





Phone: 905.833.5321 Fax: 905.833.2300 Website: www.king.ca

NOTICE OF PUBLIC HEARING Minor Variance Application File No. A-24-50

(The Planning Act, 1990, as amended subsection 45(5)) This public meeting will be held Hybrid (In-person and virtual participation) Live streamed at: https://www.king.ca/cofameetings

NOTICE IS HEREBY GIVEN THAT the following application will be heard before the Committee of Adjustment on:

WEDNESDAY, NOVEMBER 20, 2024 AT 6:00 P.M.

PUBLIC PARTICIPATION

We ask for written correspondence to be submitted by noon on the Friday prior to the scheduled hearing. Written submissions can be emailed to cofa@king.ca, please quote file number in subject line.

Anyone wishing to speak to the Committee of Adjustment virtually, must register by contacting the Secretary Treasurer at cofa@king.ca no later than noon on the Friday prior to the scheduled hearing. When your request to speak is received, a confirmation message and instructions for providing a deputation virtually at the meeting will be provided.

Anyone wishing to speak to the Committee of Adjustment in-person, should register by contacting the Secretary Treasurer at cofa@king.ca. You may also register at the hearing in Council Chambers by completing a deputation registration form and providing it to the Secretary Treasurer.

You can watch a live stream of the hearing at king.ca/cofameetings (this link will not allow you to speak during the meeting).

SUBJECT APPLICATION:

Address: 204 Hollingsworth Drive, King City

Plan 502, Lot 44

Ward: 1

Applicant: **Gurvir Pahal**

Agent: Lucas Cocomello, Schillerco Ltd.

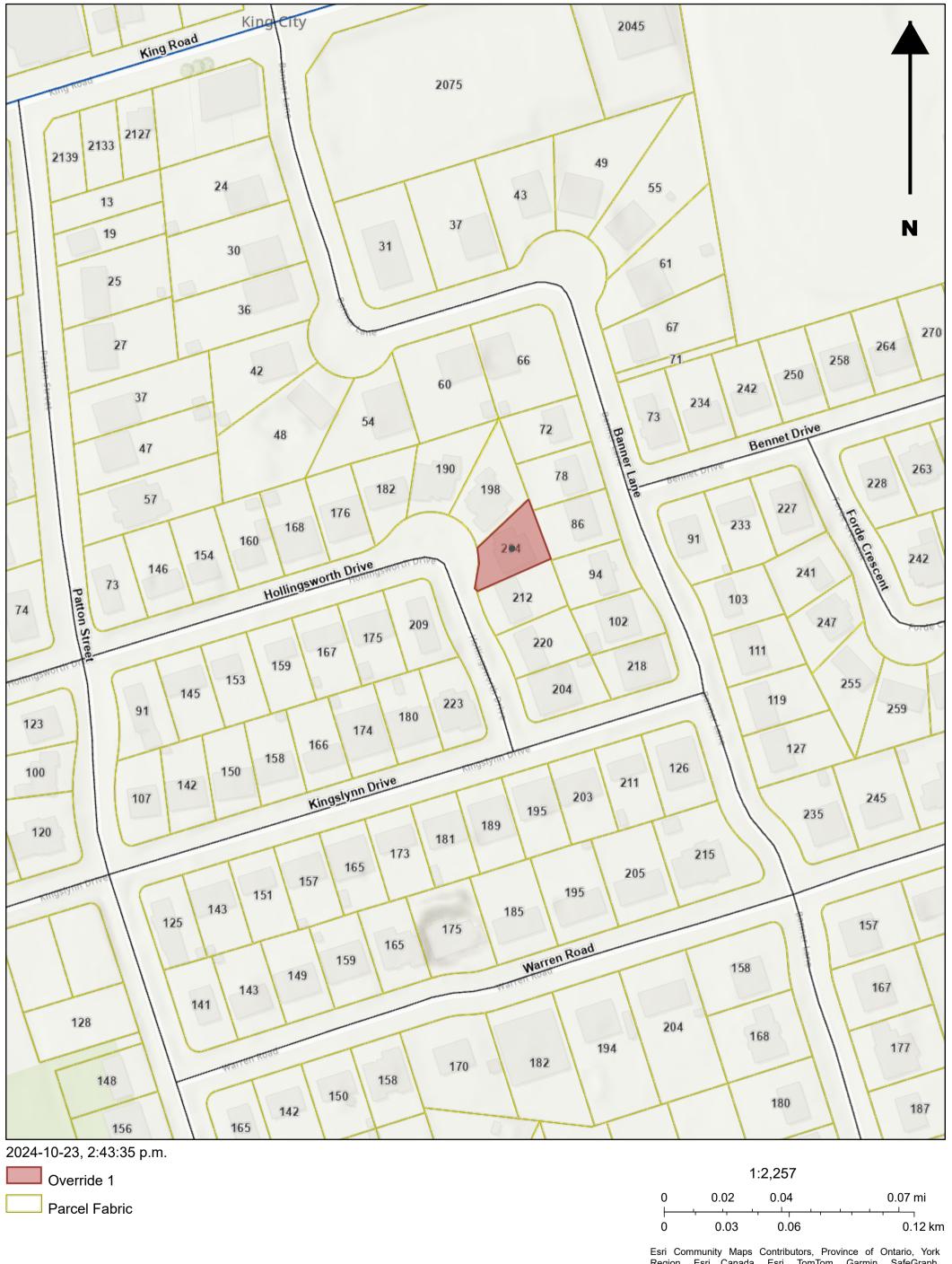
Zoning: By-law 2017-66, as amended "R1D - Residential Single Detached 'D'"

APPLICATION REQUEST:

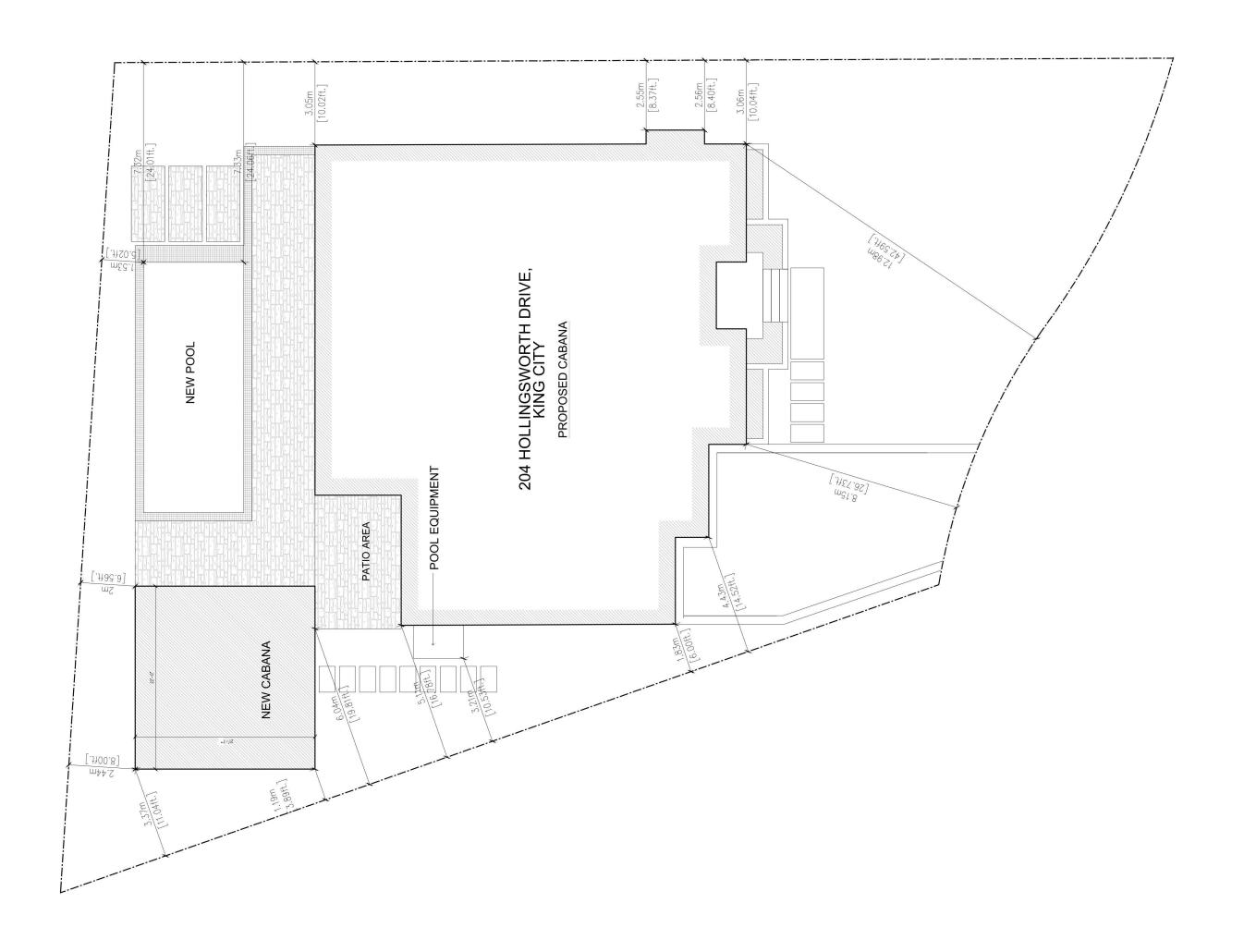
The applicant is seeking relief from interior side yard setbacks and total lot coverage provisions to facilitate the construction of a proposed cabana (accessory structure).

#	Zoning By-law #2017-66, as amended	Variance request:
1	Section 3.2.2 a) requires that no accessory building or structure shall be built closer to the front lot line or side lot line than the minimum distance required by the By-law for the main building on the lot. Table 6.3b – Lot and Building Requirements for the Residential Zones (Single Detached Dwellings) requires a minimum interior side yard of 3.6 metres, where the building height is greater than 6.0 metres, for the main building on the lot in the R1D zone.	Relief from Section 3.2.2 a) of Zoning By-Law 2017-66 to permit an interior side yard setback of 1.19 metres for the proposed cabana (accessory structure), whereas the By-law establishes a minimum interior side yard setback of 3.6 metres as required in Table 6.3b.
2	Table 6.3b – Lot and Building Requirements for the Residential Zones (Single Detached Dwellings) requires a Maximum Lot Coverage of 30% within the R1D zone.	Relief from Table 6.3b to permit a maximum lot coverage of 35.17% (298.26 m2), whereas the By-Law establishes a Maximum Lot Coverage of 30%.

A-24-50: Location Map



Esri Community Maps Contributors, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA,



IOOS	SCOPE OF WORK	
PROI	PROPOSED CABANA	
SITE	SITE STATISTICS	
	METRIC	IMPERIAL
LOT AREA	848.12 S.M.	9129.12 S.F.
EX. HOUSE COVERAGE* FX PORCH ARFA*	249.54 S.M. 4 61 S M	2685.98 S.F. 49 67 S F
EX. REAR PATIO AREA	7.61 S.M.	81.93 S.F.
COVERAGE*	298.26 S.M.	3210.48 S.F.
ZONING INFORMATION		
	ZONING	PROPOSED
ZONE	RID	
LOT AREA FRONTAGE	EXISTING 21.00M	EXISTING
FRONT YARD	7.50M	EXISTING
SIDE YARD	3.60M	1.19M PROP. 10M+ PROP.
REAR YARD	1.20M	2.0M PROP.
COVERAGE MAX HEIGHT LOT PERVIOUS AREA	30.00% 9.00M/4.5M 45%	35.17% PROP. EXISTING/3.82M 44.22%

	NOTES
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	THIS DRAWING, AS AN INSTRUMENT OF SERVICE,
	IS PROVIDED BY AND IS THE PROPERTY OF THE
	DESIGNER. THE CONTRACTOR MUST VERIFY AND
	ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS
	AND CONDITIONS ON SITE AND NOTIFY THE
	DESIGNER OF ANY VARIATIONS FROM THE
RIAL	SUPPLIED INFORMATION. THE DESIGNER IS NOT
	RESPONSIBLE FOR THE ACCURACY OF SURVEY,
2 S.F.	STRUCTURAL, MECHANICAL, ELECTRICAL
	INFORMATION SHOWN ON THIS DRAWING. REFER
7 S S E	TO THE APPROPRIATE ENGINEERING DRAWINGS
N 2.1.	(I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE
0.F.	PROCEEDING WITH THE WORK, CONSTRUCTION
	MUST CONFORM TO ALL APPLICABLE CODES AND
S.F.	REQUIREMENTS OF AUTHORITIES HAVING
18 S.F.	JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

REVISION	ISSUED FOR REVIEW				
DATE:	MAY 31 2024				
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GRASS AREA

NORTH ARROW



CLIENT

PRIVATE RESIDENCE

204 HOLLINGSWORTH DRIVE, KING CITY, ON., **PROJECT**

PAGE-

SITE PLAN

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TS	MAY 2024		2024SE185
APPROVED BY:	DATE:		PROJECT No.

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IMPORTANT INFORMATION

IMPORTANT NOTICE TO OWNER AND/OR AGENT: It is required that the owner or the authorized agent of the owner make personal representation at the hearing. If you do not attend or are not represented at this hearing, the Committee may: defer the hearing to a date and time convenient to the Committee; may proceed in your absence to make a decision; or may consider the application to have been abandoned or withdrawn and close the file and you will not be entitled to any further notice in the proceedings.

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete the attached Request for Decision Form and submit to cofa@king.ca. In the absence of a written request to be notified of the Committee's decision you will not receive notice of future hearings on this application.

APPEALING TO THE ONTARIO LAND TRIBUNAL (OLT):

(The Planning Act, R.S.O. 1990, as amended, Section 45)

To appeal the decision to the Ontario Land Tribunal (OLT) send a letter to the Secretary-Treasurer for the Township of King Committee of Adjustment outlining the reasons for the appeal, along with the OLT A1 Appeal Form. You must enclose the appeal fee of \$400.00 for each application appealed, paid by certified cheque, made payable to the Minister of Finance. In addition, please note that there is an Appeal Processing Fee of \$824.00 (per application) which is payable to King Township.

Only the applicant/owner, the municipality, or certain public bodies may no later than 20 days of the making of the decision appeal to the Ontario Land Tribunal (OLT). When no appeal is lodged within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

For further information, please contact the Secretary-Treasurer, Township of King Committee of Adjustment at cofa@king.ca or 905-833-5321 from 8:30 a.m. to 4:30 p.m.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building. In accordance with the Condominium Act, a corporation that is served with a notice under the Planning Act shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: November 07, 2024

Adriana Bozzo, Secretary-Treasurer Committee of Adjustment **Planning Division** King Township





Phone: 905.833.5321 Fax: 905.833.2300 Website: <u>www.king.ca</u>

REQUEST FOR DECISION A-24-50

To be notified of the Committee's decision or a related Ontario Land Tribunal (OLT) hearing you must complete this form and submit to the Secretary Treasurer, Committee of Adjustment at CofA@King.ca

Please provide a copy of the Committee's Decision with respect to :
Name:
Address:
Postal Code:
Phone Number:
Email Address:
Date Request Submitted:

^{*}Please print and ensure form is legible