



Notice of Complete Application and Public Planning Meeting Concerning a Proposed Zoning By-law Amendment

Monday, October 7TH, 2024 at 6:00 p.m.

This Public Planning Council Meeting will be held in a hybrid format with in-person and electronic participation. Deputations may participate in the meeting remotely or in-person. Refer to the registration process below.

The public is invited to attend the Public Planning Meeting at the Township of King Council Chambers at 2585 King Road, King City to receive information and provide comments on the proposed Zoning By-law Amendment application, concerning 24 Banner Lane in the Township of King in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.

If you have received this notice as an owner of a property that contains seven (7) or more residential units, please post this notice in a visible location to all residents of the land.

Subject Property

Location: 24 Banner Lane, Village of King City, ON, L7B 1K2
PLAN M 1565, LOT 4

Owner(s): Banner Lane Incorporated
Applicant: Joan MacIntyre, c/o Malone Given Parsons Ltd.
File Numbers: Z-2024-09

Staff Report: The staff report will be available at www.king.ca/meetings on the Thursday prior to the meeting date.

Proposed Changes

The proposed Zoning By-law Amendment submitted by the owner and applicant seeks to facilitate the rezoning of the subject property from 'R1C'- Residential – Singled Detached "C" to 'R4'- Residential – Apartment with site specific exceptions that address the maximum height, maximum lot coverage, minimum interior side yard, parking aisle width, and planting strip requirements of the by-law. The proposal contemplates the redevelopment of the subject property that contains a single detached dwelling to one (1) four-storey apartment. The proposed apartment is to contain 16 residential units that will vary in size from 1 to 3 bedrooms. The proposed development is to have a total gross floor area (GFA) of 3,690 m² and a Floor Space Index (FSI) of 1.99.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. Written comments will become part of the public record.

How to Participate in the Public Meeting

- 1) **View the meeting** in-person or watch virtually at <https://www.king.ca/meetings> . No pre-registration is required.
- 2) **Submit written comments** to the Township Clerk at clerks@king.ca **by 12:00 p.m. (noon) on the day of the meeting.** Comments will be circulated to Council and Staff prior to the meeting.
- 3) **Speak to a staff report on the agenda in-person or virtually**, pre-register with the Township Clerk at 905-833-4068 or email clerks@king.ca **no later than 12:00 p.m.**

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(noon) on the day of the meeting. If you are pre-registering, you must indicate the item you wish to speak to, how you wish to participate (video, phone, or in-person), and provide your full name, address, telephone number and speaking notes. Upon receipt of your registration, you will receive a confirmation email with instructions for participating. All comments addressed to Council will form part of the public record.

How to Stay Informed

A copy of the proposed Zoning By-law Amendment application, as well as related background information and supporting information are available by contacting Alexander Gambin, Planner, between the hours of 8:30 a.m. and 4:30 p.m., with reference to the address or file number for more information. Written comments in advance of the staff report being published may be sent to:

Alexander Gambin, Planner
agambin@king.ca, 289-800-2652

If you wish to be notified of the decision of the Council of the Township of King regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at clerks@king.ca.

Preserving Your Appeal Rights

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of King to the Ontario Land Tribunal 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 Zoning By-law Amendment is passed, the person or public body is not be 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 Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Township of King this 12th day of September 2024.



Denny Timm
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.