



**Notice of Public Planning Meeting Concerning  
a Proposed Zoning By-law Amendment and  
Draft Plan of Subdivision**

**Monday, April 7<sup>TH</sup>, 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.

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The public are 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, and Draft Plan of Subdivision application concerning 13711 Keele Street, King City, in the Township of King in accordance with Section 34 and Section 51 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: 13711 Keele Street, King City  
Part Lot 10, Concession 3

Owner(s): 1049121 Ontario Ltd. (c/o Fandor Homes)

Agent: Justin Mamone, Paul Brown Associates

File Numbers: Z-2024-16 and 19T-24-K01

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

The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Paul Brown Associates on behalf of the owners, 1049121 Ontario Ltd, under Planning Files Z-2024-16 and 19T-24-K01 concerns a vacant 8.99 hectare property at the southeast corner Keele Street and the 15th Sideroad in the Village of King City. The subject property is designated “Neighbourhood” and “Village Natural Heritage System” under the Township Official Plan “Our King” and is zoned “Future Development (F)” and “Environmental Protection (EP)” by Zoning By-Law 2017-66 (Schomberg and King City Urban Areas By-Law).

**Proposed Changes**

The Planning Applications were submitted together with supporting materials to amend the Zoning By-Law and propose a Draft Plan of Subdivision consisting of 26 single detached lots and 64 townhouse lots at a density of 12 units per hectare. The draft plan also proposes a stormwater management block, two natural heritage conservation blocks, two new streets together with a road widening block and two 0.3m reserve blocks.

The purpose of the Zoning By-law Amendment is to re-zone the lands identified for residential development to a site specific Residential – Single Detached ‘A’ (R1A) zone and a site specific Residential – Townhouse (R3) zone. The site exception zone provisions would reduce the lot frontage in the R1A zone to 13.5 metres for the single detached lots and reduce the lot area minimum in the R3 zone to 155 square metres per dwelling unit for the townhouse lots. The natural heritage features, buffers and stormwater management block are proposed to be placed in an Environmental Protection (EP) zone.

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 or Draft Plan of Subdivision. 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](mailto: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](mailto: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 and Draft Plan of Subdivision application, as well as related background information and supporting information are available by contacting Paul Kulyk, Project Manager – Development Planning, between the hours of 8:30 a.m. and 4:30 p.m., with reference to the address or file numbers for more information. Written comments in advance of the staff report being published may be sent to:

Paul Kulyk, Project Manager – Development Planning  
[pkulyk@king.ca](mailto: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 and Draft Plan Subdivision, 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](mailto: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, or before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, the person or public body is not entitled to appeal the decision.

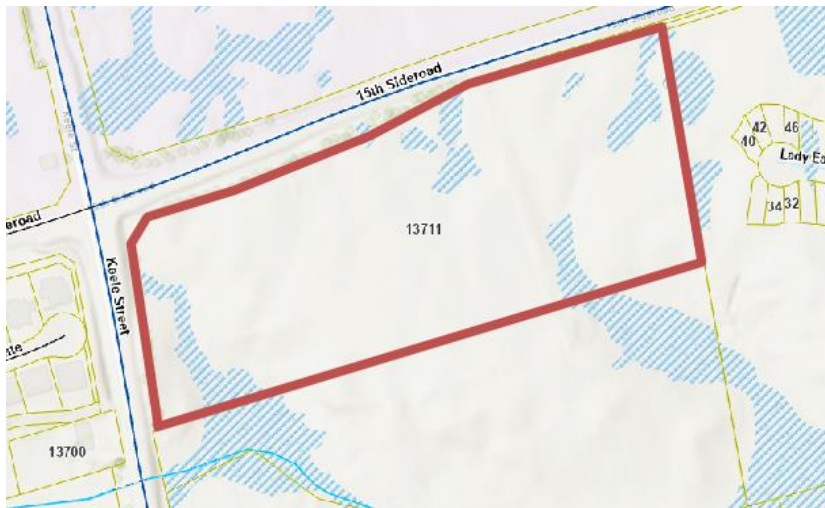
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of King before the Zoning By-law Amendment is passed, or before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, the person or public body 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 18<sup>th</sup> day of March, 2025.

Denny Timm

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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.*