



The Corporation of the Township of King
Council Public Planning Meeting Minutes

Meeting #7
September 8, 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: Adam Foran, Deputy Clerk
Diane Moratto, Governance Coordinator
Gaspere Ritacca, Manager of Planning and Development

1. Call to Order

The Chair called the meeting to order at 6:06 p.m.

2. Roll Call

The Deputy Clerk confirmed a quorum is present.

3. Introduction of Addendum Items

The Deputy Clerk advised that correspondence has been received and circulated prior to this evening's Council Public Planning Meeting for Item 7.1 - Growth Management Services - Planning Division Report Number GMS-PL-2025-039 - Zoning By-law Amendment - 962 Graham Sideroad and; Item 7.2 - Growth Management Services - Planning Division Report Number GMS-PL-2025-036 - Zoning By-law Amendment - 22 and 32 Snowberry Lane.

4. Approval of Agenda

Moved by: Councillor Eek
Seconded by: Councillor Schaefer

That the agenda for the September 8, 2025 Council Public Planning Meeting as presented, be approved, as amended.

Carried

5. Declarations of Pecuniary Interest

None.

6. Mayor's Comments

Mayor Pellegrini highlighted recent and upcoming events in the Township of King being; the home opener of the King Rebellion hockey season and the Arts Society King (ASK) Cabernet and Canvas event at Sherwood Farm.

Moved by: Councillor Cescolini

Seconded by: Councillor Boyd

That Councillor Asselstine assume the chair for the duration of the September 8, 2025, Council Public Planning Meeting.

Carried

7. Public Planning Meetings

7.1 Zoning By-law Amendment - 962 Graham Sideroad

Alexander Gambin, Planner, provided a slide presentation overview of the application commenting on the site location, the proposed application and background, conformity to Regional and Provincial Plans & Policies, the 'Our King' Official Plan designation, zoning provisions, site specific amendments, land use matters under review, and staff's recommendations.

Jim Kostopoulos, JKO Planning Services Inc., spoke on behalf of the application and provided a slide presentation commenting on the subject property, the site plan and severance, lot area and frontage analysis, proposed building and lot standards, the zoning, and the 'Our King' Official Plan land use designation. Mr. Kostopoulos noted the severance is to permit the building of a new residential home for the owner to retire in.

The agent, property owner, and staff responded to questions.

Moved by: Councillor Eek

Seconded by: Councillor Boyd

1. That Report GMS-PL-2025-039 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council and public comments.

Carried

7.2 Zoning By-law Amendment – 22 and 32 Snowberry Lane

Iqra Chaudhry, Planner, provided a slide presentation overview of the application commenting on the site location, the proposed application, conformity to Regional and Provincial Plans & Policies, the 'Our King' Official Plan designation, zoning provisions, site specific amendments, conceptual plans, land use matters under review, and staff's recommendations.

Jim Kostopoulos, JKO Planning Services Inc., spoke on behalf of the applicant and provided a slide presentation commenting on the land use, the site plan, the proposed rezoning, lot area and frontage analysis, the proposed building and lot standards, the 'Our King' Official Plan designation, the previous OMB decision with respect to the official plan amendment application, proposed elevations, and building renderings.

Deputations

Mary Muter spoke on behalf of Kingscross Ratepayers Association commenting on; the wetlands, forested areas, removal and preservation of mature trees, impact to neighbouring properties, setbacks, the position of the proposed new build and driveway, and hard scaping.

John Hollick commented on; lot conformity, maintaining the character of the neighbourhood, conformity to the 'Our King' Official Plan, the Study Area, removal of mature trees, setbacks and frontages, proposed house size, and drainage concerns. Mr. Hollick asked that the application be rejected.

Bruce Craig spoke on behalf of Concerned Citizens of King Township asking for clarity on the history of the application and commented on their concerns with; property lines, the Environmental Protection zone, driveway width, removal and retaining of mature trees, and the tree canopy.

The agent and staff responded to questions.

Moved by: Councillor Schaefer

Seconded by: Councillor Boyd

1. That Report GMS-PL-2025-036 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council, and public comments.

Carried

7.3 Zoning By-law Amendment Application – 19 Old King Road

Michael Magueri, Planner, provided a slide presentation overview of the application commenting on the property location, the zoning proposal, the

'Our King' Official Plan designation, conformity to Regional and Provincial Plans, planning and land use matters under review, and staff's recommendations.

Staff responded to questions.

Moved by: Councillor Boyd

Seconded by: Councillor Cescolini

1. That Report GMS-PL-2025-037 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council and public comments.

Carried

7.4 Zoning By-law Amendment Application – 2018-2022 King Road

Gordon Dickson, Supervisor, Planning and Development, provided a slide presentation commenting on the site location and context, the development proposal, building perspectives, conformity to Regional and Provincial Plans & Policies, the 'Our King' Official Plan designation, the public consultation process, next steps and staff's recommendations.

Rosemarie Humphries, Humphries Planning Group Inc., spoke on behalf of the applicant and provided a slide presentation commenting on the proposed uses, site location and area context, the policy framework, the development proposal, and studies and drawings that have been completed.

The agent and staff responded to questions.

Moved by: Councillor Cescolini

Seconded by: Councillor Schaefer

1. That Report GMS-PL-2025-038 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council and public comments.

Carried

8. Confirmation of Proceedings By-Law

Moved by: Councillor Anstey

Seconded by: Mayor Pellegrini

That Council read a first, second, and third time, and enact By-law 2025-058.

Carried

8.1 By-law Number 2025-058 - Confirmation of Proceedings - September 8, 2025

9. Adjournment

The Chair adjourned the meeting at 8:21 p.m.

10. Notices

10.1 Notice of Public Planning Meeting (962 Graham Sideroad)

10.2 Notice of Public Planning Meeting (22 and 32 Snowberry Lane)

10.3 Notice of Complete Application and Public Planning Meeting (19 Old King Road)

10.4 Notice of Public Planning Meeting (2018 - 2022 King Road)

11. Correspondence

11.1 962 Graham Sideroad

11.1.1 Sean Mahoney

11.2 22 and 32 Snowberry Lane

11.2.1 Bruce Craig

11.2.2 Catherine Flear

11.2.3 John Hollick

11.2.4 Mary Muter

11.2.5 Melinda Zuccetto and Bruno Gardiman

Steve Pellegrini

Mayor

Adam Foran

Deputy Clerk