



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

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**TAKE NOTICE** that the Council of the Corporation of the Township of King passed By-law Number 2020-006 on the 27th day of January, 2020 under Section 34 and By-law 2020-007 (OPA Amendment No. 94) under Section 17, of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

**AND TAKE NOTICE** that any person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the by-laws by filing with the Clerk of the Corporation of the Township of King not later than the **26th day of February, 2020** a notice of appeal setting out the objection to the by-laws and the reasons in support of the objection, together with 1 cheque in the amount of \$300.00 per By-law adopted (certified cheque or money order only) payable to the Minister of Finance to cover the Local Planning Appeal Tribunal (LPAT) fee, and a cheque for \$225.50 per By-law adopted representing the Clerk's Department Administrative processing fee, payable to the Township of King. 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 (LPAT), a copy of an appeal form is available from the Local Planning Appeal Tribunal (LPAT) website at [elto.gov.on.ca](http://elto.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.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). 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.

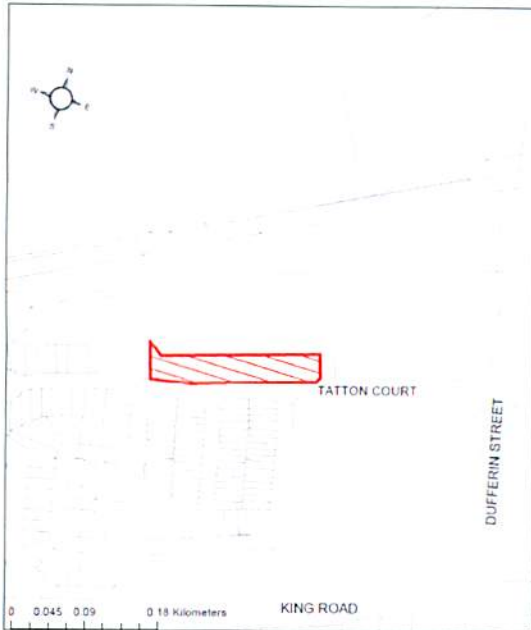
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal (LPAT), there are reasonable grounds to add the person or public body as a party.

Comments were received and considered during the Public Meeting of July 8, 2019. These comments have been taken into consideration during the review of the application and have been responded to both generally and specifically throughout the Planning Department's Recommendation Report (P-2019-39), dated November 18, 2019. To view the report, please refer to section 9.8 of the November 18<sup>th</sup>, 2019 meeting of Committee of the Whole available at <https://king.civicweb.net/document/742733>.

The lands to which the Official Plan Amendment (File No. OP-2019-02) and Zoning By-law Amendment (File No. Z-2019-04) apply are also subject to a Site Plan Development Application (File No. SPD-19-33). The Site Plan Development Application proposes to develop twenty-five (25) townhouse dwelling units in accordance with the site specific provisions of the Official Plan Amendment and Zoning By-law Amendment.

Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision (including the person's or public body's address) is made to the approval authority. The approval authority is the Township of King, 2585 King Road, King City, ON, L7B 1A1

An explanation of the purpose and effect of the By-laws is attached.



**DATED** at the Township of King this 6th day of February, 2020.

Kathryn Moyle  
 Director of Clerks/By-law Enforcement  
 Township Clerk  
 2585 King Road  
 KING CITY, ON L7B 1A1  
 Telephone: (905) 833-5321  
 Email: kmoyle@king.ca

*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 with regard to the collection of personal information, please contact the Planning Department, Township of King at (905) 833-5321.*

## **EXPLANATORY NOTE**

### **TO ACCOMPANY BY-LAW NUMBER 2020-006**

By-law Number 2020-006 concerns a 0.72 hectare (1.78 acre) parcel located north of Tatton Court and west of Dufferin Street. The lands are municipally known as 50 Tatton Court and are legally described as Block 81 of Registered Plan 65M-4277. By-law Number 2020-006 is a By-law to amend Zoning By-law 2017-66 to rezone the subject lands from “Commercial – General, Exception Section 7.5.3.1 (C1-1) Zone” to a site specific “Residential Townhouse (R3) – Exception Section 6.5.10.7 (R3-7) Zone” to allow for the development of twenty-five (25) townhouse dwelling units with frontage onto Tatton Court.

## **EXPLANATORY NOTE**

### **TO ACCOMPANY BY-LAW NUMBER 2020-007**

By-law Number 2020-007 is a By-law to adopt Official Plan Amendment No. 94 for the Township of King Planning Area. Specifically, the Amendment concerns those lands located on the north-west corner of Tatton Court and Dufferin Street in the Village of King City. The property is municipally known as 50 Tatton Court, and is legally described as Block 81 of Registered Plan 65M-4277. The surrounding land uses consist of a residential subdivision to the west and south, commercial shopping centre development to the south and east, and industrial uses and the rail corridor to the north. The development area is currently vacant and is designated as “Specialty Use Area” in the King City Community Plan (OPA 540), as amended by Official Plan Amendment No. 72 (OPA 72). The “Specialty Use Area” designation limits the permitted uses to service commercial uses that will not duplicate the function of the Village Core Area, subject to the provisions of the Zoning By-law. Residential uses are not permitted in the “Specialty Use Area” designation.

Amendment No. 94 amends the Official Plan for the area as identified on the property from “Specialty Use Area” to “Mixed Use Area” to allow for the development of twenty-five (25) townhouse dwelling units. Each unit will have individual driveways with access from Tatton Court.