



**NOTICE OF PASSING OF AN OFFICIAL PLAN
AMENDMENT AND A ZONING BY-LAW AMENDMENT
BY THE CORPORATION OF THE TOWNSHIP OF KING**

TAKE NOTICE that the Council of the Corporation of the Township of King on the 7th day of November passed By-law Number 2022-086 (Official Plan Amendment #102) under Section 17, and By-Law Number 2022-087 (Zoning By-Law Amendment) under Section 34, of the *Planning Act, R.S.O., 1990*, as amended.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-laws by filing with the Clerk of the Corporation of the Township of King not later than the **7th day of December, 2022** a notice of appeal setting out the objection to the By-laws and the reasons in support of the objection, together with a filing fee per application being appealed, in the amount as specified on the OLT website (olt.gov.on.ca), along with a cheque for \$536.00 per application under appeal, payable to the Township of King representing the Clerk's Division and the Planning Division's 2022 Administrative Processing Fee. The Tribunal will only accept filing fee payments by certified cheque or money order payable to the Minister of Finance. Should the last day of appeal fall on a holiday or weekend, you will have until 4:30 p.m. on 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 olt.gov.on.ca.

Only individuals, corporations and public bodies may appeal an Official Plan Amendment or Zoning By-Law to the Ontario Land Tribunal (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 unless, before the Official Plan Amendment was adopted or Zoning By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal (OLT), there are reasonable grounds to add the person or public body as a party.

By-Law Number 2022-086 is a by-Law to adopt Official Plan Amendment #102 for the Township of King Planning Area. Specifically, the amendment concerns a property located on the north side of Dew Street in the Village of King City. **The subject Land is known as Registered Plan 337, Lot 37 and municipally addressed as 204 Dew Street.**

The Official Plan Amendment #102 amends the Township of King Official Plan Amendment No. 54 (King City Community Plan), as amended by Official Plan Amendment No. 540 (Oak Ridges Moraine Conservation Plan Amendment) to redesignate the subject property from 'Existing Low Density Residential Area' to 'Medium Density Residential Area'. The Amendment will facilitate a future plan of condominium application for a total of eight (8) residential units comprised of four (4) semi-detached dwellings at a gross density of 23.1 units per net hectare and a private condominium road.

The lands to which the Official Plan Amendment apply to are also subject to a Zoning By-law Amendment. Zoning By-law 2022-087 rezones the property from Residential – Single Detached 'C' (R1C) to Residential – Semi-Detached (R2-3) with site specific exceptions, including a Holding Symbol (H) with respect to servicing allocation. The purpose of the rezoning is to enable a future Plan of Condominium application for the creation of a private road and residential lots for semi-detached dwellings with access from Dew Street.

Comments were received during Public Planning Meetings on November 2, 2020 and April 6, 2021 for the Official Plan Amendment and Zoning By-Law Amendment Applications. These comments have been taken into consideration during the review of the application and have been responded to both generally and specially through the

Planning Divisions Recommendation Report (GMS-PL-2022-42). To view the report please refer to Agenda Item #8.3 on the November 7, 2022 meeting of the Committee of the Whole available on our website (www.king.ca).

DATED at the Township of King this 17th day of November 2022.



Denny Timm

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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 and also become part of public record. Should you have any questions or concerns with regard to the collection of personal information (PI), please contact the Planning Division, Township of King at (905) 833-5321.