



**NOTICE OF PASSING
OF AN OFFICIAL PLAN AMENDMENT AND 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 passed By-law Number 2019-039 on the 1st day of April, 2019 under Section 34 and By-law 2019-038 (OPA Amendment No. 92) 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 **30th day of April, 2019** 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/By-law (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 \$220.00/By-law 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 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 received and considered during the public meeting of May 28th, 2018 were summarized and included in the Planning Department Recommendation Report (P-2019-11). The report is available on the Township's website www.king.ca. Additional comments at the meeting of the Committee of the Whole on April 1st, 2019 were received by Council, which identified concerns relating to the devaluation of properties, congestion and safety concerns due to increases in volume of vehicles and traffic entering and exiting the surrounding area containing residential and an institutional use (i.e. Holy Name Catholic School). These comments have been taken into consideration during the review of the application and have been responded to both generally and specifically throughout the recommendation report. Based on these comments, Council adopted a revised version of the Amendment, which is available on the Township's website at www.king.ca.

The lands to which the Official Plan Amendment apply to are also subject to an amendment to the Zoning By-law (File No. Z-2018-01) and Site Plan Development Approval (File No. SPD-18-08). The site specific Zoning By-law (2019-039) rezones the above noted subject lands to a site specific Commercial General (C1-3) zone with site specific provisions to allow for the development of a coffee shop with drive through and patio.

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 11th day of April, 2019.

A handwritten signature in blue ink, which appears to read "Kathryn Moyle". The signature is written over a horizontal line.

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 2019-038

By-law Number 2019-038 is a by-law to adopt Official Plan Amendment #92 for the Township of King Planning Area. Specifically, the amendment concerns those lands located on the south-west corner of King Road and Spring Hill Drive in the Village of King City. It is municipally known as 10 Spring Hill Drive, and legally described as Block 110 of Registered Plan 65M-4295. The surrounding land uses consist of a residential and commercial plaza development to the north east, wetland areas to the west and east and residential area to the south. The development area is currently vacant and designated as Low Density Residential 1 Area in the King City Community Plan (OPA 540), which would limit uses to single detached dwellings, neighbourhood parks and parkettes and home occupations subject to the regulations of the Zoning By-law.

Amendment #92 amends the development area as identified on the property from "Low Density Residential 1 Area" to a "Mixed Use Area" to allow for the development of a coffee store with drive through and patio. The proposed lot will obtain ingress/egress off of King Road and Spring Hill Drive.

EXPLANATORY NOTE

TO ACCOMPANY BY-LAW NUMBER 2019-039

By-law Number 2019-039 concerns concerns a 0.33 hectares (0.78 acres.) parcel which fronts onto King Road and Spring Hill Drive. The development area is designated 'Low Density Residential 1 Area' by the King City Community Plan (OPA #540), which would limit uses to single detached dwellings, neighbourhood parks and parkettes and home occupations and is zoned Future Use (F) by Zoning by-law #2017-66. The lands are municipally known as 10 Spring Hill Drive and legally described as Block 110 of Registered Plan 65M-4295.

By-law 2019-039 rezones the subject lands to a site specific "Commercial General (C1-3) Exception Section 7.5.3.3" Zone to allow for the development a coffee store with drive through and patio. The proposed lot will obtain ingress/egress off of King Road and Spring Hill Drive.