, Planning file Z-2021-06, was submitted EMC Group Limited on behalf of the owner, King North Commercial Inc. The subject property is legally described as 65M-4277, Lot 80 and is approximately 6443.1 square metres and currently contains an existing Montessori school and surface parking lot to the west of the subject development area. The property is designated Specialty Use Area under the site-specific Official Plan Amendment (OPA72) and Commercial in the Township's OurKing Official Plan (2019), adopted September 23, 2019.

The property is currently zoned "Commercial (C1-1) under Zoning By-law 2017-66 and carried forward the site-specific Zoning By-law provisions applied to these lands under Zoning By-law 2013-41. The site-specific Zoning By-law permits various commercial uses on the lands such as restaurants, take-out restaurants.

**What Are The Proposed Changes**

The subject application proposes to amend the Zoning By-law to permit a restaurant with a drive through use and other provisions to facilitate the development of a proposed restaurant with drive-through use in the east section of the Block closest to Dufferin Street and Tatton Court.

The proposed building has a gross floor area of approximately 465 square metres with 25 surface parking spaces (inclusive of 2 accessible parking spaces) and loading space proposed north of the building. Access to the area is proposed via the existing ingress/egress off Tatton Court. A concurrent Site Plan Development application has also been submitted for the property.

Any person may attend the virtual public meeting and/or make written or verbal representation either in support of or in opposition to the 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 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 I  
[cpang@king.ca](mailto:cpang@king.ca), 905-833-5321 ext. 4067

**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, June 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 Official Plan 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](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 Local Planning Appeal Tribunal ("LPAT"), 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 Local Planning Appeal Tribunal ("LPAT") unless, in the opinion of the Board, there are reasonable grounds to do so.

**Dated at the Township of King this 13<sup>th</sup> day of May, 2021.**



Kathryn Moyle  
Director, Corporate Services  
Township Clerk  
Township of King  
2585 King Road, King City, ON  
L7B 1A1  
(905) 833-5321