



****REVISED****

NOTICE OF PUBLIC HEARING
Minor Variance Application File No. A-24-58
(The *Planning Act*, 1990, as amended subsection 45(5))
This public meeting will be held Hybrid (In-person and virtual participation)
Live streamed at: <https://www.king.ca/cofameetings>

NOTICE IS HEREBY GIVEN THAT the following application will be heard before the Committee of Adjustment on:

WEDNESDAY, JANUARY 15, 2025 AT 6:00 P.M.

PUBLIC PARTICIPATION

We ask for written correspondence to be submitted by noon on the Friday prior to the scheduled hearing. Written submissions can be emailed to cofa@king.ca, please quote file number in subject line.

Anyone wishing to speak to the Committee of Adjustment virtually, must register by contacting the Secretary Treasurer at cofa@king.ca no later than noon on the Friday prior to the scheduled hearing. When your request to speak is received, a confirmation message and instructions for providing a deputation virtually at the meeting will be provided.

Anyone wishing to speak to the Committee of Adjustment in-person, should register by contacting the Secretary Treasurer at cofa@king.ca. You may also register at the hearing in Council Chambers by completing a deputation registration form and providing it to the Secretary Treasurer.

You can watch a live stream of the hearing at king.ca/cofameetings (this link will not allow you to speak during the meeting).

SUBJECT APPLICATION:

Address: 95 Clearview Heights, King City
Lot 17, Registered Plan 65M-483

Ward: 1

Applicants: John & Cristina Marinucci

Agent: P. Del Design (c/o Peter Del Grosso)

Zoning: Residential – Single Detached “D” (‘R1D’) Zone

APPLICATION REQUEST:

The applicant is seeking relief to the zoning by-law to permit a reduction in the minimum required interior side yard setbacks and to increase the maximum permitted lot coverage to facilitate the construction of a new detached dwelling.

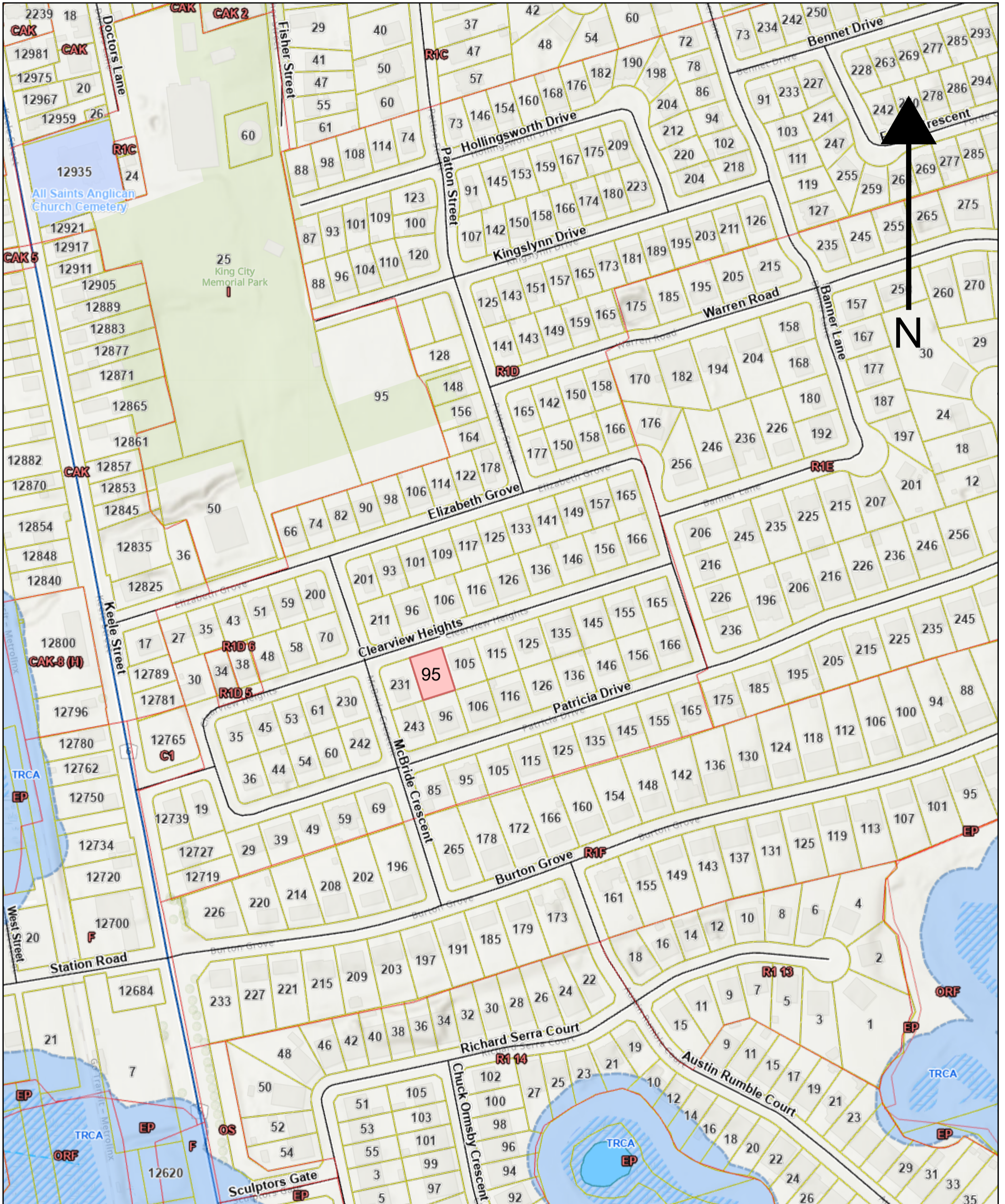
#	Zoning By-law #2017-66, as amended	Variances requested:
1	Table 6.3b requires a minimum side yard setback of 3.6 metres where building height is greater than 6.0 metres.	To permit a minimum interior side yard setback of 2.65 metres to the west side and 2.78 metres to the east side of the proposed single detached dwelling.
2	Table 6.3b permits a maximum lot coverage of 30%.	To permit a maximum lot coverage of 34.6%

PLEASE REFER TO THE ATTACHED SKETCHES FOR THE LOCATION OF THE LAND AND PROPOSED PLANS.

Requests for additional information must be emailed to the Secretary-Treasurer at COFA@King.ca or visit the Planning Department at the Municipal Centre from Monday - Friday, 8:30 a.m.–4:30 p.m

A-24-58 - Location Map

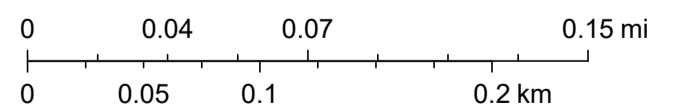
King Road



2024-12-13, 10:55:14 a.m.

- Override 1
- Cemeteries
- TRCA Regulation Limits
- Parcel Fabric
- Wetlands
- Zoning By-law

1:4,514



Esri Community Maps Contributors, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCAN, Parks Canada, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA,

SURVEYOR'S BEAL PROPERTY REPORT
**PART 1 – PLAN OF SURVEY OF
 LOT 17**
REGISTERED PLAN 483
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK

SCALE = 1:200 m

POLAR SURVEYING LTD.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 – REPORT SUMMARY

MUNICIPALLY KNOWN AS NO. 95 CLEARVIEW HEIGHTS
 LOT 17, REGISTERED PLAN 483
 TOWNSHIP OF KING
 REGIONAL MUNICIPALITY OF YORK

EASEMENTS OR RIGHT OF WAY
 NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
 NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING
 REQUIREMENT HAS BEEN MADE IN CONNECTION WITH THIS REPORT.

ADDITIONAL REMARKS
 THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - IS DENOTES IRON SPLIT
 - IP DENOTES IRON PIPE
 - OU DENOTES ORIGIN UNKNOWN
 - P1 DENOTES REGISTERED PLAN 483
 - P2 DENOTES SRPP BY HOLDING JONES VANDERVEEN INC. O.L.S.
 - P3 DENOTES DATED JANUARY 2, 1958
 - P4 DENOTES DATED MAY 19, 1987 (P.L. 97-1118)
 - P5 DENOTES SRPP BY RADI-PENK AND EDWARD SURVEYING LTD. O.L.S.
 - SRPP DENOTES SURVEYOR'S REAL PROPERTY REFERENCE (SRPP)
 - HJV DENOTES HOLDING JONES VANDERVEEN INC. O.L.S.
 - L&P DENOTES LLOYD AND PURCELL LTD. O.L.S.
 - BF DENOTES BOARD FENCE
 - C/L DENOTES CENTRELINE
 - CR DENOTES CORNER
 - CRB DENOTES CONCRETE CURB
 - ER DENOTES EARTH
 - FR DENOTES FRAME
 - FS DENOTES FRAME SILL
 - GS DENOTES GARAGE SILL
 - DM DENOTES GAS METER
 - WH DENOTES WHOLE
 - OVV DENOTES OVERHEAD CABLES
 - TP DENOTES TELEPHONE
 - WF DENOTES WATER VALVE

GEODETIC:
 ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE DERIVED FROM THE TOWNSHIP OF KING BENCH MARK NO. 70-111 HAVING A PUBLISHED ELEVATION OF 300.12 METRES (CON228-78 ADJUSTMENT).

NOTE:
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17 NAD83 (CSRS) (2010.0). BEARINGS CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COSINE SCALE FACTOR OF 0.9997. BEARINGS CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COSINE SCALE FACTOR OF 0.9997. FOR BEARING COMPARISONS, A ROTATION OF 2°46'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P1, P2, P4 AND P5. ALL BUILDING TIES TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED. THIS REPORT REFLECTS CONDITIONS AT TIME OF SURVEY. UPDATING MAY BE REQUIRED TO ISSUE ADDITIONAL COPIES SUBSEQUENT TO DATE OF THE SURVEYOR'S CERTIFICATE.

INTEGRATION DATA
 OBSERVED REFERENCE POINTS (ORP's); UTM ZONE 17, NAD 83 (CSRS) (2010.0).
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
ORP (A)	4 864 433.14	618 566.83
ORP (B)	4 865 007.81	618 113.30

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS N83°46'50"W, 732.27

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON SEPTEMBER 18, 2024.

SEPTEMBER 19, 2024
 DATE
 VINUAN ARAVINTHAN
 ONTARIO LAND SURVEYOR

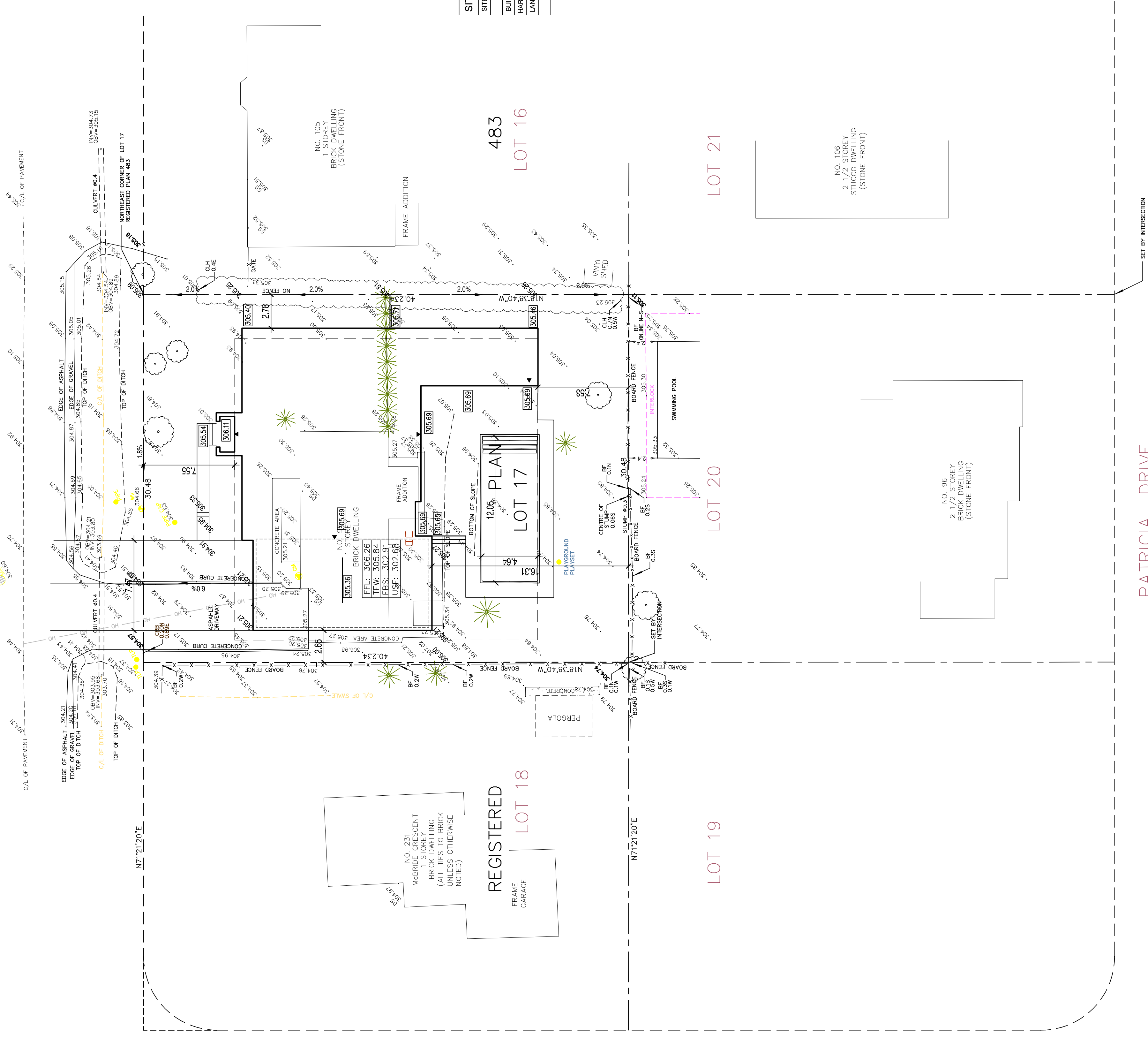
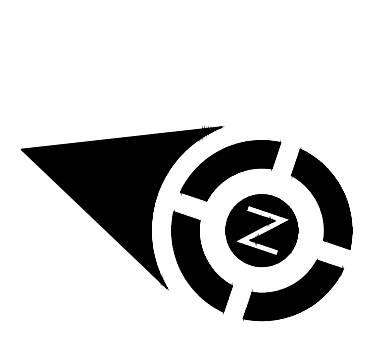
THE PLAN OF SURVEY RELATES TO A.O.L.S. SUBMISSION FROM NUMBER Y-84577

POLAR SURVEYING LTD.
 559 KLENBERG SUMMIT WAY, VAUGHAN, ON L4H 4T5
 (416) 382-1117
 info@polarurveying.com

DRAWN BY: A.A. CHECKED BY: A.A./V.A. REFERENCE NO.: 24-01-084-00

CLEARVIEW HEIGHTS
 (DEDICATED BY REGISTERED PLAN 483)

PATRICIA DRIVE
 (DEDICATED BY REGISTERED PLAN 483)



SITE INFORMATION

SITE AREA	1225.63 m ²
BUILDING AREA	424.38 m ² (34.6%)
HARD SCAPE AREA	251.14 m ² (20%) (54.6%)
LANDSCAPE	549.99 m ² (44.9%)

McBRIDE CRESCENT
 (DEDICATED BY REGISTERED PLAN 459)



King Township
2585 King Road
King City, Ontario
Canada L7B 1A1

Phone: 905.833.5321
Fax: 905.833.2300
Website: www.king.ca

IMPORTANT INFORMATION

IMPORTANT NOTICE TO OWNER AND/OR AGENT: It is required that the owner or the authorized agent of the owner make personal representation at the hearing. If you do not attend or are not represented at this hearing, the Committee may: defer the hearing to a date and time convenient to the Committee; may proceed in your absence to make a decision; or may consider the application to have been abandoned or withdrawn and close the file and you will not be entitled to any further notice in the proceedings.

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete the attached Request for Decision Form and submit to cofa@king.ca. In the absence of a written request to be notified of the Committee's decision you will not receive notice of future hearings on this application.

APPEALING TO THE ONTARIO LAND TRIBUNAL (OLT):
(The Planning Act, R.S.O. 1990, as amended, Section 45)

To appeal the decision to the Ontario Land Tribunal (OLT) send a letter to the Secretary-Treasurer for the Township of King Committee of Adjustment outlining the reasons for the appeal, along with the OLT A1 Appeal Form. You must enclose the appeal fee of \$400.00 for each application appealed, paid by certified cheque, made payable to the Minister of Finance. In addition, please note that there is an Appeal Processing Fee of \$824.00 (per application) which is payable to King Township.

Only the applicant/owner, the municipality, or certain public bodies may no later than 20 days of the making of the decision appeal to the Ontario Land Tribunal (OLT). When no appeal is lodged within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

For further information, please contact the Secretary-Treasurer, Township of King Committee of Adjustment at cofa@king.ca or 905-833-5321 from 8:30 a.m. to 4:30 p.m.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building. In accordance with the Condominium Act, a corporation that is served with a notice under the Planning Act shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: January 02, 2025

A handwritten signature in black ink, appearing to read "A. Bozzo".

Adriana Bozzo, Secretary-Treasurer
Committee of Adjustment
Planning Division
King Township



King Township
2585 King Road
King City, Ontario
Canada L7B 1A1

Phone: 905.833.5321
Fax: 905.833.2300
Website: www.king.ca

REQUEST FOR DECISION A-24-58

To be notified of the Committee's decision or a related Ontario Land Tribunal (OLT) hearing you must complete this form and submit to the Secretary Treasurer, Committee of Adjustment at CofA@King.ca

Please provide a copy of the Committee's Decision with respect to :

Name: _____

Address: _____

Postal Code: _____

Phone Number: _____

Email Address: _____

Date Request Submitted: _____

*Please print and ensure form is legible