



**NOTICE OF PASSING
OF A ZONING BY-LAW 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 2019-067 on the 24th day of June, 2019 under Section 34 of the Planning Act, R.S.O, 1990.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the by-law by filing with the Clerk of the Corporation of the Township of King not later than the **23rd day of July, 2019** a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, together with 1 cheque in the amount of \$300.00 (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 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 Board 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 in the preparation of By-law 2019-067 from the public were summarized and included in the appendix for the Planning Department's Recommendation Report (P-2019-19). The report is available on the Township's website at www.king.ca . Comments received in relation to building height, façade, density, loading, waste management, snow storage, landscaping, privacy buffers, noise, lighting, parking, hardscaping and stormwater management will be assessed at the site plan approval stage in conjunction with outstanding matters related to building design, site layout and servicing.

An explanation of the purpose and effect of the By-law and a key map showing the location of the lands affected by the By-law are attached.

DATED at the Township of King this 3rd day of July, 2019.



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 2019-067

By-law Number 2019-067 concerns five (5) properties located at the north west corner of Highway 27 and King Road in the Village of Nobleton and are municipally known as 13056-13062 Highway 27 and 6012-6024 King Road. The site is anchored by the designated historical Hambly House with the remainder of the site being vacant and measuring 0.75 hectares with approximately 118 metres of frontage on Highway 27 and 78 metres of frontage on King Road. The subject lands are currently zoned Core Area (CA) under the Nobleton Urban Areas By-law, being By-law 2016-71.

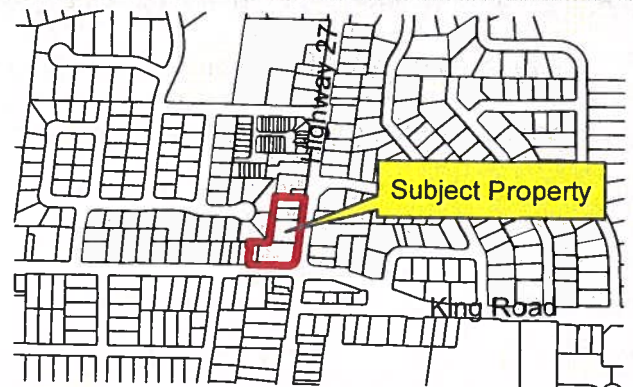
By-law 2019-067 amends the CA zone and establishes a site specific CA zone with Holding provisions to facilitate a two phased development consisting of two mixed used buildings measuring 3 storeys each with commercial space on the ground floors and a total of 33 apartment units on the second floors. The Hambly House will be retained and repurposed for commercial uses. Amendments to the by-law include definitions (Part 2) in respect to amenity space, general provisions (Part 3) in respect to location of a waste containment structure, parking provisions (Part 4) in respect to parking supply, parking aisles and loading spaces, and permitted uses and development provisions of the CA zone (Part 7) including building height and setbacks. The by-law also attaches a Holding (H) provision to certain commercial uses to ensure that the parking demand generated by future uses can be accommodated by the parking supply available. In addition, a Holding (H) provision applies to Phase 2 of the project to address the timing and availability of municipal water and sewer servicing capacity.



Location Map and Aerial Photo



**Zoning By-law Amendment Application
Planning File No. Z-2017-07
Site Plan Development Approval Application
Planning File No. SPD-17-66
Registered Plan 19, Lots 2,3,4 and Part Lot 1
13056-13062 Highway 27
6012-6024 King Road
Owner: Nobleton Heritage Development Inc.**



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