



Notice of Public Meeting Concerning a Proposed Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Condominium

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 18th, 2019 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 amendment to the Township Official Plan, being the King City Community Plan (OPA540), proposed amendment to the Township's Zoning By-law (2017-66), and applications for draft plan of subdivision and condominium to facilitate the development on the property outlined below, submitted to the Township of King in accordance with sections 17, 34, and 51 of the *Planning Act*.

Subject Property

Location: **Part Lot 55 and 56, Registered Plan 85; Lots 1 and 2, Registered Plan 360, and Part Lot 7, Concession 3
13151, 13165, 13175, 13193, 13211 Keele Street, King City**
Applicant: **Stateview Homes (High Crown Estate) Inc.**
File Number: **OP-2018-03, Z-2018-07, 19T-18-K05, and 19CDM-18-06**

What Are The Proposed Changes?

The subject lands are designated 'Existing Low Density Residential Area' by the King City Community Plan (OPA #540) and are zoned Residential Single Detached (R1) and Residential Single Detached "C" (R1C) by Zoning By-law #2017-66.

The proposed development site is located at the northeast corner of Keele Street and Dennison Street, north of King Road in the Village of King City. The site consists of five (5) properties which currently support single detached residential dwellings and accessory structures. The site measures approximately 1.75 hectares (4.32 acres) with approximately 212.1 metres (696 ft.) of frontage on Keele Street and 36.9 metres (121 ft.) on Dennison Street.

The Official Plan Amendment application proposes to re-designate the subject lands to a medium density designation on a site specific basis to permit the development of 56 townhouse *dwelling* units, served by a common elements condominium road, to a maximum density of 46 units per hectare (19 units/acre). The Zoning By-law Amendment application proposes to provide for townhouse dwellings and site specific provisions to implement the development. The applications for Draft Plan of Subdivision and Condominium have been submitted to facilitate the future creation of parcels of tied land and common element areas. The applications propose to remove the existing dwellings on the lots and construct two full access entrances, one from Keele Street, and the other from Dennison Street.

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, 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, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 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 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 unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of King in respect of the proposed plan of subdivision and condominium before the approval authority gives or refuses to give approval the draft plan of subdivision, and condominium, the person or public body is not entitled to appeal the decision of the Township of King to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of King in respect of the proposed plan of subdivision and condominium before the approval authority gives or refuses to give approval to the draft plan of subdivision and condominium, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal 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, Zoning By-law Amendment, Draft Plan of Subdivision and Condominium.

How To Stay Informed

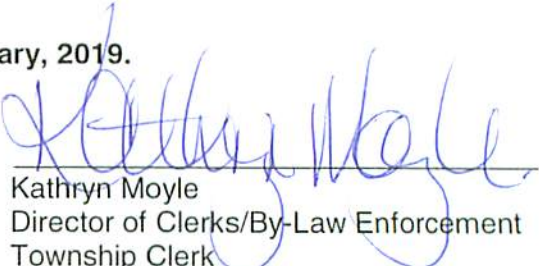
If you wish to be notified of the decision of the Township of King on the proposed Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Condominium you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1. Written comments will become part of the public record.

Additional Information

A copy of the proposed Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Condominium, as well as related background and supporting information, are available for inspection at the Planning Department, Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m., or by telephone at 905-833-4065, quoting **File Numbers OP-2018-03, Z-2018-07, 19T-18-K05, and 19CDM-18-06** (Keele Street – Stateview Homes). Written comments may be mailed or personally delivered to the Planning Department and will become part of the public record.

Dated At the Township Of King This 25th Day of February, 2019.




 Kathryn Moyle
 Director of Clerks/By-Law Enforcement
 Township 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.