



**NOTICE OF  
PUBLIC PLANNING MEETING CONCERNING A PROPOSED  
OFFICIAL PLAN AMENDMENT AND 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> .**

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 of a five (5) storey residential building and townhouse block on the property located at 13236 Dufferin Street, King City, 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: 13236 Dufferin Street  
Concession 3, Part Lot 7

Owner: 2510131 Ontario Inc.

Agent: Brutto Consulting

File Numbers: OP-2020-01 & Z-2020-04

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 Official Plan Amendment and Zoning By-law Amendment applications were submitted by Brutto Consulting on behalf of the owner. The applications concern a property located on the west side of Dufferin Street, north of King Road in the Village of King City. The subject property is approximately 4.25 hectares and currently supports two-single detached dwellings and accessory buildings. The property also contains environmental features including woodlands, wetlands, a pond and the East Humber River. The proposal is to permit the redevelopment of the lands to permit a medium density residential development consisting of a five (5) storey residential building and a townhouse block with access proposed off an existing driveway from Dufferin Street.

**What Are The Proposed Changes**

The subject property is designated "Low Density Residential 5 Area" and "Environmental Protection Area" as per OPA 89 for the King City East North Lands. The Township's New Official Plan, Our King, designates the subject property as "Natural Heritage System" and "Neighbourhood". The subject property is zoned "Environmental Protection" and "Future Use" as per Zoning By-law 2017-66.

The Official Plan Amendment application proposes to redesignate the lands to "Medium Density Residential" and "Natural Heritage System". The Official Plan Amendment application proposes to amend the density policies to permit a site-specific density of 37.03 units per hectare and a gross density of the lands subject to OPA 89 of 7.41 units per hectare, as well as to amend the provisions for height to allow a maximum height of three (3) storeys for townhouses, quadrplexes and other similar dwelling types, and a maximum height of five (5) storeys for apartments and seniors housing developments. The Official Plan Amendment application also proposes to amend the provisions for minimum vegetation protection zones to provide the opportunity to implement "pinch point" reductions as supported by a Natural Heritage Evaluation and Functional Servicing Study.

The Zoning By-law Amendment application proposes to re-zone a portion of the subject property to implement site-specific zones that permit the proposed five (5) storey residential building with underground parking, and to implement a site-specific zone for the townhouse dwelling block. Remaining lands are proposed to be zoned Environmental Protection.

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 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 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**

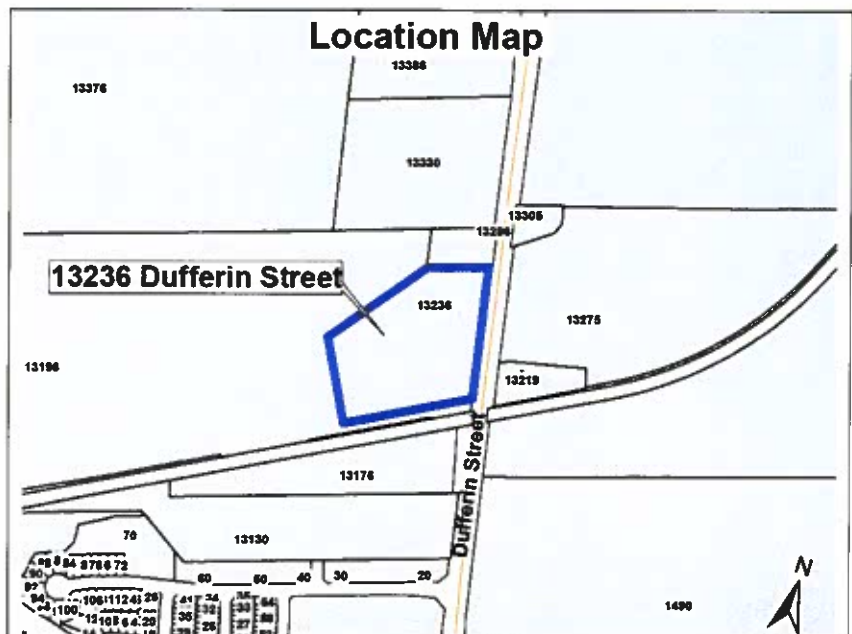

If you wish to be notified of the decision of Council of the Township of King regarding the proposed Official Plan and Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at [clerks@king.ca](mailto:clerks@king.ca)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

**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 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 13<sup>th</sup> day of May, 2021.**

<p style="text-align: center;"><b>Location Map</b></p> 	<p style="text-align: center;"></p> <hr/> <p>Kathryn Moyle Director, Corporate Services Township Clerk Township of King 2585 King Road King City, ON L7B 1A1 (905) 833-5321</p>
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