



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

Monday, March 3rd, 2025 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 are invited to attend the Public Planning Meeting to 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 125, 137-145 Dew Street, King City, 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: 125, 137-145 Dew Street, King City, ON
RP.337, Lots 21, 22 and Part Lot 23
Owner(s): 1000029269 Ontario Inc. & CLSN Holdings Limited
Agent: Groundswell Urban Planners Inc. per, Joanna Fast
File Numbers: Z-2024-11
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 application submitted by Groundswell Urban Planners Inc. on behalf of the owners, 1000029269 Ontario Inc. & CLSN Holdings Limited, under Planning File Z-2024-11 concerns three residential lots located on the south side of Dew Street, west of William Street in the Village of King City. The development site measures 0.71 hectares with 91.42 metres of frontage on Dew Street and currently supports three single detached dwellings, a detached garage and a shed which are planned to be removed.

The proposed development is for the construction of 32 townhouse units consisting of 3-storey dwellings with single-car garages and where 27 of the townhouse units would be included as part of a Condominium tied to a private road whereas 5 townhouse units will obtain access directly from Dew Street.

The subject lots are designated 'Village Core' under the Township Official Plan 'Our King' and are currently Zoned 'Residential – Single Detached "C" (R1C)' by Zoning By-law 2017-66. The purpose of the Zoning By-law Amendment is to rezone the subject site to a 'Residential – Townhouse (R3)' zone and provide for site specific provisions to address minimum lot area, lot frontage, minimum yard requirements, lot coverage and height.

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.

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- 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. (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 Paul Kulyk, Project Manager - Development, 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:

Paul Kulyk, Project Manager – Development
pkulyk@king.ca, (905) 833-4063

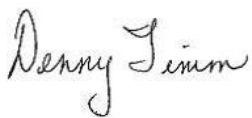
If you wish to be notified of the decision of the Council of the Township of King regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at clerks@king.ca .

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 Zoning By-law Amendment is passed, the person or public body is not 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 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 7th, day of February, 2025.



Denny Timm, Township Clerk
Corporation of the Township of King
2585 King Road, King City ON L7B 1A1



Comments and personal information are 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, and also become part of the public record. Should you have any questions or concerns regarding the collection of personal information, please contact the Planning Division, Township of King at (905) 833-5321.