



**Notice of Open House and
Public Planning Meeting Concerning a
Township-Initiated Official Plan Amendment
and Zoning By-Law Amendment**

Open House on Monday, October 7th, 2024 from 3:30p.m. to 5:30p.m.

Public Planning Meeting on Monday, October 7th, 2024 at 6:00p.m.

The Open House will be held in-person. The 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 to receive information and provide comments on the proposed Official Plan Amendment and Zoning By-law Amendment applications, concerning the lands subject to the Highway 11 Corridor Study Area in the Township of King in accordance with Section 17 and 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.

Why is the Township Amending the Our King Official Plan (2019) and Countryside Zoning By-law (By-law 2022-053)?

The Township has been conducting a land use planning study for the Highway 11 Corridor, as outlined in Section 6.12.2 of the Our King Official Plan, also known as Countryside Site-Specific Policy Area 2 (C-SSPA-2). The Study informs a proposed land use framework that conforms to Provincial plans and policies while promoting desirable redevelopment of the Corridor, reflecting its strategic location and regional role.

Amendments to the Our King Official Plan (2019) and Countryside Zoning By-law 2022-053 are proposed for the Highway 11 Corridor Study Area to meet the intent of C-SSPA-2 and advance the recommendations set forth in the Highway 11 Corridor Study Final draft Discussion Paper.

The proposed amendments are summarized below under “Proposed Changes”.

Subject Property

Location: Lands subject to Highway 11 Corridor Boundary, as shown on the map below
Applicant: Township of King
File Numbers: OP-2024-04 and Z-2024-08
Staff Report: The staff report will be available at www.king.ca/meetings on the Thursday prior to the meeting date.

Proposed Changes

The Official Plan Amendment for the Highway 11 Corridor proposes to delete current policies in Section 6.12.2 and replace them in their entirety, amend Schedule E, and add a new Schedule E8. The Amendment proposes to establish a vision and set out land use objectives to support the regeneration of the Corridor. The Amendment also proposes policies to address the natural heritage system, permitted uses, archaeological potential, wellhead protection and recharge management, urban design, built form, site access and parking facilities, landscaping, public realm, servicing, and transportation and mobility.

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The Zoning By-law Amendment proposes to update the permitted uses and provisions regulating the scale, intensity, and location of the uses in accordance with the proposed Official Plan Amendment. These changes include introducing definitions, provisions for agricultural-related uses, parking requirements, and permitted uses, as well as replacing an existing definition. The Amendment also proposes a new area-specific exception which further identifies permitted uses, lot and building requirements, and holding provisions. The area-specific exception proposes to consolidate the existing site-specific exception zones of 29, 90, 100, 119, 157, 172 and 175 on Schedules A8 and A9.

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

How to Participate in the Open House

- 1) **Attend the Open House in-person** at the King Township Municipal Centre, 2585 King Road, King City from 3:30p.m. to 5:30p.m. No pre-registration is required. There will be a presentation at 4:00 p.m.

The Open House is being held to provide an update on the Study and obtain input and feedback on the proposed draft Official Plan Amendment and draft Zoning By-law Amendment with Township Planning staff and the Highway 11 Corridor Study Consultant, WSP.

How to Participate in the Statutory Public Planning 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. (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.

The Statutory Public Meeting is being held to provide the public with the opportunity to formally comment on the proposed draft Official Plan Amendment and draft Zoning By-law Amendment to Township Council, and for Council to consider the feedback prior to the consideration of adopting the amendments at a future meeting date.

How to Stay Informed

A copy of the proposed Official Plan Amendment and Zoning By-law Amendment, as well as related background information and supporting information are available by contacting Isabella Baldesarra, Planner - Policy, between the hours of 8:30 a.m. and 4:30 p.m., with reference to the Highway 11 Corridor Study or file numbers OP-2024-04 and Z-2024-08 for more information. Written comments in advance of the staff report being published may be sent to:

Isabella Baldesarra, Planner - Policy

policyplanning@king.ca (289) 800-2562

If you wish to be notified of the decision of the Council of the Township of King regarding the proposed Official Plan Amendment and 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.

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Preserving Your Appeal Rights

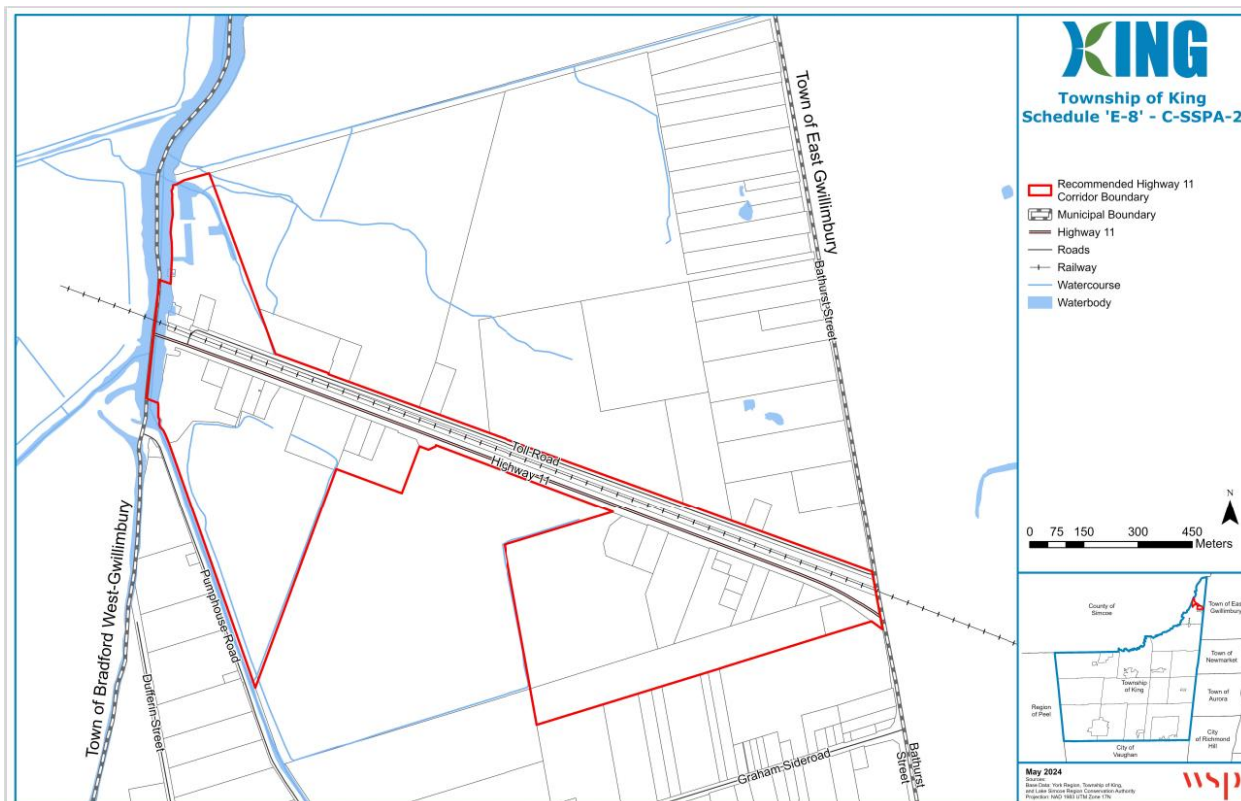
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of King to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of King before the proposed Official Plan Amendment is adopted or 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 proposed Official Plan Amendment is adopted or 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 add the person or public body as a party.

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

Denny Timm

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.