



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

**Monday, May 3<sup>rd</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 Official Plan Amendment and Zoning By-law Amendment applications to facilitate the development on the property located at 52 James Stokes Court, submitted to the Township of King in accordance with Sections 17, and 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.

**Subject Property**

|               |   |
|---------------|---|
| Location:     | 52 James Stokes Court, King City<br>PLAN 65M4456 BLK 66   |
| Owner:        | Domenic Baldesarra  |
| Agent:        | Evans Planning Inc.   |
| File Numbers: | OP-2021-01 & Z-2021-01  |
| Staff Report: | The staff report will be available at <a href="http://www.king.ca">www.king.ca</a> on the Thursday prior to the meeting date. |

The proposed Official Plan Amendment and Zoning By-law Amendment applications were submitted by Evans Planning Inc., on behalf of the owner. The applications concern a property located on the north side of James Stokes Court in the village of King City. The subject property measures approximately 7.22 acres and has 78.56 metres of frontage along James Stokes Court. The property supports two single-detached dwellings. The proposal is to permit the redevelopment of the property to contemplate a future severance application. The future severance application is to establish four separate residential lots, each to contain a single-detached dwelling with access from James Stokes Court.

**What Are The Proposed Changes**

The subject property is designated 'Low Density Residential 1 Area' and 'Environmental Protection Area' by the King City Community Plan (OPA 540). The Township's New Official Plan, Our King, designates the property as 'Neighbourhood' and 'Village Natural Heritage System'. The subject property is zoned Future Use (F-1) by Zoning By-law 2017-66, as amended. The purpose of the Official Plan Amendment application is to provide an amendment to the King City Community Plan to reduce the 30.0 metre buffer distance required to a 6.0 metre buffer distance from the natural features on the subject property. The Official Plan Amendment is to also provide an amendment to the density policies to permit an increase in the permitted density up to 6.28 units per hectare. The purpose of the Zoning By-law Amendment application is to rezone the property to a Residential Single Detached zone and an Environmental Protection zone.

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 Official Plan Amendment or Zoning By-law Amendment. **Written comments will become part of the public record.**

**Lead Planner**

The proposed Official Plan Amendment and Zoning By-law Amendment, including supporting information, are available by contacting Giuliano La Moglie, 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:

Giuliano La Moglie, Planner I  
[glamoglie@king.ca](mailto:glamoglie@king.ca), 905-833-5321 ext. 1018

**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](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, May 3<sup>rd</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**

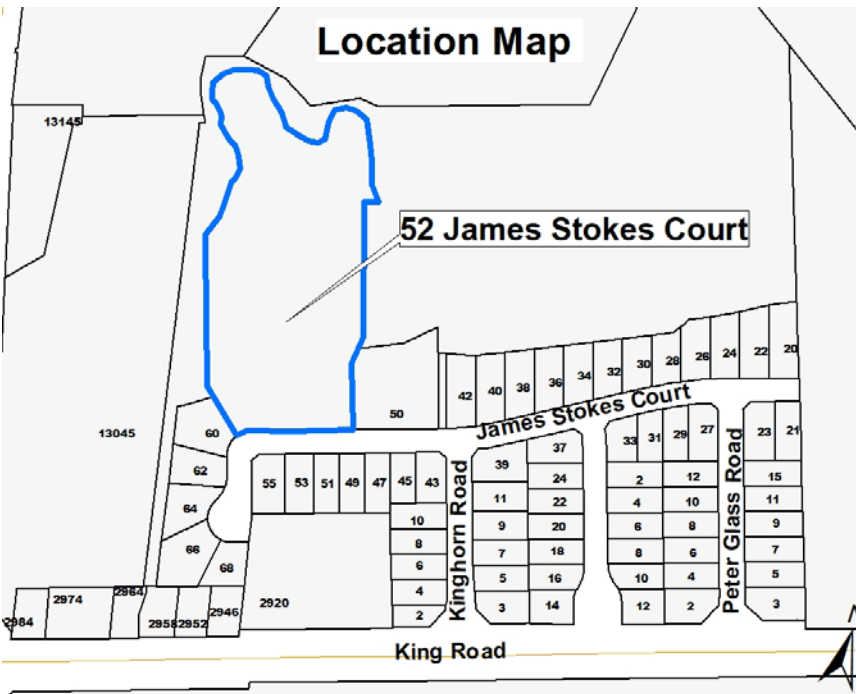
If you wish to be notified of the decision of Council of the Township of King regarding the proposed Official Plan and Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at [clerks@king.ca](mailto:clerks@king.ca)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

**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 Official Plan Amendment is adopted or 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 Official Plan Amendment is adopted or 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 8<sup>th</sup> day of April, 2021.**



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