



**Notice of a
Public Meeting Concerning a Proposed
Official Plan and Zoning By-Law Amendment**

The public are invited to attend a Public Meeting to be held by the Council of the Corporation of the Township of King on:

Monday, March 23rd, 2020 at 6:00 P.M.

at the Township of King Council Chambers at 2585 King Road, King City to receive information and provide comments on a proposed Zoning By-law Amendment and Official Plan Amendment, under Section 22 and 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13.

Subject Property

Location: 1986 King Road, King City
Part of Lot 6, Conc. 3

Owner: 1986 King Road Developments Inc.

Agent: Eldon Theodore, MHBC Planning Limited

File Numbers: Z-2019-13, OP-2019-05 and SPD-19-64

The proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications submitted by MHBC Planning Limited, on behalf of the owner, 1986 King Road Developments Inc., under Planning Files OP-2019-05, Z-2019-13 and SPD-19-64 concerns a property located on the north side of King Road approximately 45 metres east of King Boulevard in the Village area of King City. The subject property measures 0.29 hectares with 67 metres of frontage on King Road and supports a dwelling and accessory garage. The owner intends to remove the existing buildings from the lands.

Proposed Changes

The subject property is designated 'Core Area' by the King City Community Plan (OPA #540) and is zoned Core Area - King City (CAK) by Zoning By-law #2017-66, as amended.

The Official Plan Amendment application seeks to increase the height and density requirements of the Community Plan to provide for a residential infill consisting of 20 stacked, 4-storey townhome units, serviced by a common road to a maximum density of 70 units per hectare. The purpose of the Zoning By-law Amendment is to provide for stacked townhouses in the CAK zone and to amend the zone requirements for Maximum Height, Floor Space Index, Front Yard setback, Rear Yard setback, Interior Side Yard setback and other site-specific provisions to implement the development.

Appeal Procedure

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of King to the Local Planning Appeal Tribunal ("LPAT") but the person or public body does not make oral submissions at a public meeting or make written submissions to the

Township of King before the proposed official plan amendment is adopted or zoning by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of King before the proposed official plan amendment is adopted or before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal ("LPAT") unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment or Zoning By-law Amendment. **Written comments will become part of the public record.**

Stay Informed


If you wish to be notified of the decision of the Council of the Township of King regarding the proposed Official Plan Amendment and Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King Municipal Centre located at 2585 King Road, King City, ON L7B 1A1.

Additional Information

A copy of the proposed Official Plan Amendment and Zoning By-law Amendment as well as additional information about the proposed applications are available for review at the Planning Department located at the Municipal Offices. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m. Contact: Paul Kulyk, Planner II, 905-833-4063 or pkulyk@king.ca.

Dated at the Township of King this 27th day of February, 2020.




Nancy Cronsberry
Deputy Clerk
Township of King
2585 King Road
KING CITY ON L7B 1A1

Comments and personal information (PI) are being collected in accordance with the requirements of the Planning Act, R.S.O. 1990 c.P.13 as amended, and become part of the decision making process of the application as noted on this form, also become part of the public record. Should you have any questions or concerns with regard to the collection of personal information (PI), please contact the Planning Department, Township of King at (905) 833-5321.