



NOTICE OF PUBLIC HEARING
Consent Application File No. B-24-05
(The *Planning Act*, 1990, Section 53)
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 on the day of the hearing, by completing the deputation registration form and providing it to the Secretary Treasurer. The registration form will be available within council chambers between 5-6pm on the day of the hearing.

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:** 25 King Boulevard, King City
- Ward:** 1
- Applicant:** York Region District School Board
- Agent:** Rob Lavecchia, KLM Planning Partners

Consent Application File #B-24-05

Subject Property	Owner	Agent
25 King Boulevard, King City Part of Lot 6, Concession 3	York Region District School Board	Rob Lavecchia, KLM Planning Partners

The Owner is proposing to grant an easement over the Subject Lands in favour of the lands located at 1986, 2000, and 2008 King Road (the “benefitting lands”) for the purposes of stormwater drainage/conveyance from the benefitting lands over the Subject Lands. The lands which will be subject to the easement (identified as “Part 1” on the draft Reference Plan) measure approximately 4.04 metres by 12.94 metres (approximately 52 square metres).

PLEASE REFER TO THE ATTACHED SCHEDULES FOR THE LOCATION OF THE LAND AND PROPOSED CONSENT SKETCH.

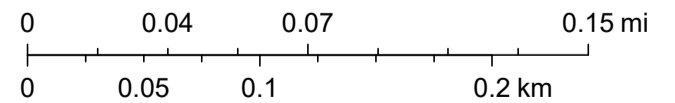
B-24-05 - Location Map



2024-12-16, 9:02:44 a.m.

- Override 1
- Wetlands
- Parcel Fabric
- 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,

PLAN OF SURVEY OF PART OF LOT 6, CONCESSION 3

(GEOGRAPHIC TOWNSHIP OF KING)
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200



R-PE SURVEYING LTD., O.L.S.

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY 310 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION NOTE

BEARINGS ARE GRID, UTM, NAD83 (CSRS:CBNV6:2010.0), DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) USING CANNET REAL TIME NETWORK (RTN) No. 20120110002 (NORTHING: 4872129.55, EASTING: 623879.33).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS) (CBNV6-2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT	NORTHING	EASTING
ORP (A)	4865339.50	618908.30
ORP (B)	4865353.48	618951.72

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999733.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

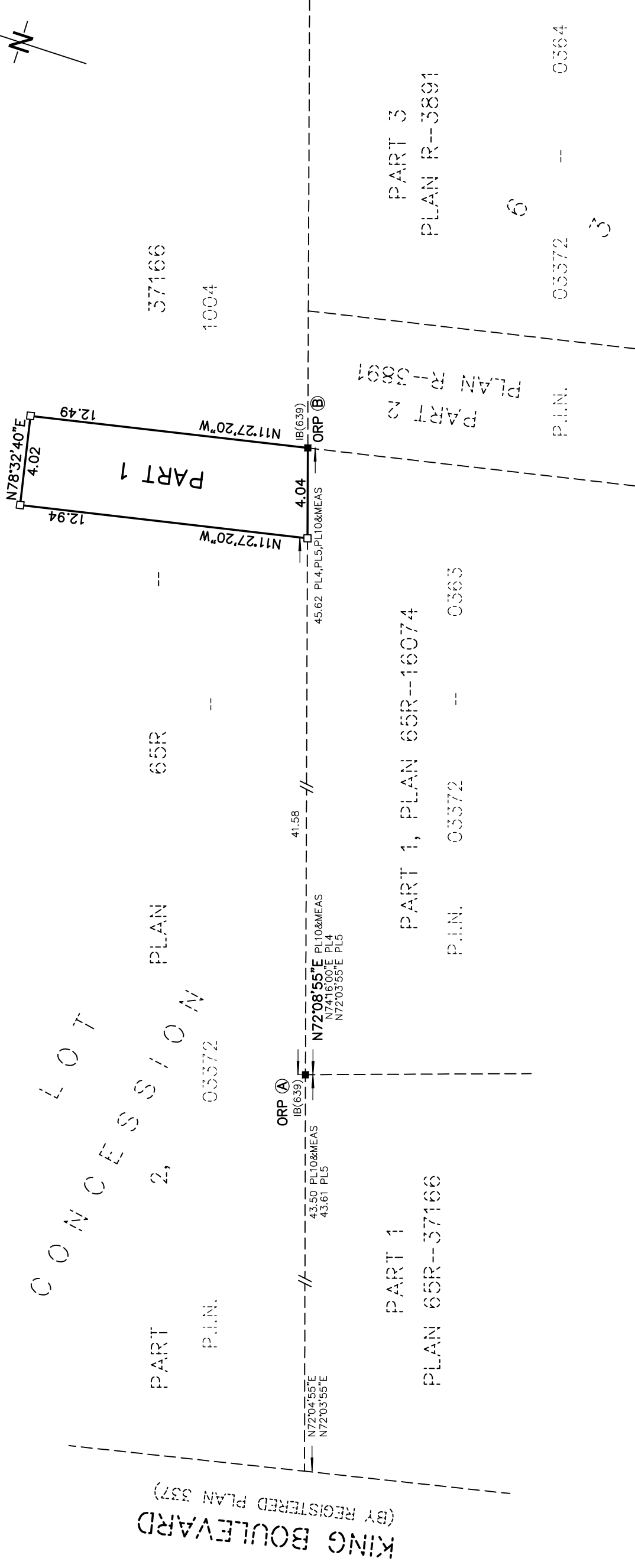
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2024.

DATE _____ 2024.

R. DENBROEDER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____.



NOTES

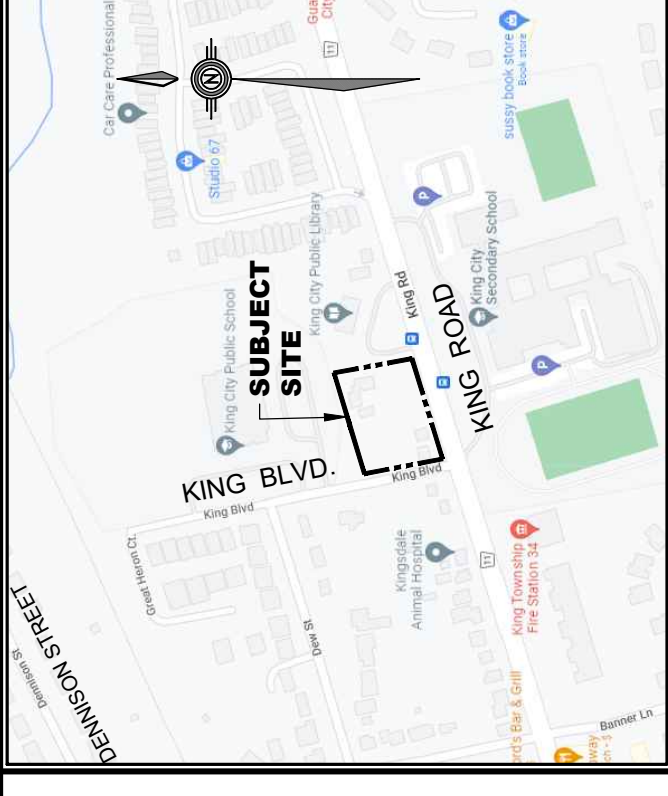
- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- ORP DENOTES OBSERVED REFERENCE POINT
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL4 DENOTES PLAN 65R-16074
- PL5 DENOTES PLAN 65R-37166
- PL10 DENOTES PLAN OF SURVEY BY R-PE SURVEYING LTD., O.L.S. DATED APRIL 22, 2022
- (639) DENOTES J. M. LEITCH, O.L.S.



R-PE SURVEYING LTD.

ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635-5000 Fax (416)635-5001
Tel.(905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: T.C. CHECKED:
JOB No. 22-079 CAD FILE No.22079R03

SCHEDULE		
PART	LOT	P.I.N.
1	PART OF 6	PART OF 03372-1004
		CONCESSION 3

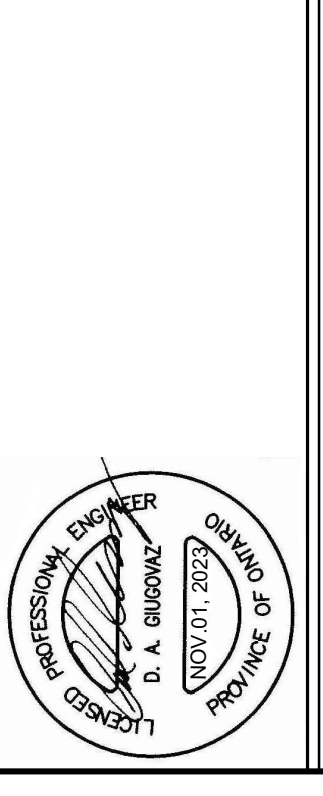


LEGEND:

EXISTING ELEVATION	X 301.08
EXISTING CONTOUR	— 2.0
EXISTING SLOPE	1:1
EXISTING ELEVATION BOTTOM OF WALL	X 301.85
PROPOSED ELEVATION	X 302.95 TC
PROPOSED TOP OF CURB ELEVATION	X 302.95 TC
PROPOSED TOP OF WALL ELEVATION	X 302.95 TC
FINISHED FLOOR ELEVATION	X 302.95 TC
TOP OF FOUNDATION WALL ELEVATION	X 302.95 TC
TOP OF BASEMENT SLAB ELEVATION	X 302.95 TC
UNDER SIDE FOOTINGS @ REAR	UFR
UNDER SIDE FOOTINGS @ FRONT	UFR
UNDER SIDE FOOTINGS @ GARAGE	USFG
STORM MANHOLE	○
CATCH-BASIN	○
SANITARY MANHOLE	○
VALVE AND BOX	○
VALVED HYDRANT	○
SINGLE SAN & STORM SERVICE CONNECTION	○
WATERMAIN SERVICE CONNECTION	○
PROP. OVERLAND FLOW DIRECTION	→
EXTERIOR DOOR LOCATION	—
PROPERTY LINE	—
HYDRO METER	—
SLUMP PUMP	—
TREE PROTECTION FENCE	—
HYDRO TRANSFORMER	—
MAILBOX LOCATION	—
LIGHT STANDARD	—
STREET LIGHT PEDESTAL	—
BOLLARD LIGHT	—
1.8m HT. WOOD PRIVACY FENCE	—
1.2m HT. DECORATIVE METAL FENCE	—

BENCHMARK NOTE:
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF VALDOR BENCHMARK WHICH IS A 1.5M HIGH CONCRETE BENCHMARK LOCATED AT 200 N. LAY CO. RD. (SHEALIN RD.) 60.0 M NORTH OF SOUTHWEST CORNER OF THE BUILDING, 0.10m ABOVE GROUND ON THE WEST FACE. COMPLETED ON Sep. 13, 2008

No.	DATE	REVISIONS	BY
1.	JUN 11, 2023	ISSUED FOR SPA	D.A.G.
2.	JUL 19, 2023	AS PER TOWNSHIP COMMENTS	D.A.G.
3.	SEP 27, 2023	TRANSFORMERS ADDED	D.A.G.
4.	NOV 1, 2023	AS PER TOWNSHIP COMMENTS	D.A.G.



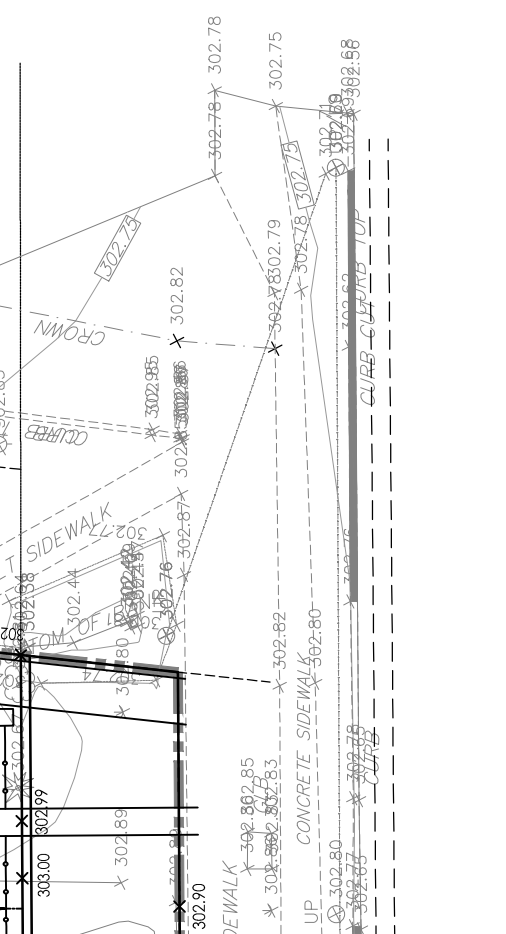
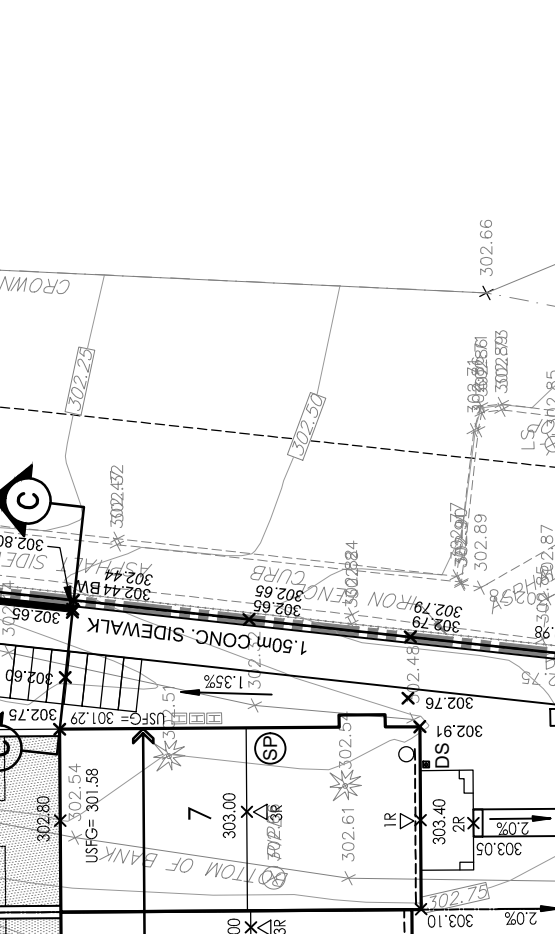
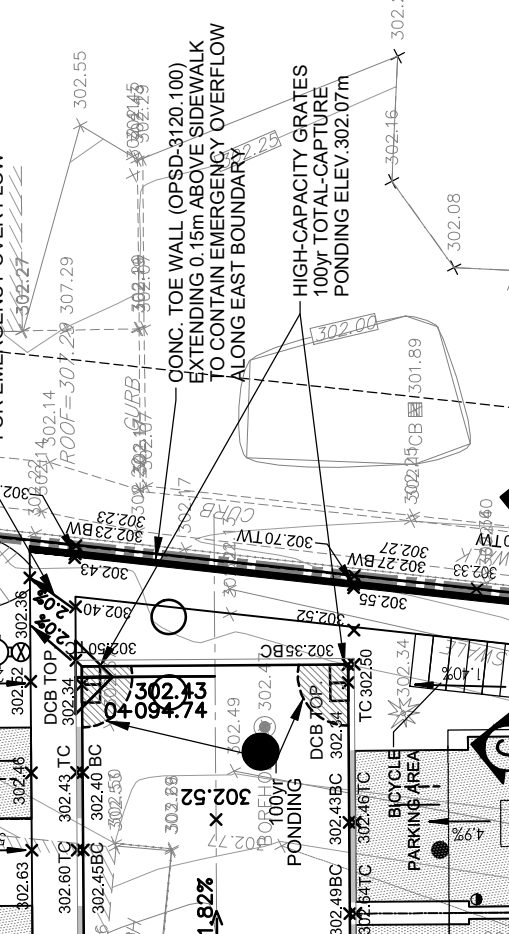
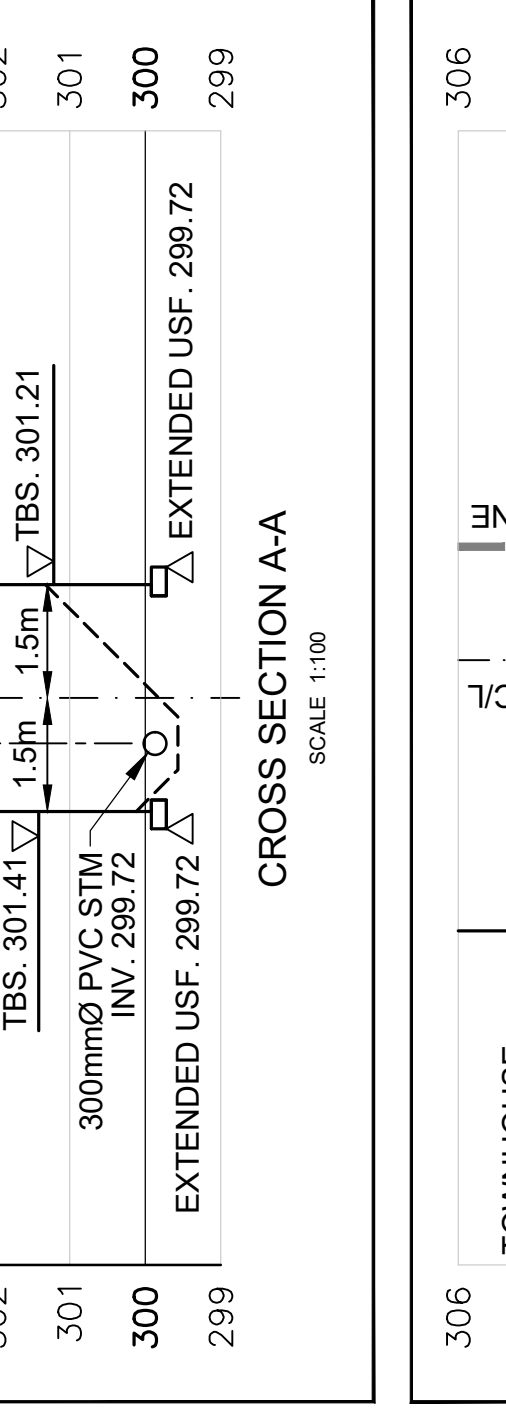
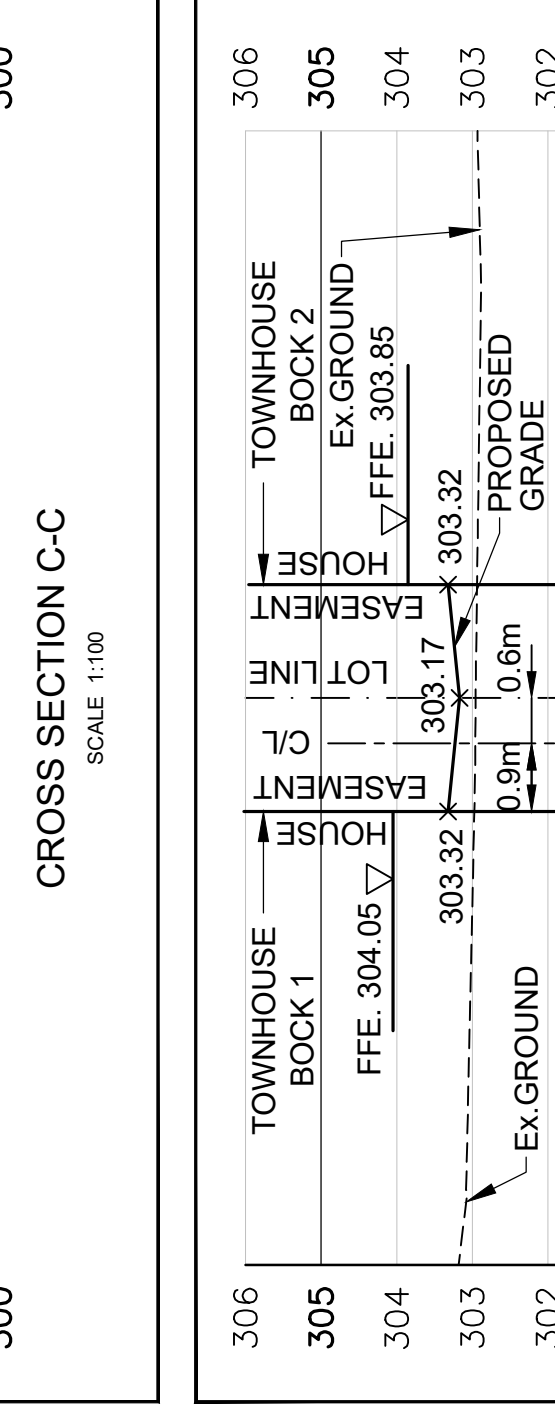
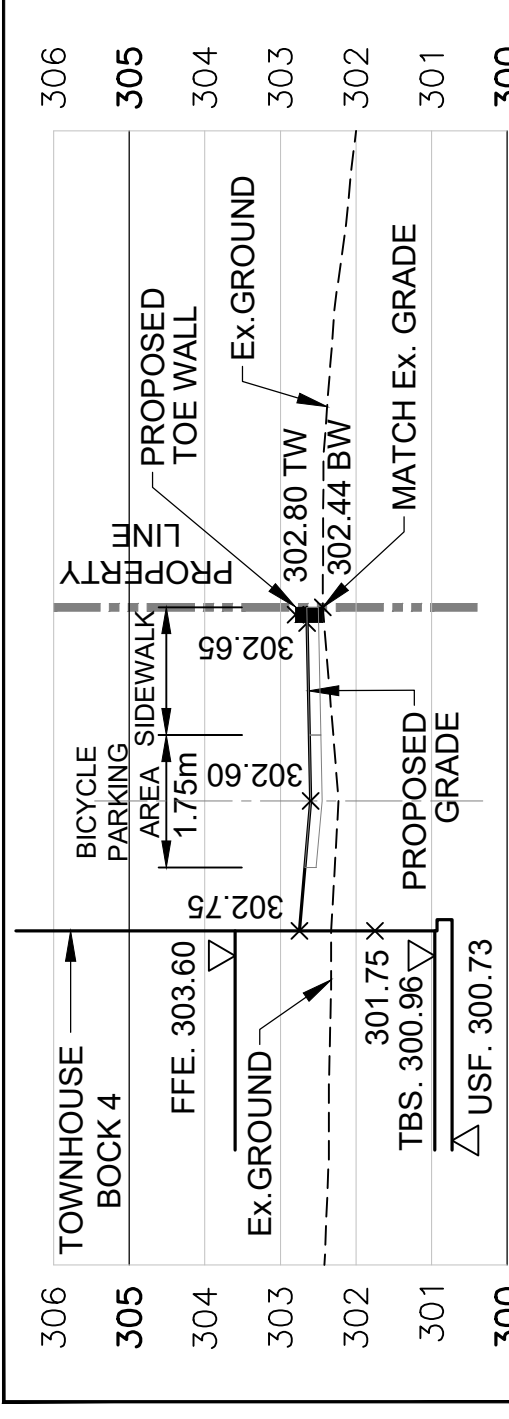
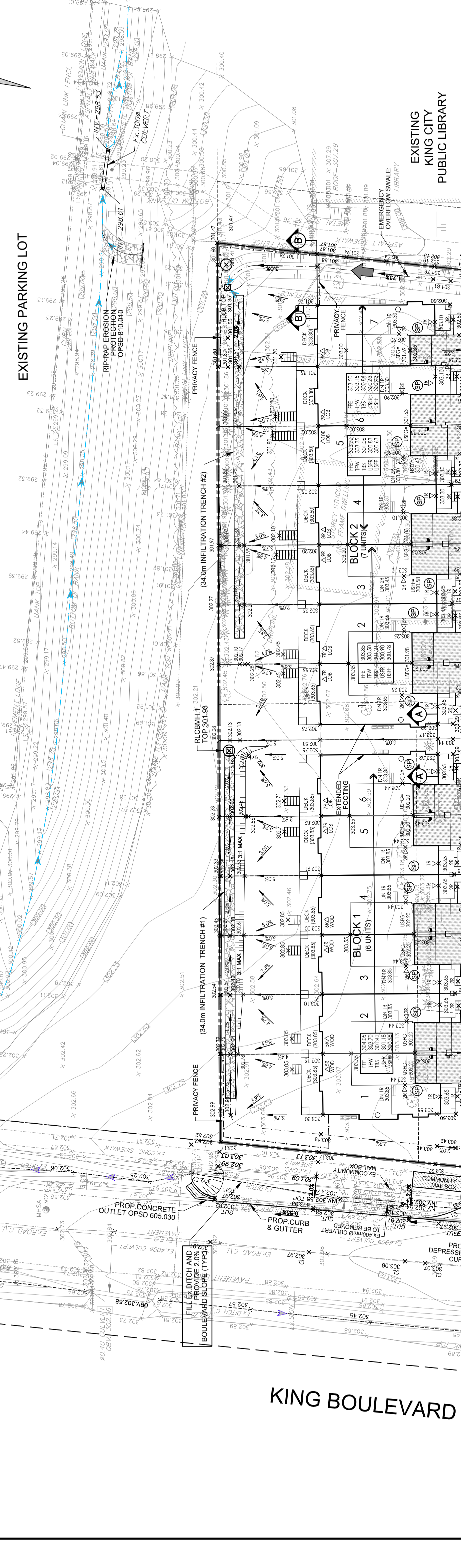
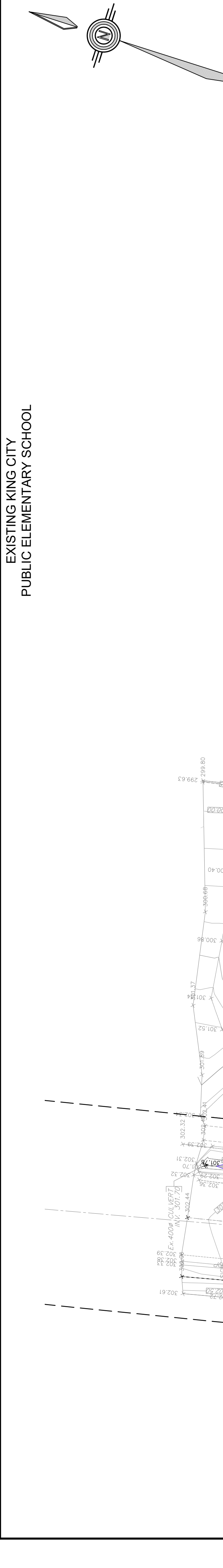
VALDOR ENGINEERING INC.
Consulting Engineers - Project Managers
571 Chelsea Road, Unit 4, Valdoro, Michigan, 48385
Tel: 248-666-7777
www.valdorengineering.com

PROPOSED TOWNHOUSE DEVELOPMENT	
1986, 2000 & 2008 KING ROAD, KING CITY, TOWNSHIP OF KING	
SITE GRADING PLAN	
Region File No. SP 19-K-0285 Township File No.: Z-2019-03, Z-2019-13, 19T-19K-03, SPD-19-64	
SCALE:	1:250
DATE:	JUN 16, 2022
PROJECT No.:	22101
DRAWN BY:	D.N.Z.
DRAWING No.:	SG-1
CHKD BY:	D.A.G.

- GRADING NOTES:**
- ALL EXTERNAL SITE AREAS DISTURBED BY THE ACTIVITIES OF THE CONTRACTOR SHALL BE RESTORED TO EXISTING CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWN ENGINEER. GRASSED AREAS WILL BE RESTORED BY PLACING 200mm TOPSOIL AND ACTIVELY GROWING NUMBER 1 HERBERRY SOG. ALL BOULEVARDS TO BE SOBBED.
 - TOPSOIL IN FILL AREAS TO BE STRIPPED. ALL FILL MATERIAL SHIPPED BE APPROVED FOR SUITABILITY BY THE GEOTECHNICAL ENGINEER PRIOR TO ANY FILLING OR REUSE OF EXCAVATED MATERIAL. APPROVED FILL MATERIAL SHALL BE COMPACTED TO THE SPECIFICATION OF THE GEOTECHNICAL ENGINEER.
 - ALL RAINWATER LEADERS SHALL DISCHARGE TO SPLASHPADS AT GROUND LEVEL UNLESS OTHERWISE INDICATED.
 - EXISTING BOUNDARY ELEVATION ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF-CONTAINED.
 - PAVEMENT GRADES (MIN. 0.5% MAX. 5.0%)
 - DRIVEWAY GRADES (MIN. 2.0% MAX. 5.0%)
 - DRAINAGE SWALES WITH GRADES (MIN. 2.0% MAX. 5.0%)
 - SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL WITH A MAXIMUM VERTICAL ELEVATION NOT IN EXCESS OF THE APPLICABLE TOWN STANDARD.
 - SILT FENCE TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING INTO ADJACENT LANDS PRIOR TO STRIPPING TOPSOIL AND BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE.
 - CONSTRUCTION ACCESS SHALL BE CONSTRUCTED USING A MUD MAT.
 - BOULEVARD GRADES ARE TO BE 2.0% TO 4.0%.
 - SILTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION & REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED.
 - ALL GRADING TO CONFORM TO MUNICIPAL STANDARDS AND SPECIFICATION AND OPSD.
 - ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN CRITERIA, STANDARDS AND SPECIFICATION AND OPSD.
 - THE SOIL'S CONSULTANT SHALL VERIFY THE SUITABILITY OF THE ENGINEERED FILL AT SOURCE PRIOR TO HAULING ANY MATERIAL ON SITE.
 - ALL FILL SHALL BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MINIMUM 0.2M LIFTS TO SUBGRADE. FILL SHALL BE COMPACTED TO 98% SPD AS DIRECTED BY THE CONSULTANT.
 - UNLESS OTHERWISE SHOWN ON THE GRADING AND/OR EROSION SEDIMENT CONTROL PLAN PROPOSED STOPPING OF TOPSOIL DURING CONSTRUCTION WILL REQUIRE THE OWNERS ENGINEER TO PROVIDE THE LOCATION AND HEIGHT OF THE STOPPED TOPSOIL PILE TO BE STABLE AND SEEDED TO ESTABLISH TEMPORARY VEGETATIVE COVER AND TO PREVENT EROSION.
 - TOP OF FOUNDATION WALL IS TO BE MINIMUM 0.15m ABOVE FINISHED GRADE.
 - A MINIMUM OF 1.22m FROST PROTECTION DEPTH SHOULD BE PROVIDED FOR ALL FOOTINGS.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.





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): 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. 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 which is payable to King Township.

Only the applicant/owner, the municipality, or certain public bodies may, not later than twenty (20) days after the giving of the Notice of Decision, appeal the decision or any condition imposed by the Committee or appeal both the decision and any condition to OLT by filing with the Secretary-Treasurer a Notice of Appeal setting out the reasons for the appeal, accompanied by the fees prescribed.

Only the applicant/owner, the municipality, or certain public bodies may no later than twenty (20) days of the date of Notice found on the Notice of Decision document, appeal to the Ontario Land Tribunal (OLT).

If no appeal is filed within twenty (20) days of the date of notice found on the Notice of Decision document, the decision becomes final and a declaration to that effect will be issued by the Secretary-Treasurer.

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: December 20, 2024

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

Adriana Bozzo, Secretary-Treasurer
Committee of Adjustment



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 B-24-05

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.

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