



**NOTICE OF APPROVAL OF  
DRAFT PLANS OF SUBDIVISIONS AND  
PASSING OF ZONING BY-LAWS BY  
THE CORPORATION OF THE TOWNSHIP OF KING  
SECTION 34(18) AND 51(37) OF THE PLANNING ACT**

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On the 23<sup>rd</sup> day of September, 2019 the Council of the Corporation of the Township of King approved seven applications for Draft Plans of Subdivision under Section 51 of the *Planning Act*, R.S.O., 1990, and passed two Zoning By-law Amendments (By-law Numbers 2019-075, and 2019-076), under Section 34 of the Planning Act, R.S.O., 1990, c.P 13, as amended, regarding the following applications:

The Zoning By-law Amendment applications under File Numbers Z-2018-02 (Acorn), Z-2018-03 (Remcor King Inc. & Bracor), Z-2018-04 (Supco Construction), Z-2018-05 (Kingsfield Estates), Z-2006-05 (King Green), Z-2006-07 (King Rocks), and Z-2006-11 (Scouli); and Draft Plan of Subdivision applications under File Numbers 19T-18K01, 19T-18K02, 19T-18K03, 19T-18K04, 19T-06K02, 19T-06K03, 19T-06K08, submitted by King City East Landowners Group (representing the seven (7) landowner and development applications), concern lands legally described as Parts of Lots 5-10, Concession 3, King City, Township of King, as shown on the attached map. The overall area which the subject applications consist of is the north-east quadrant of King City, north of the railway corridor, south of the 15<sup>th</sup> Sideroad, west of Dufferin Street.

**Brief Explanation of Effect, if any, of Written and Oral Submissions on the Decision**

All submissions were considered as part of the decision making process. Public, Staff and Agency submissions were considered and where applicable, are reflected in the Conditions of Approval and/or draft plans and Zoning By-law. Public consultation on the Draft Plan of Subdivision took place in the form of public meetings held by Council on February 26<sup>th</sup>, 2018, and on May 7<sup>th</sup>, 2018, which was a formal statutory meeting under the Planning Act. All comments received were considered in Municipal Planning staff reports and were made available to the public. The comments were identified, discussed, and where appropriate, addressed in the conditions of draft plan of approval, draft plans, and Zoning By-laws, which were presented at Council on September 23<sup>rd</sup>, 2019.

**When and How to File an Appeal**

Any appeal of the Zoning By-laws or appeal of the decision of Council to the Local Planning Appeal Tribunal is made by filing with the Clerk of the Corporation of the Township of King, no later than 20 days from the date of this notice, a notice of appeal including the reasons for the appeal, together with separate cheques in the amount of \$300.00 *per appeal* (certified cheque or money order only), payable to the Minister of Finance to cover the prescribed Local Planning Appeal Tribunal fee, and a cheque for \$220.00 *per appeal*, representing the Clerk's Department Administrative processing fee, payable to the Township of King. **The last day for filing an appeal is October 15<sup>th</sup>, 2019.** Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. If you wish to appeal to the Local Planning Appeal Tribunal, a copy of an appeal form is available from the Local Planning Appeal Tribunal website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca) or from the Clerk of the Township of King. Please note the Tribunal will only accept filing fee payments by certified cheque or money order.

### **Who Can File an Appeal**

Only individuals, corporations and public bodies may appeal a Zoning By-law to the Local Planning Appeal Tribunal. 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.

### **Right of Applicant or Public Body to Appeal Conditions of Draft Plan of Subdivision**

The applicant, the Minister of Municipal Affairs, or any public body that has made oral submissions at the public meeting or made written submissions to the Council of the Corporation of the Township of King before the proposed Draft Plans of Subdivisions were approved may, at any time before the approval of the Final Plan of Subdivision, appeal any of the conditions imposed by the Council of the Corporation of the Township of King to the Local Planning Appeal Tribunal by filing a notice of appeal with the Clerk of the Corporation of the Township of King.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Local Planning Appeal Tribunal. 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 group on its behalf.

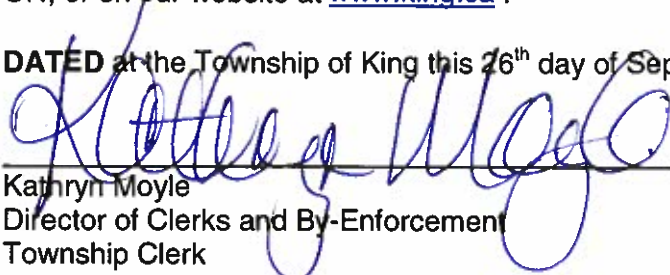
No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

### **How to Receive Notice of Changed Conditions**

The conditions of an approval of Draft Plans of Subdivision may be changed at any time before the final approval is given. You will be entitled to receive notice of any changes to the conditions of approval of the proposed Draft Plans of Subdivision if you have made a written request to be notified of changes to the conditions of approval of the Proposed Plans of Subdivision.

An explanation of the purpose and effect of the By-laws, a key map showing the location of the lands affected by the By-laws, and the conditions of approval of the Draft Plans of Subdivision are also attached. Additional information about the applications is available for public inspection during regular office hours (8:30 a.m. to 4:30 p.m.) at the Planning Department, 1<sup>st</sup> Floor, 2585 King Road, King City, ON, or on our website at [www.king.ca](http://www.king.ca).

**DATED** at the Township of King this 26<sup>th</sup> day of September, 2019.

  
Kathryn Moyle  
Director of Clerks and By-Enforcement  
Township Clerk  
Corporation of the Township of King, 2585 King Road, KING CITY, ON L7B 1A1

**EXPLANATORY NOTE**  
**TO ACCOMPANY BY-LAW NUMBER 2019-075 and BY-LAW NUMBER 2019-076**

By-law Number 2019-075 and By-law Number 2019-076 concern seven (7) properties legally described as Parts of Lots 5-10, Concession 3, King City, Township of King. The overall area which the By-laws and the related draft plans of subdivision relate to is the north-east quadrant of King City, north of the railway corridor, south of the 15<sup>th</sup> Sideroad, west of Dufferin, in the Village of King City.

As a result of the on-going appeal of portions of the Township's new zoning by-law for King City (By-law 2017-66), both Zoning By-law Number 2017-66 and Zoning By-law Number 74-53 are being amended to implement the draft plans of subdivision. By-law Number 2019-075 which amends By-law Number 74-53 will be in force and effect, and upon resolution of the appeal to By-law Number 2017-66, it will no longer be required and will no longer be applicable.

Zoning By-law Number 2019-075 and 2019-076 rezone the subject lands from Rural General/ "RU1" (By-law 74-53) and Future Use/ "F" (By-law 2017-66) to site specific versions of the Residential Urban/ "R1" zone (By-law 74-53) and Residential Single Detached A/ "R1A" zone and Residential Townhouse/ "R3" zone (By-law 2017-66) to facilitate the development of single detached and townhouse residential units. The proposed park/open space lands, school, stormwater management facilities, environmental features and buffers will be zoned Open Space/ "OS", Institutional/ "I", and Environmental Protection/ "EP" respectively. The Zoning By-laws also introduce a series of development standards for the residential zones.

The Zoning By-laws also include Holding (H) provisions to ensure matters such as a Subdivision Agreement, servicing allocation, noise attenuation, phasing and other related matters are addressed. A separate by-law will be required to be passed in the future to lift the "H" once the necessary conditions of the Holding zone have been satisfied.