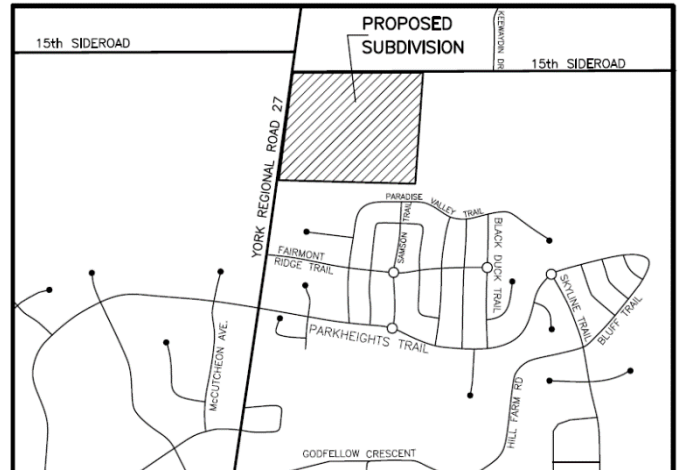


**NOTICE OF APPROVAL OF
DRAFT PLAN OF SUBDIVISION AND
PASSING OF A ZONING BY-LAW AMENDMENT BY
THE CORPORATION OF THE TOWNSHIP OF KING
SECTION 51(37) AND 34(18) OF THE PLANNING ACT**

On the 27 day of June, 2022 the Council of the Corporation of the Township of King approved an application for Draft Plan of Subdivision under Section 51 of the *Planning Act*, R.S.O., 1990, and passed a Zoning By-law Amendment (By-law Number 2022-055), 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 application under File Number Z-2019-11 and Draft Plan of Subdivision application under File Number 19T-19K04, submitted by Nobleton 2715 Developments Limited, concerns lands legally described as Parts of Lot 10, Concession 8, Nobleton, Township of King, as shown on the attached map. The subject applications propose 170 single detached homes, together with open space, natural heritage and buffer areas, and park/stormwater management facilities, as well as a connection to the existing neighbourhood to the south, including a road connection at Paradise Valley Trail.



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 Plan and Zoning By-law. Public consultation on the Draft Plan of Subdivision took place in the form of virtual public meeting held by Council on November 2, 2020, 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 Approval, Draft Plan, and Zoning By-law, which were presented at the Council meeting on June 27, 2022 and within Planning Division Report No. GMS-PL-2022-22. Comments received and considered from the public were summarized and included in the Planning Division Report (GMS-PL-2022-22). The report is available on the Township's website www.king.ca. More specifically, comments received in relation to traffic, noise, pedestrian safety, walking and biking trails, the protection of wetlands and aquifers, sewage infrastructure and climate action plan were summarized and responded to within Appendix 3 of Report GMS-PL-2022-22.

When and how to file an appeal

Any appeal of the Zoning By-law or appeal of the decision of Council to the Ontario Land Tribunal ("OLT"), 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 a filing fee **per application** being appealed, in the amount specified on the OLT website (www.olt.gov.on.ca), along with a cheque for \$236.00 *per appeal*, representing the Clerk's Department 2022 Administrative processing fee, payable to the Township of King, and a cheque for \$300.00 *per appeal*, representing the Planning Division's 2022 Administrative processing fee, payable to the Township of King. **The last day for filing an appeal is July 27th, 2022.** 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 OLT, a copy of an appeal form is available from the OLT website at www.olt.gov.on.ca. 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 Draft Plan of Subdivision or Zoning By-law Amendment to the OLT. 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 Subdivision was 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 OLT 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 OLT. 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.

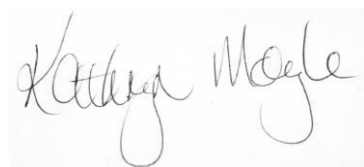
No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the OLT'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 a Draft Plan 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 Plan 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-law, a key map showing the location of the lands affected by the By-law, and the conditions of approval of the Draft Plans of Subdivision are available on our website at www.king.ca. Additional information about the application is available by contacting Gaspare Ritacca, Manager of Planning and Development, by telephone at (905)833-5321, or by email (gritacca@king.ca) during regular office hours (8:30 a.m. to 4:30 p.m.) at the Growth Management Services Department, or on our website at www.king.ca.

DATED at the Township of King this 7th day of July, 2022.



Kathryn Moyle
Director of Corporate Services
Township Clerk
Corporation of the Township of King,
2585 King Road,
KING CITY, ON
L7B 1A1