



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

Monday, January 8th, 2024, at 6:00 p.m.

This Public Planning Council Meeting will be held in a hybrid format with in-person and electronic participation. Deputations may participate in the meeting remotely or in-person. Refer to the registration process below.

The public are invited to attend the Public Planning Meeting to receive information and provide comments on the proposed Official Plan Amendment and Zoning By-law Amendment application, concerning a property located at 31 and 37 Banner Lane in the Township of King in accordance with Section 22 and 34 of the *Planning Act, R.S.O. 1990*, Chapter P.13, as amended.

The Township has determined that the application is considered complete, and the Planning Division has commenced processing. We welcome your comments regarding this application.

Subject Property

Location: 31 & 37 Banner Lane, King City, ON
Lot 17 & 18 Plan M1565

Owners: 1000199202 Ontario Inc. & Rehan Danish

Agent: JKO Planning - c/o Jim Kostopoulos

File Numbers: Official Plan Amendment – OP-2023-01
Zoning By-law Amendment – Z-2023-09

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

Proposed Changes

An Official Plan and Zoning By-law Amendment Application has been submitted by JKO Planning on behalf of the owners: 1000199202 Ontario Inc. and Rehan Danish, under Planning Files OP-2023-01 and Z-2023-09.

The application for an Official Plan Amendment and Zoning By-law Amendment proposes to amend the Township of King's Official Plan, *Our King* (2019) and Zoning By-law # 2017-66 for the subject lands to facilitate a boundary adjustment between 31 and 37 Banner Lane. The boundary adjustment will result in the conveyance of approximately 535 m² of 37 Banner Lane to the benefiting lands 31 Banner Lane. The retained lands, 37 Banner Lane, will measure approximately 1,187 m². The intent of the boundary adjustment is to assist with the severance of 31 Banner Lane by providing additional

rear amenity area to the property. The severance of 31 Banner Lane will create two single-family residential lots that will measure approximately 1,505m² and 1,173 m² each in size. The applicant is seeking to address the newly created lot as 35 Banner Lane.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the Official Plan Amendment and Zoning By-law Amendment. **Written comments will become part of the public record. Please refer to pre-registration details below.**

Lead Planner

A copy of the Official Plan Amendment and Zoning By-law Amendment application as well as related background information and supporting information are available by contacting Alexander Gambin, Planner I, 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:

Alexander Gambin, Planner I
agambin@king.ca, (289)-200-2652

How to Participate in the 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 IN-PERSON** 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 the day of the meeting.** Provide your full name, address, telephone number and the item you wish to speak to.
- 4) **SPEAK TO COUNCIL VIRTUALLY** by teleconference (through a computer, app or by phone) live during the meeting 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 the day of the meeting.** 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.

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 Amendment 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 within 5 business days after the meeting.

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 public meeting or make written submissions to the Township of King before the Official Plan Amendment and 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 public meeting, or make written submissions to the Township of King before the proposed Official Plan Amendment and 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 14th day of December 2023.



Denny Timm

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