



TOWNSHIP OF KING

NOTICE OF A REFUSAL OF REQUEST FOR A ZONING BY-LAW AMENDMENT

The Council of the Corporation of the Township of King made a decision to refuse the application by Anfass Inc. for a Zoning By-law Amendment under Section 34, of the Planning Act, R.S.O. 1990, on **November 13th, 2023**.

The proposed Zoning By-law Amendment application submitted by Thorstone Consulting Services Inc., on behalf of the owner Anfass Inc, under Planning File **Z-2023-02** concerns an existing property that is located south of 16th Sideroad, north of 15th Sideroad and on the west side of 10th Concession Rd, which measures approximately 30.56 hectares (75.52 acres).

The purpose and effect of the application would be to amend the Zoning By-law for the subject lands to permit the conversion of the existing residence, with a Gross Floor Area (GFA) of 280.21 m² , into a farm manager residence and enable the construction of a new residential dwelling.

Reason for Refusal

The application for the property municipally known as 14290 10th Concession was refused as the proposal is not consistent with the Farm Help Accommodation policies in Section 3.8.3 of the Township's Official Plan, "Our King", 2019 . Policy 3.8.3.1 requires "That a farm help dwelling shall only be permitted if it is exclusively devoted to accommodating full-time farm labour and it is demonstrated that the nature of the farm operation requires the additional accommodation to be located on-farm."

The decision of the Council of the Corporation of the Township of King is final if a notice of appeal is not received on or before the 13th day of December 2023, the last day for filing a notice of appeal.

Appeal Procedure

An appeal to the Ontario Land Tribunal ("OLT"), must include the required OLT **Appellant Form**, which states the reasons for the appeal, and **Applicable Fees** in a Certified Cheque or Money Order, made out to the Minister of Finance, as specified on the OLT website (www.olt.gov.on.ca). The Appellant Form and fees must be filed with the Clerk of the Corporation of the Township of King no later than the **13th day of December, 2023**, together with a Clerks Division 2023 administrative processing fee per application being appealed, in the amount of \$243.00, payable by cheque to the Township of King, and a Planning Division 2023 administrative processing fee per application being appealed, in the amount of for \$400 per appeal, payable to the Township of King. If you wish to appeal to the OLT, more information about how to file an appeal, including the forms and fees, is available on the OLT website at (www.olt.gov.on.ca).

A person or public body that requested an amendment to the Zoning By-law of the Corporation of the Township of King, may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a Notice of Appeal with the Clerk of the Township of King. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Zoning By-law Amendment Application was refused, the person or body made oral submissions at a public meeting or written submissions to Council, or, in the opinion of the Ontario Land Tribunal, there were reasonable grounds to add the person or public body as a party.

Additional information relating to this application is available for review at the Township of King office between the hours of 8:30 a.m. and 4:30 p.m., by quoting File Number **Z-2023-02**, or inquiries may be directed to:

Alexander Gambin, Planner I, Email agambin@king.ca
Telephone No. (905) 833-5321.

Dated at the Township of King this 23rd day of November, 2023.



Denny Timm

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