



The Corporation of the Township of King  
**Council Meeting Minutes**

**Meeting #5**  
**March 17, 2025, 6:00 p.m.**  
**Council Chambers**  
**2585 King Road, King City, ON**

Council Present: Mayor Pellegrini  
Councillor Cescolini  
Councillor Boyd  
Councillor Anstey  
Councillor Asselstine  
Councillor Schaefer  
Councillor Eek

Staff Present: Daniel Kostopoulos, Chief Administrative Officer  
Chris Fasciano, Director of Community Services  
Jennifer Caietta, Director of Corporate Services  
Peggy Tollett, Director of Finance & Treasurer  
Samantha Fraser, Director of Public Works  
Stephen Naylor, Director of Growth Management Services  
Denny Timm, Township Clerk  
Adam Foran, Deputy Clerk  
Diane Moratto, Governance Coordinator

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**1. Call to Order**

The Chair called the meeting to order at 6:01 p.m.

**2. Roll Call**

The Clerk confirmed a quorum was present.

**3. Introduction of Addendum Items**

The Clerk advised there are no addendum items.

**4. Approval of Agenda**

**Moved by:** Councillor Eek

**Seconded by:** Councillor Schaefer

That the agenda for the March 17, 2025, Council Meeting as presented, be approved.

**Carried**

**5. Declarations of Pecuniary Interest**

None.

**6. Mayor's Comments**

Mayor Pellegrini wished everyone a Happy St. Patrick's Day and commented on the United States' Tariffs being imposed on Canada, encouraging residents to shop local and buy Canadian.

Mayor Pellegrini went on to highlight recent and upcoming events in the Township of King being: the upcoming Commercial Licensing Framework Public Open House on March 27th, Spring wildlife reminder, pothole reporting and repairs, registration for Spring recreational programs starting on April 1st, the Market Gardening Workshop for Farmers event on March 27th, York Region Public By-law Signage Virtual Meeting on March 27th, the Repair Cafe at the Zancor Centre on March 29th, the upcoming Public Open Houses on the Parks, Facilities & Trails and new Transportation Master Plans, and the annual Community Cleanup on April 19th in celebration of Earth Week.

**7. Adoption of Minutes**

**Moved by:** Councillor Boyd

**Seconded by:** Councillor Anstey

That the Items listed herein under Section 7, Adoption of Minutes, all be approved and passed under consent.

**Carried**

**7.1 February 24, 2025 - Council Meeting Minutes (draft)**

**Moved by:** Councillor Boyd

**Seconded by:** Councillor Anstey

That the February 24, 2025, Council Meeting Minutes be adopted.

**Carried**

**7.2 March 3, 2025 - Council Public Planning Meeting Minutes (draft)**

**Moved by:** Councillor Boyd

**Seconded by:** Councillor Anstey

That the March 3, 2025, Council Public Planning Meeting Minutes be adopted.

**Carried**

**8. Action Items**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Asselstine

That the items listed under Section 8, Action Items, on the March 17, 2025, Council Meeting Agenda all be approved and passed under consent, save and except items: 8.1, 8.2, 8.3, 8.6, 8.8, and 8.9.

**Carried**

**8.4 Draft Plan of Condominium – Standard - 19CDM-24-K01 2075 King Road, King City (Zancor Homes (King Cort) Ltd.)**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Asselstine

1. That Report GMS-PL-2025-010 be received;
2. That Plan of Condominium Application 19CDM-24-K01 BE APPROVED subject to the Draft Plan Conditions attached as Appendix A;
3. That Council authorize the Township Clerk to issue the required Notice of Decision for Draft Plan Approval.

**Carried**

**8.5 Draft Plan of Condominium – Common Element – 19CDM-24-K02 re 13151 to 13211 Keele Street, King City**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Asselstine

1. That Report GMS-PL-2025-011 be received;
2. That Plan of Condominium Application 19CDM-24-K02 BE APPROVED subject to the Draft Plan conditions attached as Appendix A;
3. That Council authorize the Township Clerk to issue the necessary Notice of Decision for Draft Plan Approval.

**Carried**

**8.7 Provision of Stormwater Operational Services – Single Source Approval (Toronto and Region Conservation Authority)**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Asselstine

1. That Report Number PW-ENV-2025-003 be received; and
2. That Council approve the Single Source procurement contract for 2 years with the Toronto and Region Conservation Authority (T.R.C.A.) in the amount of \$173,015 including non-refundable H.S.T. for stormwater operational services.

**Carried**

#### **8.10 2024 Statement of Council Remuneration and Expenses**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Asselstine

1. That Report FIN-2025-04 Statement of Council Remuneration and Expenses for 2024 as prescribed under Section 284 of *The Municipal Act, 2001* be received for information.

**Carried**

#### **8.11 Tax Adjustments and Supplementary Taxes**

**Moved by:** Councillor Cescolini

**Seconded by:** Councillor Asselstine

1. That Council receive Report FIN-2025-06 for information.

**Carried**

#### **8.1 Recommendation Report for the Highway 11 Corridor Study – Township-Initiated Official Plan and Zoning By-law Amendments, File Nos. PP-2023-02, OP-2024-04 and Z-2024-08**

Kristen Harrison, Manager of Policy Planning, provided a brief overview of the process to-date, public engagement, and stakeholder sessions held and advised that Aloma Dreher, Policy Project Planner and Robert Rappolt from WSP are in attendance this evening who were instrumental in the creation of the Highway 11 Corridor Study being presented this evening.

Robert Rappolt commented on the community, stakeholder engagement and work that took place in order to be able to bring this Study forward this evening and provided a slide presentation overview, further commenting on; the meeting objective, purpose of the Study and background, the Work Plan, consultation and engagement milestones, and the recommended Official Plan and Zoning By-law amendments.

Mr. Rappolt and staff responded to questions from Members of Council.

## Deputations

Carmelinda Galota, Board Director and Chair in Advocacy of the King Chamber of Commerce advised the Chamber supports the Study, and commented on: an overview of the area, the types of uses proposed, benefits of the Study, transportation, the need to add these lands into the employment lands, and farming benefits.

**Moved by:** Mayor Pellegrini

**Seconded by:** Councillor Eek

1. That Council receive Report GMS-PL-2025-007, and
2. That Council approve Township-initiated Applications Official Plan Amendment File No. OP-2024-04 and Zoning By-law Amendment File No. Z-2024-08 to implement the recommendations of the Highway 11 Corridor Study for the lands shown on Appendix A to this Report; and
3. That Council adopt By-law 2025-018, being a By-law to adopt Official Plan Amendment OPA No. 5, an Amendment to the Our King Official Plan to amend Countryside Site-Specific Policy Area 2 (C-SSPA-2) to provide policies to facilitate the planned and orderly regeneration of the Highway 11 Corridor; and
4. That Council direct Staff to revise OPA No. 5, including Schedule 1, 2, and 3, to include lands municipally known as 650 Toll Road, and 700 Toll Road within the Highway 11 Corridor Area and Countryside Site-Specific Policy Area 2 (C-SSPA-2); and
5. That Council adopt Zoning By-law Amendment By-law 2025-019, being an Amendment to Countryside Zoning By-law 2022-053, to introduce new definitions and general provisions to the By-law, and to add a new Exception Zone to implement the land use permissions and permitted uses of OPA No. 5; and
6. That Council direct Staff to revise By-law 2025-019 to include lands municipally known as 650 Toll Road, and 700 Toll Road within Exception zone 250. More specifically, that provisions be included within Exception 250 for these lands to permit the continuation and expansion of existing uses, and to permit agriculture-related uses on the lands, subject to the lifting of the Holding (H) symbol in accordance with the currently proposed provisions of Exception 250. Further, that the By-law also be modified as necessary to incorporate any necessary provisions of the A zone to address the underlying zone provisions for 650 and 700 Toll Road; and
7. That Council direct Staff to consult with the Township's Heritage Advisory Committee, in accordance with Ontario Heritage Act

(OHA) requirements, regarding the issuance of a Notice of Intent to Designate for 650 Toll Road.

**Carried**

## **8.2 Request for Demolition of 12958 Highway 27**

**Moved by:** Councillor Boyd

**Seconded by:** Councillor Eek

1. That Council receive Report GMS-HER-2025-002;
2. That the request to demolish 12958 Highway 27 BE APPROVED under section 27 of the Ontario Heritage Act, subject to the following conditions:
  - a. That a replacement structure of similar style, aesthetic, form, and massing be incorporated as an element of a Site Plan Control Application with respect to the proposed development of the subject lands, including the re-use of salvaged material from the original structure, where appropriate, to the extent that is reasonably possible, and that such replacement structure shall be incorporated into the proposed development of the lands which are subject to Zoning By-law Amendment Application Z-2022-07 (Zoning By-law No. 2024-069), submitted by Crisdan Holdings Inc. and Kingvit Estates Inc., pertaining to lands municipally known as 12958, 12966, 12972, 12978 Highway 27 & 15 Wellington Street, all to the satisfaction of the Director of Growth Management Services; and
  - b. That commemoration of the original structure take place in the form of a plaque including the addition of 12972 and 12978 Highway 27, which has visibility and access to a public road, and/or a display on the subject site; and
  - c. That a Memo of Understanding and/or Agreement be executed between the Owner and the Township of King prior to the issuance of the demolition permit which stipulates that, as part of the demolition process and prior to the commencement of the proposed development, the site be restored and maintained in a neat and orderly condition to the satisfaction of the Township's Director of Growth Management Services.

**Carried**

## **8.3 Draft Plan of Condominium – Standard 19CDM-21K01 66 Main Street (66 Main Street Developments Inc.)**

Kayly Robbins, Weston Consulting, Christopher O'Hanlon, Sunny Communities, and staff responded to questions.

**Moved by:** Mayor Pellegrini

**Seconded by:** Councillor Asselstine

1. That Report GMS-PL-2025-009 be deferred to the next regular meeting of Council.

**Carried**

#### **8.6 17th Sideroad (Highway 27 to 12th Concession) Corridor Safety Review**

**Moved by:** Councillor Anstey

**Seconded by:** Councillor Schaefer

1. That Council receive Report PW-CAP-2025-001 and;
2. That Council enact By-law 2025-025 to revise the speed limit on 17<sup>th</sup> Sideroad (between Highway 27 and 12<sup>th</sup> Concession) from 60 km/h to 70 km/h and to implement all-way stop control within King as follows:
  - o Four-legged intersection of 17th Sideroad and 11th Concession

**Carried**

#### **8.8 Selection of Voting Method for the 2026 Municipal and School Board Elections**

**Moved by:** Councillor Schaefer

**Seconded by:** Councillor Asselstine

1. That Council receive Report COR-CLK-2025-002; and
2. That Council approve the use of paper ballots with optical scan tabulators, internet voting in concept, and alternative voting methods for accessibility purposes including a vote at home program for municipal and school board elections held in the Township of King; and
3. That Staff report back to Council in 2025 with an approximate cost for internet voting in the 2026 Municipal and School Board Election.

**Carried**

#### **8.9 Kennel and Doggie Day Care Licensing Bylaw 2012-175 – Housekeeping Amendments**

**Moved by:** Councillor Eek  
**Seconded by:** Councillor Cescolini

1. That Council receive Report COR-CLK-2025-001; and
2. That Council adopt By-law Number 2025-009 at this evening's meeting of Council.

**Carried**

## **9. Communications (Information Only)**

**Moved by:** Councillor Cescolini  
**Seconded by:** Councillor Asselstine

That the items listed herein under Section 9, Communications, be received for information.

**Carried**

### **9.1 Staff Communications**

9.1.1 Pay-on-Demand Surety Bonds Policy Memo

## **10. Notices of Motion**

### **10.1 The Need for Provincial Action on Salt Pollution from Road Salt**

Councillor Asselstine, seconded by Councillor Anstey, introduced a notice of motion regarding Council supporting the need for Provincial action on salt pollution from road salt. Specifically the motion will request that the Township of King urge the Province of Ontario to develop limited liability legislation, including enforceable contractor training and a single set of provincially-endorsed standard Best Management Practices for snow and ice management.

Councillor Asselstine will submit the full motion in writing to the Clerk for publication on the next meeting agenda for the Council Meeting of April 14, 2025, for Council's consideration at that time.

## **11. New Business**

None.

## **12. Motion to Convene into Closed Session**

**Moved by:** Councillor Cescolini  
**Seconded by:** Councillor Boyd

That in accordance with Section 239 of the Municipal Act, 2001, and Section 9 of Procedural By-law 2023-029, Council convene into Closed Session at 8:18 p.m. to consider the following items:

**Carried**

**12.1 Finance Report by the Director of Finance & Treasurer**

Re: Litigation Matter, Direction Required  
Finance Department Report FIN-2025-005  
(Development Charge OLT Appeal - 860 19th Sideroad)

Considered in Closed Session pursuant to Section 239(2)(e) of the  
Municipal Act, 2001; Litigation or Potential Litigation Affecting the  
Municipality

**12.2 Verbal Report by the Director of Planning**

Re: Litigation Matter, Direction Required  
(OLT-25-000145 - 50 Ellis Avenue)

Considered in Closed Session pursuant to Section 239((2)(e) of the  
Municipal Act, 2001; Litigation or Potential Litigation Affecting the  
Municipality

**12.3 Verbal Report by the Township Clerk**

Re: Personal Matter  
(2025 Volunteer Awards)

Considered in Closed Session pursuant to Section 239(2)(b) of the  
Municipal Act, 2001; Personal Matters about an Identifiable Individual

**12.4 Verbal Report by the CAO**

Re: Personal Matters

Considered in Closed Session pursuant to Section 239(2)(b) of the  
Municipal Act, 2001; Personal Matters about an Identifiable Individual

**12.5 Closed Session, Confidential Reports/Notes**

- January 27, 2025
- February 12, 2025

**13. Re-Convene Council Meeting**

**Moved by:** Councillor Boyd  
**Seconded by:** Councillor Anstey

That Council reconvene from Closed Session at 10:19 p.m. into Open Session.

**Carried**

**14. Business Arising from Closed Session**

#### **14.1 Approval of Closed Session Matters**

**Moved by:** Councillor Asselstine

**Seconded by:** Councillor Schaefer

That Item #12.1, Finance Report FIN-2025-005, be received and adopted within Open Session of Council; and

That Items #12.2, 12.3 and 12.4 be received, and that staff proceed as directed on Items #12.2 and 12.3.

**Carried**

##### 14.1.1 Finance Report FIN-2025-005 - Development Charge Complaint 860 19th Sideroad

**Moved by:** Councillor Asselstine

**Seconded by:** Councillor Schaefer

1. That Finance Report FIN-2025-005 received and adopted in Open Session of Council; and
2. That staff be authorized to defend the Township's position at the Ontario Land Tribunal in this matter; and
3. That staff be directed to seek costs from the appellant at the Ontario Land Tribunal.

**Carried**

#### **14.2 Approval of Closed Session, Confidential Reports/Notes**

**Moved by:** Councillor Asselstine

**Seconded by:** Councillor Schaefer

That the Closed Session Confidential Reports/Notes listed herein, be approved.

- January 27, 2025
- February 12, 2025

**Carried**

#### **15. By-Laws**

**Moved by:** Councillor Eek

**Seconded by:** Councillor Cescolini

That Council read a first, second, and third time, and enact By-laws Number 2025-009, 2025-018, as amended, 2025-019, as amended, 2025-022, and 2025-025.

**Carried**

- 15.1 By-Law Number 2025-009 - To Amend the Kennel and Doggie Daycare Licensing By-law 2012-175 (Housekeeping)**
- 15.2 By-Law Number 2025-018 - Adopt Amendment No. 5 to the Our King Official Plan (Highway 11 Corridor)**
- 15.3 By-law Number 2025-019 - Zoning By-law Amendment to By-law 2022-053, as amended (Highway 11 Corridor)**
- 15.4 By-Law Number 2025-022 - Exempt Certain Lands from Part Lot Control Provisions of the Planning Act (13151-13211 Keele St)**
- 15.5 By-law Number 2025-025 - Amend Traffic By-law 2017-103 (17th Sideroad Corridor Safety Review)**

**16. Confirmation By-law**

That Council read a first, second, and third time, and enact Confirmation By-law Number 2025-023.

- 16.1 By-law Number 2025-023 - Confirmation of Proceedings - March 17, 2025**

**17. Adjournment**

The Chair adjourned the meeting at 10:20 p.m.

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Steve Pellegrini

Mayor

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Denny Timm

Township Clerk