



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

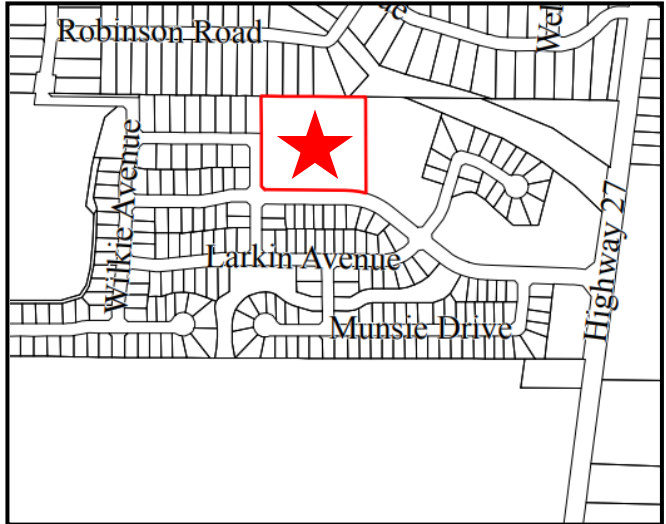
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On the 29th day of March 2021, the Council of the Corporation of the Township of King approved an application for Draft Plan of Subdivision under Section 51 of the *Planning Act*, R.S.O., 1990.

In accordance with the decision of the Council of the Corporation of the Township of King, the approval of the Application for Draft Plan of Subdivision is effective on the date of fulfilment of various pre-conditions, being the receipt by the Township of certain executed agreements. The pre-conditions have now been fulfilled.

On the 26<sup>th</sup> day of September 2022, the Council of the Corporation of the Township of King passed a Zoning By-law Amendment (By-law Number 2022-077), 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-2015-01 and Draft Plan of Subdivision application under File Number 19T-15K01, submitted by Tribute Nobleton Holdings Corp., concerns lands legally described as Block 208, Plan 65M-4448, Nobleton, Township of King, as shown on the attached map. The subject applications propose 22 single detached homes, including a road connection at Ballard Drive and Oliver Emmerson Avenue.



**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 a public meeting held by Council on September 25, 2017, 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, the Draft Plan, and the Zoning By-law, which were presented at the Council meeting on March 29, 2021 and within Planning Division Report No. GMS-PL-2021-15. Comments received and considered from the public were summarized and included in the Planning Division Report (GMS-PL-2021-15). The report is available on the Township's website [www.king.ca](http://www.king.ca). More specifically, comments received in relation to landscaping, infrastructure cost sharing, lot sizes, grading and drainage, home elevations, and school sites, were summarized and responded to within Appendix 4 of Report GMS-PL-2021-15.

**When and how to file an appeal**

**TAKE NOTICE** that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the by-law or draft plan of subdivision by filing with the Clerk of the Corporation of the Township of King no later than the **27<sup>th</sup> day of October, 2022** a notice of appeal setting out the objection to the By-law and/or Draft Plan of Subdivision and the reasons in support of the objection, together with a filing fee, in the amount as specified on the OLT website ([www.olt.gov.on.ca](http://www.olt.gov.on.ca)), along with one (1) cheque for \$536.00 **per appeal**, payable to the Township of King, representing the Clerk's and Planning Divisions combined 2022 Administrative processing fee. 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](http://www.olt.gov.on.ca)). Please note the OLT will only accept filing fee payments by certified cheque or money order.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the OLT's opinion, there are reasonable grounds to add the person or public body as a party.

Only individuals, corporations or 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.

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](http://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, by email ([gritacca@king.ca](mailto:gritacca@king.ca)), during regular office hours (8:30 a.m. to 4:30 p.m.) or at the Growth Management Services Department – Planning Division Counter at the King Township Municipal Centre at 2585 King Road, King City.

**DATED** at the Township of King this 7<sup>th</sup> day of October, 2022.

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Denny Timm  
Township Clerk  
Township of King  
2585 King Road  
King City, ON  
L7B 1A1

*Comments and personal information are being collected in accordance with the requirements of the Planning Act, R.S.O. 1990, Chapter c.P. 13 as amended, and will become part of the decision-making process of the application as noted on this form. Personal information will be protected in accordance with Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information received other than personal information may be included in the documentation which will become part of the public record. Should you have any questions or concerns regarding the collection of personal information, please contact the Planning Department, Township of King at (905) 833-5321.*