



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

Meeting #6
June 2, 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 6:03 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 # 7.2 - Growth Management Services - Planning Division Report Number GMS-PL-2025-019 - Revisions to Draft Approved Plan of Subdivision and Zoning By-law Amendment Applications - 2710 King Road and 13371 Jane Street; and Item #7.3 - Growth Management Services - Planning Division Report Number GMS-PL-2025-031 - Zoning By-law Amendment and Official Plan Amendment - 117 Humber Valley Crescent.

4. Approval of Agenda

Moved by: Councillor Eek
Seconded by: Councillor Schaefer

That the agenda for the June 2, 2025, Council Public Planning Meeting 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; York Pines Church celebrating 100 Years of the United Church of Canada, Nobleton Lions Annual Golf Tournament, Indigenous Medicine Garden Event at the King Heritage and Cultural Centre, and the upcoming King City Car Show.

Moved by: Councillor Cescolini

Seconded by: Councillor Boyd

That Councillor Anstey assume the chair for the duration of the June 2, 2025, Council Public Planning Meeting.

Carried

7. Public Planning Meetings

7.1 Zoning By-law Amendment - 1600 Graham Sideroad

Marissa Bott, Planner, provided a slide presentation overview of the application commenting on the site location, the proposed application and background, the 'Our King' Official Plan designation, zoning provisions, lot specific amendments, staff's review of the application, and staff's recommendations.

Bonnie Tang, Thorstone Consulting Services Inc., spoke on behalf of the applicant and provided a slide presentation commenting on the subject property, the Riga Farms operation, the site plan, an overview of the proposal, policy review, and next steps.

The Agent and Staff responded to questions.

Deputations

Peter Riga, Riga Farms, provided an overview of their current farming practices and the proposed application to expand the use for the property.

Moved by: Councillor Eek

Seconded by: Councillor Schaefer

1. That Report GMS-PL-2025-032 be received and referred back to Staff for a future recommendation report to be presented to Council

upon receipt and review of all Township Departments, Council and public comments.

Carried

7.2 Revisions to a Draft Approved Plan of Subdivision & Zoning By-law Amendment Applications – 2710 King Road & 13371 Jane Street

Gordon Dickson, Supervisor, Planning and Development, provided a slide presentation overview of the application commenting on: the site location and context, the proposed application and background, the draft approved and revised plans of subdivision, provincial and regional context, the 'Our King' Official Plan designation, zoning provisions, staff's review, and next steps.

Ian Franklin, KLM Planning Partners, spoke on behalf of the applicant and provided a slide presentation commenting on; the property location and context, the OLT approved Plan and revised Plan, the OLT approved Zoning and revised Zoning, the conceptual townhouses, and materials that were submitted to the Township in support of the application.

The Agent and Staff responded to questions.

Deputations

Ian Hilley commented on his concerns with respect to; the past and current application process, intensity/density, height of proposed homes, impacts of revisions on the water table, emergency access route, the proposed trail, and impacts of construction works.

Mary Muter spoke on behalf of the Kingscross Ratepayers Association providing a slide presentation overview on; the impact to natural heritage and wildlife, ground water discharging into the East Humber River, vernal pools, the OLT Hearing, and impacts on wells and well assessments.

Moved by: Councillor Schaefer

Seconded by: Councillor Cescolini

1. That Report GMS-PL-2025-019 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all Township Departments, Council and public comments.

Carried

7.3 Zoning By-law Amendment and Official Plan Amendment - 117 Humber Valley Crescent

Marissa Bott, Planner, provided a slide presentation overview of the application commenting on: the site location, the proposed application and

background, the site plan, the 'Our King' Official Plan designation, zoning provisions, lot specific amendments, conceptual building elevations, and staff's review and comments.

Nick Pilaggi, Macaulay Shiomi Howson Ltd., spoke on behalf of the applicant and provided a slide presentation commenting on: the site and area context, the proposed site plan, conceptual elevations, buffers, setbacks, whether this will be precedent setting, and an overview of the proposal.

The Agent and Staff responded to questions.

Deputations

Sandra Petrucci advised she has a petition signed by over 70 residents in opposition to the application noting this is a special neighbourhood and once you allow the severance of these lots, you will disrupt the established character of the neighbourhood and it will set a precedent that will continue with other properties. Ms. Petrucci commented on traffic congestion, housing density and intensification, preservation of existing neighbourhood character, and lot coverage.

Bill Kennedy advised of his opposition to the application citing concerns with; approving a severance and variance which could be precedent setting, impacts on the character of the neighbourhood, the removal of existing trees/landscaping, traffic impacts, and the Official Plan and intensification.

Moved by: Councillor Cescolini

Seconded by: Councillor Boyd

1. That Report GMS-PL-2025-031 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all Township Departments, Council and public comments.

Carried

8. Confirmation of Proceedings By-Law

Moved by: Councillor Eek

Seconded by: Mayor Pellegrini

That Council read a first, second, and third time, and enact By-law 2025-047.

Carried

8.1 By-law Number 2025-047

9. Adjournment

The Chair adjourned the meeting at 8:41 p.m.

10. Notices

10.1 Notice of Public Planning Meeting - 1600 Graham Sideroad

10.2 Notice of Public Planning Meeting - 2710 King Rd and 13371 Jane St

10.3 Notice of Public Planning Meeting - 117 Humber Valley Crescent

11. Correspondence

11.1 Item # 7.2 - 2710 King Road and 13371 Jane Street

11.1.1 Ian Hilley

11.1.2 Mary Muter

11.2 Item # 7.3 - 117 Humber Valley Crescent

11.2.1 Andre and Sandra Petrucci

11.2.2 Freddie Hill

11.2.3 Keith and Melissa Sandor

11.2.4 Todd, John and Stephane Presswood

11.2.5 Warren and Tammy Lowe

11.2.6 William Kennedy

11.2.7 William and Michelle Kennedy

Steve Pellegrini

Mayor

Denny Timm

Township Clerk