



**NOTICE OF
COMPLETE APPLICATION AND PUBLIC PLANNING MEETING
CONCERNING A PROPOSED
DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT
AND ZONING BY-LAW AMENDMENT**

Monday, November 7th, 2022 at 6:00 p.m.

(Electronic Meeting pursuant to Section 238(3.1)(3.3) of the Municipal Act, 2001)

At this time, Council/Committee meetings are being held virtually. This will be 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 Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications to facilitate development on the property located at 12805 Highway 27 in the Village of Nobleton, submitted to the Township of King in accordance with Sections 17, 34, and 51 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:	12805 Highway 27 Part Lot 4 Concession 8
Owner:	Prebrick Systems (Boynton) Inc.
Agent:	KLM Planning Partners Inc.
File Numbers:	Z-2022-05 / OP-2022-02 / 19T-22K01
Staff Report:	The staff report will be available at www.king.ca on the Thursday prior to the meeting date.

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications were submitted by KLM Planning Partners Inc. on behalf of the owner, Prebrick Systems (Boynton) Inc. The applications concern a property located on the east side of Highway 27 and south of King Road in the Village of Nobleton. The subject property currently supports a sod farm with several agricultural buildings and an existing dwelling on 57.2 hectares. The subject site is designated “Neighbourhood” “Employment” and “Natural Heritage System” under the “Our King” Township Official Plan and is zoned “Future Development” by Zoning By-Law 2016-71 (Nobleton Urban Area Zoning By-Law). The purpose of the Official Plan Amendment is to re-designate an area measuring approximately 8.33 hectares from “Employment” to “Neighbourhood”. The purpose of the Zoning By-Law Amendment application is to implement the draft plan of subdivision and establish appropriate residential zones and development provisions together with appropriate zones for storm, open area, parks, and environmentally sensitive areas.

What Are The Proposed Changes

The Planning Applications were submitted together with supporting materials to amend the King “Our King” Official Plan, the Nobleton Urban Area Zoning By-Law 2016-71 and to propose the subdivision of land to facilitate a development consisting of 429 residential lots for the purposes of supporting single detached dwellings at a density of 12.3 units per hectare. The application also proposes several Employment blocks, a Future Development block, several stormwater, park, open space and environmental buffer blocks together with several new public roads. The Development proposes to obtain access from Highway 27 with connection to existing streets, including Crestview Road, Woodhill Avenue, and Hawthorne Valley Road. The Development site is located on the east side of Highway 27 and south of Ellis Avenue/Parkview Drive in the Village of Nobleton.

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

Lead Planner

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, including supporting information, are available by contacting Paul Kulyk, Senior 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:

Paul Kulyk, Senior Planner
pkulyk@king.ca, 905-833-5321 ext. 4063

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** remotely (by audio-telephone) 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 Monday, November 7th, 2022.** 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

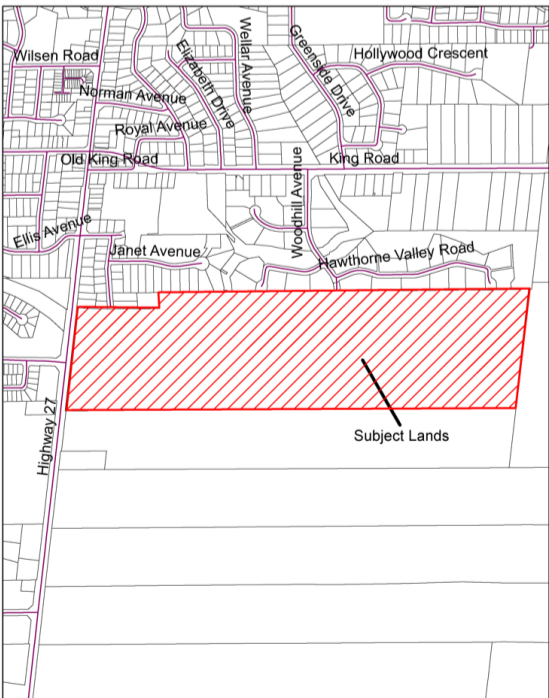
If you wish to be notified of the decision of Council of the Township of King regarding the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, you must make F X a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email 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 virtual public meeting or make written submissions to the Township of King before the Draft Plan of Subdivision, Official Plan Amendment is adopted or 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 Draft Plan of Subdivision, Official Plan Amendment is adopted or the 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 29th day of September, 2022.



Denny Timm
Township Clerk
Township of King
2585 King Road
King City, ON L7B 1A1
(905) 833-5321

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.