



## Notice of Complete Application and Public Planning Meeting Concerning a Proposed Official Plan and Zoning By-law Amendment

**Monday, November 4<sup>TH</sup>, 2024 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 is 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 Official Plan Amendment Application and Zoning By-law Amendment application, concerning 15 Charles Street in the Township of King in accordance with Section 22 and 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.

### **Subject Property**

Location: 15 Charles Street, Village of King City, ON  
Lot 9, Registered Plan 366

Owner(s): Bijan Mirzaagha  
Applicant: JKO Planning Services Inc., c/o. Jim Kotsopoulos  
File Numbers: OP-2024-03 & Z-2024-07

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.

### **Proposed Changes**

The proposed Official Plan Amendment and Zoning By-law Amendment submitted by the owner and applicant seeks to enable the severance of the subject property, 15 Charles Street, for the purposes of creating an additional residential lot. The subject property currently measures approximately 1,337 m<sup>2</sup> and contains a single detached dwelling. The proposed lots (retained and severed) are to approximately measure 637 m<sup>2</sup> and 700 m<sup>2</sup> and are to each contain a two-storey single detached dwelling that are to approximately measure 204 m<sup>2</sup> and 224 m<sup>2</sup>. To facilitate the proposal the applicant is required to amend the Official Plan, "Our King" (2019) to address the lot creation policies in Section 5.5.4 by implementing a Village Site Specific Policy Area. The proposal also seeks to amend the 'R1D'- Residential – Singled Detached "D" zone of Zoning By-law #2017-66 by introducing a site-specific exception to address the minimum side yard setback, lot coverage and lot size of the by-law.

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 and Zoning By-law Amendment. 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.

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- 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 Official Plan Amendment and Zoning By-law Amendment application, as well as related background information and supporting information are available by contacting Alexander Gambin, Planner, between the hours of 8:30 a.m. and 4:30 p.m., with reference to the address or file number for more information. Written comments in advance of the staff report being published may be sent to:

Alexander Gambin, Planner  
[agambin@king.ca](mailto:agambin@king.ca), 289-800-2652

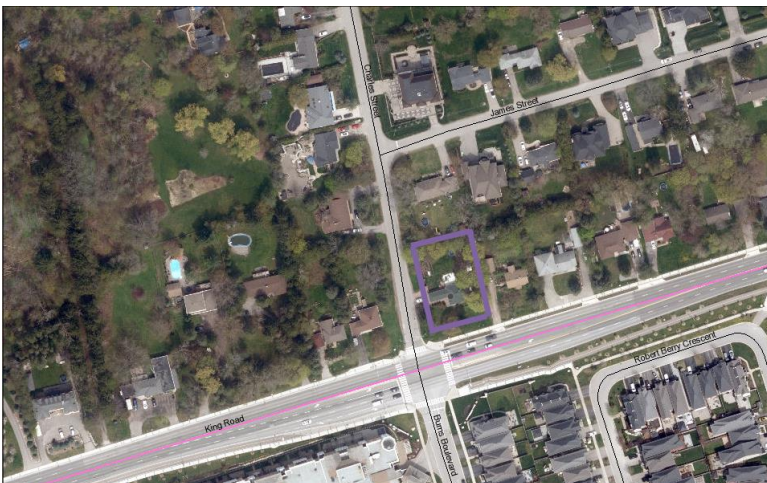
If you wish to be notified of the decision of the Council of the Township of King regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Township of King, 2585 King Road, King City, ON L7B 1A1, or by email at [clerks@king.ca](mailto:clerks@king.ca).

### **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 proposed Official Plan Amendment is adopted or the Zoning By-law Amendment is passed, the person or public body is not be 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 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 do so.

**Dated at the Township of King this 7<sup>th</sup> day of October 2024.**



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.*