Committee of the Whole Agenda

Monday, February 11, 2019

Council Chambers

To Follow Council Meeting

Chair: Councillor Cescolini

1. Introduction of Addendum Reports
   Any additional items not listed on the agenda would be identified for approval. Motion to add the items to the Agenda.

2. Approval of Agenda
   Motion to approve the agenda, if any Addendum Items - as amended.

3. Declarations of Pecuniary Interest

4. Determination of Committee Items Requiring Separate Discussion

5. Approval of Committee Items Not Requiring Separate Discussion
   Motion to approve those items which were not requested to be separated. All of these are adopted with one Motion.

6. Deputations

6.1 Tania Han, Special Events Assistant, Southlake Foundation
   Re: 2019 Run or Walk for Southlake

7. Consideration of Items Requiring Separate Discussion
   Chair will direct Committee to the first item on the agenda list which has circled initials beside it. Members of the Public, then Council Members who requested to speak to the item will be invited to speak, and then the floor is open to discussion by Committee or Council.
8. NEW BUSINESS

9. ADJOURNMENT

10. AGENDA ITEMS

4 - 16 10.1 JC DB JS BC DS AE SP

Clerks/By-law Department Report Number CL-2019-03
Re: By-law Enforcement 2018 Statistics
a) Report Number CL-2019-03 be received for information purposes.
COW #1 - CL-2019-03

17 - 19 10.2 JC DB JS BC DS AE SP

Engineering, Public Works and Building Department – Building Division
Report Number EPW-2019-02
Re: Building Permit Annual Comparison Report
January 1st – December 31st, 2018 & 2017
a) That Engineering, Public Works and Building Department – Building Division
Report Number EPW-2019-02 be received as information.
COW #2 - EPW-2019-02

20 - 31 10.3 JC DB JS BC DS AE SP

Planning Department Report Number P-2019-04
Re: By-law to Establish a Site Plan Control Area
Consent Applications File nos. #08-B-17
4585 Lloydtown-Aurora Road
Part of East Half of Lot 28, Concession 7
Owners: John Mears
A. That Planning Report P-2019-04 be received as information;

B. That the subject lands, identified as Part 3 on the attached Reference
Plan 65R-38027 (Schedule 1) and granted provisional consent by the
Township of King Committee of Adjustment (File No. 08-B-17) be placed under
Site Plan Development Control.

C. That Council pass By-law #2019-019 (Schedule 2) to place the subject
lands described as Part of East Half of Lot 28, Concession 7, being Part 3 on
Reference Plan 65R-38027 under Site Plan Development Control in
accordance with Section 41 of the Planning Act.

(By-law 2019-019 has been prepared for Council’s consideration this evening)
COW #3 - P-2019-04
11. NOTICES

32 - 36  11.1 Notices

Notices
1. **RECOMMENDATIONS**

   It is respectfully recommended that:
   
   a) Report Number CL-2019-03 be received for information purposes.

2. **PURPOSE**

   The purpose of this report is to provide the Committee with a summary of By-law Enforcement activities throughout 2018 and to:
   
   • highlight enhancements to administrative practices
   • assess current and future enforcement requirements
   • identify objectives to be undertaken in 2019 to enhance departmental operating efficiencies which will improve the quality of customer service provided by the department.

   Previous years of By-law enforcement statistics are included in this report for comparison purposes.

3. **BACKGROUND**

   **By-law Enforcement Responsibilities**

   By-law Enforcement Services works in partnership with a variety of agencies to help ensure the health and safety of the public. By-law Enforcement staff aim to provide quality customer service through the education of the Township’s regulatory by-laws and enforcement as required. The objective of By-law Enforcement is to encourage compliance with King’s regulatory by-laws through a combination of consultation, mediation, and education. Punitive measures are carried out only if all other efforts are unsuccessful, or the magnitude of the violation is too great.

   **By-law Enforcement Practices**

   **Complaint Intake and Investigation**

   Reports of potential by-law violations are investigated by King’s By-law Enforcement Officers as soon as possible based on the priority of the matter and officers’ availability. Each complaint requires by-law officers to thoroughly review complaint details and
formulate both appropriate responses and action(s) to be taken, such as outlining expectations early in the interaction. This process allows staff to handle matters promptly and minimize the length of interactions which occupy considerable time and resources. Investigations require the performance of several administrative and operational duties, including coordinating with other departments, agencies, or interested parties, attending on-site meetings, documenting observations, creating substantive records, conducting follow-up-investigations, following up with complainants, and issuing written correspondence (notices of violation, orders to comply) as may be required.

**Teamwork & Engagement**

By-law Enforcement Officers work closely with staff in other departments including but not limited to Engineering, Public Works and Building, Planning, and King Fire and Emergency Services. Administrative support and assistance is provided by Clerks staff that helps with efficiency and eliminates overlap within the department. Officers also have a close working relationship with York Regional Police, York Regional staff in the operations, forestry, and permits departments, among others. The By-law Enforcement Services team has worked hard in developing a strong and diverse network to rely on to provide input on processes such as by-laws and more efficient correspondence, and work procedures.

**Other Jurisdictions/Agencies**

Several areas of the municipality are governed by other agencies including: the Lake Simcoe Region Conservation Authority (LSRCA), Toronto and Region Conservation Authority (TRCA), the Regional Municipality of York, and the Ministry of Transportation. Where there may be an infraction under another agency's jurisdiction, officers coordinate with the relevant agency to determine appropriate response(s) and action(s), and provide assistance with enforcement where necessary. Recent changes to the Municipal Act have prompted By-law Enforcement to discuss new enforcement practices and update regulatory by-laws.

**By-law Enforcement Services**

**Parking Enforcement**

By-law Enforcement Officers are responsible for parking enforcement matters and education of the parking by-law, as well as the administration of parking offences including first attendance, requests for exemptions or relief from the parking by-law to allow on-street parking.

On average By-law Enforcement Services handles 4-5 interactions with the public per day related to parking such as: inquiries, parking exemption requests, first attendance, and administration. Staff anticipates parking related activities, enforcement, and interactions with the public to increase in future years. Increases may be linked to multiple factors including:
• The development and growth of our community.
• New types of escalating issues and/or proactive measures to address parking matters including on-street parking over 3 hours, parking over sidewalks, parking on boulevards, increase of first attendance, and parking during winter restrictions
• Requests for parking exemptions through the new temporary on-street parking permits
• Evening and weekend parking in response to complaints in newer subdivisions where parking is limited on private property (e.g. higher density subdivisions)
• Concerns of heavy trucks parking in residential areas
• Proactive measures to address winter parking concerns to ensure plows can get through on roads and sidewalks in addition to the safe passage of emergency vehicles

Animal and Wildlife Control Services
We have contracted services in the Township of King for the purpose of handling animals including:

• The City of Vaughan is responsible for providing animal control and shelter services, including domestic cats and dogs, providing enforcement of the King's animal control by-laws, and responding to issues such as barking complaints and animals running at large; and
• The Toronto Wildlife Centre (TWC) is responsible for providing wildlife and animal services to residents should they encounter injured, diseased, or distressed wildlife.

Regulatory By-law Enforcement
Licences/Permits

Sign Permits
By-law Enforcement Officers are responsible for the issuance of sign permits. This includes both permanent and temporary type signs (mobile, special event, special promotion), and Election signs in relevant years. Figure 1 portrays that in 2018, 262 sign permits were issued in comparison to 2017 and 2016 with 170 and 172 sign permits issued respectively.

Animal Licences
Clerks staff administer both animal licences and Kennel/Doggie Day Care licences while By-law staff assist with enforcement by coordinating with Vaughan Animal Control. By-law staff also provide backup to Clerks staff in issuing animal licences.

Bag Signs
By-law Enforcement Officers remove signs installed on municipal property in contravention to the sign by-law such as bag and poster signs. With the Provincial and
Municipal elections this year, staff shifted their focus to election signs to ensure there was an even platform for each candidate.

**Education and Outreach**

By-law Enforcement Officers form partnerships with other agencies through engagement activities such as high school education outreach with York Regional Police and their participation in community events (i.e. local parades). The department would like to expand their outreach efforts and are discussing new ways to engage with the community.

**Staffing, Mentoring, and Training**

**Current Staffing and Service Hours**

While the hours for the Township are limited to weekdays from 830am-430pm (excluding statutory holidays), By-law Enforcement Services operates year round, 7 days a week, with 4 full-time By-law Enforcement Officers. The Officers report directly to the Deputy Clerk under the Clerks and By-law Enforcement Department.

**Part Time/Seasonal Assistance**

During the summer months and to assist with seasonal enforcement needs (including clean yards, parking, signs and other special projects) the By-law Division recruits one contract By-law Enforcement Student (May to August) annually. A contract parking enforcement position was acquired in 2018 which contributed to better response to parking related concerns and enforcement.

**CO-OP Student Positions**

By-law Enforcement Services has established a positive partnership with King City Secondary High School. Regular co-op student placements have been accepted annually since 2015. In 2018, the department saw consistent interest in the co-op program with students participating throughout both semesters of the school year. Through this partnership co-op students are able to participate in a professional work environment that both compliments and fulfills their cooperative educational curriculum requirements. Students are also provided the opportunity to accompany By-law Enforcement Officers in the field to gain hands-on experience. Working with these students is a rewarding experience for the officers that enhance team building skills through providing mentorship, leadership, and training.

4. **DISCUSSION AND ANALYSIS**

Throughout 2018, By-law Enforcement Services received and responded to a high volume of inquiries, complaints, and requests for service across many enforcement activities. Investigations are categorized and are highlighted within Figure 1 (Key By-law Statistics) below.
By-law Enforcement Services collects and uses this data to guide decision-making and anticipate future enforcement needs. These efforts contribute towards continuous improvements and enhancements of service delivery within the Township.

As shown in Figure 1, many services provided by staff have increased. The significant increase to parking tickets issued is attributed to the increase of parking complaints in 2018 (see Figure 3). In 2016 King introduced lifetime tags for dog licences. Residents and tenants are still expected to licence their pet with the Township with updated information annually but will no longer receive a tag every year. The number of dog tags registered in 2017 is believed to be the result of confusion about the introduction of the lifetime tags. The difference in the number of dog tags issued in 2017 has been rectified by sending out application forms with the tax mail-outs in addition to following up with owners directly as seen by the significant increase in 2018.

The decrease in bag signs removed dropped in 2018 which may be a result of compliance from previous sign blitz efforts. By-law Enforcement Services also saw a shift of focus to election signs in 2018 for the Provincial and Municipal elections. By-law Enforcement intends to continue coordinating sign removal blitzes with other Township departments moving forward.

In addition to the above, Figure 1 does not reflect the quantity of requests for service that By-law Staff manage including: internal and external communications, outreach, education, investigation, enforcement, data entry, file management, and administration (taking calls, attending the counter, field work, and email correspondence).
Figure 2 shows the general increase of total complaints per year between 2010 and 2018, with the most significant difference in 2018. Based on these numbers, it is predicted that there will be increases to the total number of complaints per year.

Figure 3 - 2018 By-law Complaints By Type

- Miscellaneous, 150, 14%
- Environment, 14, 1%
- Noise, 60, 6%
- Parking, 209, 20%
- Property Standards, 22, 2%
- Signs, 72, 7%
- Site Alterations, 67, 6%
- Township of York Region, 3, 4%
- Vehicle, 48, 4%
- King, 9, 1%
- Animal, 10, 1%
- Zoning, 86, 8%
In 2018, the total number of recorded complaints was 1064, equal to 277 more than in 2017 and 321 more than 2016. Since its enactment in 2016, the Clean Yards by-law has become the top complaints type for the past two years. In 2018, Clean Yards complaints totalled 314, being 30 percent of overall complaints received. Parking complaints increased significantly in 2018 to 209 from 61 in 2017. Combined, Clean Yards and Parking complaints account to approximately 50 percent of all complaints for 2018. Given the frequency of these two complaint types, it is reasonable to believe that the demand for service in these areas will increase. For a comparison of prior years’ By-law Complaints by Type, refer to Appendix “A” and Appendix “B” for 2016 and 2017 statistics.

Service Delivery Enhancements
The By-law Enforcement Services team has identified some enforcement trends, challenges, and the action(s) implemented as a result (highlighted below).

<table>
<thead>
<tr>
<th>#</th>
<th>Trend Name and Challenges</th>
<th>Action(s) Implemented</th>
</tr>
</thead>
</table>
| 1 | Cannabis Legalization    | - On October 17th, 2018 the federal government implemented the legalization of cannabis.  
- Little information provided to municipal governments, law enforcement, etc.  
- King is participating in a Cross-Municipal Cannabis Enforcement Staff Working Group coordinated by York Region to develop strategies to address the anticipated impacts to services and the communities.  
- Increased communication to Staff on how to address concerns regarding cannabis. |
| 2 | Heavy Truck Parking      | - Amendment made to the Traffic By-law to incorporate no heavy truck parking throughout the Township  
- New signs to post at municipal boundaries have been drafted to better inform the public about parking regulations within King  
- Final Outcome: TBD |
| 3 | Temporary On-Street Parking Permits | - Approval of a pilot project for temporary on-street parking permits  
- Ability to expand to parking lot permits in the future  
- Education efforts are being developed for website, physical handouts and through various media channels  
- Final Outcome: TBD |
| 4 | Illegal Fill Activity    | - New by-law being drafted – coordinated with internal and external personnel  
- Fee structures to recover enforcement costs and associated damages  
- Final Outcome: TBD |

Clerks/By-law Department Report Number CL-2019-03  
Re: By-law Enforcement Department 2018 Statistics
### 5 AMPS
- Administrative Monetary Penalties
- Court process often found to be ineffective
- Ongoing meetings with York Region and area municipalities
- Final Outcome: TBD

### Trees
- Limited tools to address the removal of trees on private property
- Outdated tree by-law for public property
- Closely work with York Region and various conservation agencies regarding protected trees
- Boundary trees common issue/concern between neighbours
- Working with Trees Focus Group
- Developing a draft Tree Enhancement Plan
- 2019 engagement and consultations

### 2018 Accomplishments
The By-law Enforcement Services team has worked closely in identifying areas of improvement due to complaints and observations to improve efficiency and sustain business practice. Some of the major changes and transformations that have taken place and those that are in the process for 2019 are highlighted below.

**2018**
- Adopted an updated Sign By-law;
- Introduced new by-law enforcement communication channels/content for the public, including more information about parking such as payments, First Attendance, alternative parking areas and parking by-laws;
- Rolled-out the new automated parking ticket administration system called AIMS (Automated Issuance Management System) to enhance administrative efficiencies and allow for easier online payments;
- Rolled-out the pilot project for free temporary on-street parking permits;
- Assisted with the provincial and municipal election sign permitting and enforcement;
- Participated in the Cross-Municipal Cannabis Enforcement Staff Working Group;
- Investigated and reviewed options for amending the Traffic By-law to deal with heavy truck parking throughout the Township;
- Reviewed illegal fill/site alteration activities and through cross-departmental involvement have created a draft fill/site alteration by-law for consideration in 2019;
- Worked with the Tree Focus Group to research and develop a tree enhancement plan for King Township.
Goals for 2019 and Beyond

- On-going review and updates of Township Regulatory By-laws to improve process and effective mediation, consistency of enforcement and compliance;
- Updating and revising existing policies and procedures;
- Continued and on-going communication initiatives and enhancements including: website, on-line capabilities/options;
- Strategic proactive enforcement campaigns (education/compliance);
- Continued promotion and enhancement of the automated parking management system (AIMS) with roll out of the new on-street parking permits;
- On-going discussion with municipal partners in anticipation of future legislative changes impacting the business (AMP’s & Cannabis);
- Internal process review with objective of improvements to process for the customer and staff;
- Exploring dog/cat tag communications efforts such as pictures with Santa, Rabies Clinic.

Clerks and By-law Enforcement Staff remain committed to improving the Township’s regulatory framework to enhance the safety of residents and quality of life in the community, and will continue to investigate and propose updates or amendments to existing regulatory by-laws as deemed necessary. Enhancements and proposed future enhancements are based on staff observations in identifying challenges, offering solutions, and assisting with implementation, where necessary and/or possible.

5. INTEGRATED COMMUNITY SUSTAINABILITY PLAN LINKAGE

The Township of King’s Integrated Community Sustainability Plan was formally adopted by Council on April 2nd, 2012. The Plan is an overarching guiding document that is based on common values, priorities and community aspirations with the following vision:

"King Township is an idyllic countryside community of communities, proud of its rural, cultural and agricultural heritage. We are respected for treasuring nature, encouraging a responsible local economy and celebrating our vibrant quality of life."

This report aligns with the Plan’s direction to strengthen the Township of King’s planning legislation and by-laws to reinforce environmental protections and public health and safety. The Plan’s Health, Wellness and Safety theme under the Socio-Culture pillar align directly with the objectives and recommendations of this report as they relate to public safety.
6. **FINANCIAL IMPLICATIONS**

There are no direct financial implications arising as a result of the recommendations contained within this report. As the Township’s population grows, it is anticipated that service demand will continue to increase. Staff are continually evaluating the impact of growth on departmental resources and will make recommendations to Council regarding increasing resources when necessary. Service enhancements and increased demand for evening and weekend enforcement will continue to drive expectations of a higher level of enforcement activity in King.

7. **CONCLUSION**

By-law Enforcement is a service provided and expected in every community. Residents and visitors alike depend upon and expect this service. All matters under investigation require time, attention, and resources to resolve and gain compliance. The success of enforcement and compliance within a community requires constant monitoring and presence, as well as effective communication and outreach.

It is the desire of Staff to conduct effective enforcement practices to achieve compliance with the Township’s Regulatory By-laws. Close and continued monitoring of all occurrences will be conducted throughout 2019 and will be included within future statistical reports.

8. **ATTACHMENTS**

Appendix “A” – 2016 By-law Complaints By Type

Appendix “B” – 2017 By-law Complaints By Type
AGENDA ITEM #10.1

Clerks Department Report CL-2019-03
Re: By-law Enforcement Department 2018 Statistics

Prepared By:
Jacqueline Brown
Administrative Clerk
Clerks and By-law Enforcement

Reviewed By:
Nancy Cronsberry
Deputy Clerk/Clerks and By-law Enforcement

Submitted By:
Kathryn Moyle
Director of Clerks/By-law Enforcement
Township Clerk
In 2016, the total amount of recorded complaints was 743. The number of each complaint type is listed along with the percentage that is rounded to the nearest whole number. Property Standards was the single largest category in 2016, with 170 complaints which is equal to 23 percent.
Appendix “B” – 2017 By-law Complaints By Type

![2017 By-law Complaints By Type](image)

*By-law staff began recording parking complaints as a separate category from vehicle-related concerns in May 2017.

In 2017, the total number of recorded complaints was 787. The Clean Yards by-law was enacted in 2016, and replaces Property Standards as the most common category for 2017 with 273 complaints, being 35 percent. In 2017 By-law Enforcement Services saw an increase of 44 complaints from 2016.
1. **RECOMMENDATIONS:**

The Engineering, Public Works and Building Department respectfully submits the following recommendation:

a) That Engineering, Public Works and Building Department – Building Division Report Number EPW-2019-02 be received as information.

2. **PURPOSE:**

This report is to advise and update Committee on building permit activity for the period of January 1, 2018 to December 31, 2018 and January 1, 2017 to December 31, 2017 for comparison.

3. **DISCUSSION AND ANALYSIS:**

Attached is a copy of the Building Permit Annual Activity Report for the period of January 1 to December 31, 2018 and January 1 to December 31, 2017. This report illustrates the type of building permit, number of permits issued, work values, and permit fees collected.

The total number of building permits issued in 2018 has decreased by 15.5% from 2017. Consequently, there has been a 61% decrease in residential dwelling building permits as most subdivisions are built-out. Residential alteration and addition building permits decreased 19% collectively. Residential demolition permits marked a 55% decrease.

Contrastingly, the number of commercial and commercial fit-out building permits rose from 23 in 2017 to 41 in 2018 marking an 82% increase.

For the 2019 calendar year, it is expected that building permit activity will decrease from 2018 numbers. Permit activity is expected to increase in 2020 and beyond with many new residential and some commercial developments projected to begin.
From January 1 to December 31, 2018, the Building Division received 74 various complaints relating to construction without a building permit, sewage systems, unsafe structures and construction not in accordance with approved plans. All complaints are followed through until satisfactory compliance is obtained.

4. INTEGRATED SUSTAINABILITY PLAN LINKAGE:

King Township’s Integrated Community Sustainability Plan was formally adopted by Council on April 2, 2012. The sustainability plan is the Township’s overarching guiding document and is based upon common values, priorities, and aspirations of the community.

This report links to the financial pillar theme of “Annual Budget & Business Plan” by maintaining a fiscally responsible budget, practicing cost effective management, respecting the priorities of the community and meeting long term financial sustainability goals.

5. FINANCIAL IMPLICATIONS:

The proposed Building Division reserve balance on December 31st, 2018 is forecast within a range of $2.5 – $2.7 million. Accordingly, there is no financial implication for this report.

6. ATTACHMENTS:

Appendix ‘A’ - Annual Permit Activity by Type 2018/2017

Submitted by:  
Peter Lavrench, CET, CBCO  
Chief Building Official

Reviewed by:  
Andrew Drzewiecki, P. Eng.  
Director, of Engineering & Public Works
### Appendix 'A'

#### Annual Permit Activity By Type 2018/2017

Yearly activity up to the month of December

<table>
<thead>
<tr>
<th>Type</th>
<th>2018 Permit Activity</th>
<th>2017 Permit Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Count</td>
<td>Work Value</td>
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<tr>
<td>Accessory Building - Other</td>
<td>1</td>
<td>$56,000.00</td>
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<tr>
<td>Agricultural</td>
<td>6</td>
<td>$5,045,000.00</td>
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<tr>
<td>Agricultural - Accessory</td>
<td>8</td>
<td>$1,729,000.00</td>
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<tr>
<td>Change of Use</td>
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<tr>
<td>Commercial</td>
<td>41</td>
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<td>Commercial - Accessory</td>
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<td>Industrial</td>
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<td>Institutional</td>
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<td>Miscellaneous</td>
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<tr>
<td>Other - Change of Use Permit</td>
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<tr>
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<td>Residential - Apartments</td>
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<td>$64,797,454.96</td>
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<tr>
<td>Residential - Pool</td>
<td>88</td>
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<tr>
<td>Residential- Addition</td>
<td>51</td>
<td>$6,592,504.00</td>
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<td>Residential- Alteration</td>
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</table>

| Total | 657   | $131,792,193.29 | $628,952.55 | 779   | $201,993,238.20 | $999,370.97 |
1. **RECOMMENDATIONS:**

The Planning Department respectfully submits the following recommendations:

A. That Planning Report P-2019-04 be received as information;

B. That the subject lands, identified as Part 3 on the attached Reference Plan 65R-38027 (Schedule 1) and granted provisional consent by the Township of King Committee of Adjustment (File No. 08-8-B-17) be placed under Site Plan Development Control.

C. That Council pass By-law #2019-19 (Schedule 2) to place the subject lands described as Part of East Half of Lot 28, Concession 7, being Part 3 on Reference Plan 65R-38027 under Site Plan Development Control in accordance with Section 41 of the Planning Act.

2. **PURPOSE:**

On April 11, 2018, the Committee of Adjustment conditionally approved the consent application on the property known as 4585 Lloydtown Aurora Road. The purpose of this report is to formally place the lands to be severed (Part 3 as shown on Reference Plan 65R-38027) under Site Plan Development Control to satisfy one of the many conditions required prior to final consent.

3. **BACKGROUND AND DISCUSSION:**

At its meeting held on April 11, 2018, the Committee of Adjustment granted provisional consent for the creation of one (1) residential building lot for the lands known as Part Lot 28, Concession 7 and municipally known as 4585 Lloydtown Aurora Road. The application for consent (08-B-17) sought to create one new lot with a lot frontage of 111 metres (364.17ft.) and a lot area of 4,100 square metres (1.01 acres), fronting onto Lloydtown Aurora Road. The now submitted legal Reference Plan showing the dimensions of the retained lot and severed lot will meet the Zoning By-law requirements required to create a new lot.

As per the Notice of Decision dated April 12, 2018 (Schedule 4), the applicant is required to fulfill all conditions, prior to the consent becoming final. At the time of writing of this report, Planning staff is satisfied that the applicant is proceeding with the clearing of these conditions and feels that it is appropriate to bring back to council.
Conditions of the consent require the severed lands be placed under Site Plan Development Control. Site Plan Development Control is a planning tool to ensure the orderly development of each residential lot. Through site plan development control staff can require a tree inventory, preservation plan, and planting plan, to address and minimize tree removal, buffering, and compensation plantings. Grading and drainage plans and stormwater management briefs can also be required to address engineering matters.

4. INTEGRATED SUSTAINABILITY PLAN LINKAGE:

The Sustainability Plan is the Township’s guiding document for sustainable development and growth and is based upon common values, priorities, and aspirations of the community. Planning staff use the ICSP to ensure sustainability is a key consideration in decision making about the future of the community. By placing the newly created lot under site plan control, the Township is recognizing the importance of ensuring that the natural environmental area surrounding these lands will be protected and enhanced from the development occurring.

5. FINANCIAL IMPLICATIONS:

None at this time.

6. CONCLUSIONS:

The applicant has received provisional consent from Committee of Adjustment for the creation of one (1) new building lot fronting onto Lloydtown Aurora Road. In order to facilitate the completion of the severance, the newly created lot is to be placed under Site Plan Development Control through a municipally initiated By-law.

7. ATTACHMENTS:

Schedule 1 Reference Plan 65R-38027
Schedule 2 Draft By-law #2019-19
Schedule 3 Minutes of the Committee of the Whole Meeting of April 11, 2018
Schedule 4 Notice of Decision dated April 12, 2018

Prepared By and recommended by:   Submitted By:

[Signature]   [Signature]

Colin Pang
Planner II/Heritage Coordinator

Stephen Naylor, MCIP, RPP
Director of Planning and Development
WHEREAS there is an Official Plan in effect in the municipality;

AND WHEREAS the Council of the Corporation of the Township of King deems it expedient to establish a Site Plan Control Area as provided by Section 41(2) of the Planning Act, R.S.O. 1990, Chapter P.13;

NOW THEREFORE the Council of The Corporation of the Township of King HEREBY ENACTS AS FOLLOWS:

1. THAT the area of land described in Schedule “A” and identified on Schedule “B” attached to this By-law are hereby declared to be within a Site Plan Control Area for the purposes of Section 41(2) of the Planning Act, R.S.O. 1990, Chapter P.13.

READ a FIRST and SECOND time this 11th day of February, 2019.

READ a THIRD time and FINALLY PASSED this 11th day of February, 2019.

__________________________
Steve Pellegrini, Mayor

__________________________
Kathryn Moyle, Clerk
SCHEDULE “A” TO BY-LAW NUMBER 2019-19

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being
in the Township of King, in the Regional Municipality of York and being composed of the
following:

Part of East Half of Lot 28, Concession 7; being Part 3 on Reference Plan 65R-38027; King
SCHEDULE "B" TO BY-LAW NUMBER 2019-19

AGENDA ITEM #10.3

Planning Department Report Number P-2019-04
Re: By-law to Establish a S...
i. File #08-A-17  
Owner: John MEARS  
Concession 7; Part Lot 28  
4585 Lloydtown-Aurora Road, King  
Roll #: 1949-000-115-64000  
Agent: Dan Stone, Thorsone Consulting

The Secretary-Treasurer briefly described the application and advised the Committee of comments from the Township’s Zoning Examiner, Fire Chief, By-law Department, Region of York, Engineering Department and Consent Report C-2018-02.

Dan Stone, agent was present to speak to the application. Mr. Stone explained the application to the Committee. Mr. Stone stated that in the application the existing detached structure was to be demolished. After the application was submitted there was consideration of keeping the detached garage and having an option of either A or B for Condition #9 in the Planning Department Report. Mr. Stone stated that Condition #10 is appropriate but cannot be cleared if the owner chooses to demolish the structure and asked that Condition #10 be revised to say ‘as required’.

Colin Pang, Township Planner, advised Committee that if the owner chooses to demolish the building then they will not have to post a security. Mr. Pang stated that Condition #10 goes along with Option B and that if there is no need for B then the Director can wave Condition #10. Mr. Colin advised Committee that he does not have any concerns with adding ‘if required’ if the Committee feels it is necessary.

Committee agreed to add ‘if required’ to Condition #10.

M. Lamanna stated that the Region of York’s comments state that Conditions #1-7 need to be cleared, but there is no Condition #7.

Mr. Pang advised Committee that the Region’s comments have been revised and their conditions are included in the Planning Report.

A motion was made by J. D’Ercole and seconded by Mike Lamanna that Consent Application #08-B-17 be approved, subject to the Conditions outlined in Planning Department Report C-2018-02 and that ‘if required’ be added to Condition #10.

The motion carried with a vote of five (5) in favour and zero (0) opposed.

ii. File #01-B-18  
Owner: Fred T. Reisman & Associates Ltd.  
King Con 5; Part Lot 4; RP 65R-792: Part 1  
25 Laskay Mills Drive, King  
Agent: S.R. Willard, Davies Ward Phillips & Vineberg LLP

The Secretary-Treasurer briefly described the application and advised the Committee of comments from the Township’s By-law Department, Clerk, Zoning Examiner, Fire Department, Ministry of Transportation, Toronto and Region Conservation Authority and Planning Report C-2018-03.

Steven Willard, lawyer, was present to speak to the application. Mr. Willard provided Committee with an explanation as to why the application is in front of the Committee. Mr. Willard explained that there was once one large parcel and from that, Parts 1, 2 and 3 were created. A plan of subdivision was then registered on Part 1. The problem with this was that Parts 2 and 3 were not included on either plan. One set of lawyers did one part then one set of lawyers did another. They conveyed not all the land that they owned. Mr. Willard explained that he has been retained to obtain the Validation Certification and concluded by stating that he is not creating lots, but rather putting them back together.

M. Lamanna inquired as to whether the lots are going to the subdivision.

Mr. Willard explained that they are going to the larger part, to the east, which what was originally
Mike Lamanna inquired as to whether this would have any effect on the neighbouring property owners.

Mr. Willard stated that it will not affect neighbouring property owners.

Mike Lamanna inquired as to whether the neighbours were notified of the application.

Sara Olivieri, Secretary-Treasurer, advised Committee that neighbouring property owners within the 60 metres of the subject property were notified.

A motion was made by Mike Lamanna and seconded by M. Lamanna that Consent Application #01-B-18 be approved, subject to the Conditions outlined in Planning Department Report C-2018-03.

The motion carried with a vote of five (5) in favour and zero (0) opposed.

4. MINUTES
   4.1 Minutes of Committee of Adjustment Meeting

   (i) Minutes of the Committee of Adjustment Meeting of Wednesday, March 21st, 2018.

   A motion was made by A. Mollicone and seconded by M. Lamanna and carried that the Minutes of the Committee of Adjustment Meeting of Wednesday, March 21st, 2018, be adopted.

   The motion carried with a vote of five (5) in favour and zero (0) opposed

5. NEW BUSINESS

None.

6. NEXT MEETING
   6.1 Wednesday, May 2nd, 2018

7. ADJOURNMENT

A motion was made by M. Lamanna and seconded by J. D’Ercole and carried that the Committee of Adjustment Meeting be adjourned.

The motion carried with a vote of five (5) in favour and zero (0) opposed

The Meeting adjourned at 6.45 pm.
NOTICE OF DECISION

File No.: 08-B-17
Owner: John MEARS
Agent: Dan Stone, Thorstone Consulting
Property: 4585 Lloydtown Aurora Road, King
Concession 7; Part Lot 28

Application for consent to sever. One new lot will be created by this consent.

We the undersigned, having regard to the requirements of subsection 51(24) of the Planning Act, 1990, as amended, and Provincial policies, concur in the following decision of the Committee that:

PROVISIONAL CONSENT BE GRANTED

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Payment of a Municipal Administration Fee of $1,150.50 to the Township of King.

2. Payment of a Parkland Levy to the Township of King in an amount equivalent to 5% of the appraised land value of the severed land or alternatively, the Township will accept a fixed sum of $25,000.00.

3. Submission to the Secretary-Treasurer of two (2) prints of a deposited Plan of Reference of the severed land, which conforms substantially with the application as submitted, and the calculated area of each Part of the Plan.

4. Submission to the Secretary-Treasurer of a survey confirming that the proposed severed lands (Lot B) is not encumbered by any structures, easements, or other restrictions that would otherwise conflict with the requirements of the zoning by-law or the use of the lands as is intended for a residential use.

5. Submission to the Secretary-Treasurer of a survey confirming that the retained lands (Lot B) does not conflict with the lot area and frontage requirements of the Zoning By-law or Official Plan.

6. Submission of a fully executed deed conveying the severed land.

7. Submission to the Secretary-Treasurer of written confirmation from the Township of King that the severed lands (Lot B) has been placed under Site Plan Control.

8. Submission to the Secretary-Treasurer of written confirmation from the Region of York of payment of the Region's development review fees identified in By-law No. 2010-15. The Owner shall forward a certified cheque in the amount of $810.00 for the Consent to sever fee and $1,500.00 for the Review and Approval of the Environmental Site Assessment Report.

9. Submission to the Secretary-Treasurer of written confirmation from the Township Building Department that:

   a. The existing workshop accessory structure on the proposed severed lands ("Lot B") has been demolished, all debris removed and grades reinstated to pre-development conditions, all to the satisfaction of the Chief Building Official OR;

   b. The Owner applies for a Minor Variance and obtains approval from the Committee of Adjustment to allow for the existing workshop accessory structure to remain on the lands prior to the establishment of the main building on the property.
10. If required, subject to the review and satisfaction of the Director of Planning, the Owner acknowledges and agrees to enter into a Site Plan Development Agreement with the Township of King for the severed lands (Lot B) which shall include, but not limited to, the following conditions:

i. The existing workshop building as identified on the Development Concept Plan (Figure 5) as prepared by Thorstone Consulting Services dated December 4, 2017 on the subject lands shall be allowed to remain on the property prior to the establishment of the main building in accordance with an approved minor variance for a period of two (2) years from the date of the signing of the Site Plan Development Agreement. If the main building has not been established and constructed within this two (2) year time frame, the accessory structure will be demolished and removed.

ii. The Owner acknowledges and agrees to submit a security deposit to the satisfaction of the Director of Planning for the demolition and removal of the accessory structure.

11. Submission to the Secretary-Treasurer of written confirmation from the Region of York that the Owner has conveyed the following lands, along the entire frontage of the site adjacent to Lloydtown-Aurora Road to the Regional Municipality of York, free of costs and encumbrances:

   a. sufficient property to provide a 15.0 metre setback from the centre line of the construction of Lloydtown Aurora Road;

12. Submission to the Secretary Treasurer of written confirmation from the Region of York that the Owner has prepared, reviewed and deposited on title of a reference plan describing the lands to be conveyed to the Region, as described above, to the satisfaction of the Regional Planning and Economic Development Branch;

13. Submission of a solicitor’s certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to The Regional Municipality of York.

14. Fulfillment of Conditions 1 through 13, inclusive, not later than one year after the Notice of Decision is given.

TOWNSHIP OF KING COMMITTEE OF ADJUSTMENT
DECISION: APPLICATION NO. 08-B-17

In accordance with subsection 53(41) of the Planning Act, 1990, as amended, the above-noted conditions MUST BE FULFILLED BY April 12th, 2019. If these conditions are not fulfilled by this date, this consent will be deemed to be "refused".

Signature of Member

Signature of Member

Signature of Member

Date of Hearing: April 11th, 2018

Date this Notice was sent: April 12th, 2018

Last Date for filing an Appeal is: May 1st, 2018
NOTE:

The notice of appeal must be filed with the approval authority and must set out the reasons for the appeal and must be accompanied by the fee required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

CERTIFICATION

I hereby certify that this is a true copy of the decision of the Township of King Committee of Adjustment with respect to the above application.

Sara Olivieri
Secretary-Treasurer, Township of King Committee of Adjustment
FIGURE 5
DEVELOPMENT CONCEPT
4585 LLOYDTOWN-AURORA ROAD
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK

Subject Lands • 8200 m²
Proposed Lot 'A' • 4100 m²
Lands to be Retained • 4100 m²

LOT A
4100 m²

LOT B
4100 m²

Proposed Drilled Well
Existing Dug Well
Existing Septic System
Existing Workshop
Proposed Septic System

AGENDA ITEM #10.3
Planning Department Report Number P2019-04
Re: By-law to Establish a S...
THE CORPORATION OF THE TOWNSHIP OF KING

NOTICE OF MEETING

Monday, February 11, 2019
Re: Committee of the Whole, Closed Session

Council of the Corporation of the Township of King will hold a Committee of the Whole, Closed Session on: Monday, February 11, 2019 following the Council/Committee of the Whole 6:00 p.m. meeting.

1. Motion to move into Closed Session pursuant to Part 5, Section 39 of the Procedural By-law Number 2018-60 to consider the following items:

i. Part 5, Section 39, Subsection 39.1(b)
   Personal Matters about an Identifiable Individual(s)

   Clerks Department Report
   Re: Integrity Commissioner

ii. Part 5, Section 39, Subsection 39.1(b)
    Personal Matters about an Identifiable Individual(s)

   Clerks Department Report
   Re: Ombudsman Services

2. APPROVAL OF CLOSED SESSION, CONFIDENTIAL REPORTS

   i. Committee Closed Session Confidential Report of January 21, 2019
   ii. Committee Closed Session Confidential Report of January 28, 2019
   iii. Committee Closed Session Confidential Report of January 30, 2019

Kathryn Moyle
Director of Clerks/By-law Enforcement
Township Clerk

The Corporation of the Township of King, 2585 King Road, King City, ON L7B 1A1
PUBLIC CONSULTATION
DRAFT 2019 – 2022 BUDGETS & BUSINESS PLAN

RE: Public Consultation Session (King City): Tuesday, February 12, 2019 at 7:00 P.M.
Presentation to start at 7:15 p.m.
Location: King Township Municipal Centre - 2585 King Road, King City

The Township of King's preliminary assumptions, feedback received to date, context and strategic directions relating to the Draft 2019 - 2022 Budgets & Business Plan will be discussed at the first of two Public Consultation Sessions on Tues., February 12, 2019. Interested parties are invited to attend and participate in discussion on matters relating to the DRAFT 2019 - 2022 Budgets & Business Plans.

RE: Public Consultation Session (Nobleton): Wednesday, February 20, 2019 at 7:00 P.M.
Presentation to start at 7:15 p.m.
Location: Dr. William Laceby Community Centre & Arena – 15 Old King Road, Nobleton

The Township of King's preliminary assumptions, feedback received to date, context and strategic directions relating to the Draft 2019 - 2022 Budgets & Business Plan will be discussed at the second of two Public Consultation Sessions on Wednesday, February 20, 2019. Interested parties are invited to attend and participate in discussion on matters relating to the DRAFT 2019 - 2022 Budgets & Business Plans.

RE: Council Meeting: Monday, February 25, 2019 at 6:00 P.M.

The Township of King Draft 2019 - 2022 Budgets & Business Plan, will be tabled at the February 25, 2019 Committee of the Whole Meeting. Interested parties are invited to attend. Budget information will be available for review at the Township of King Municipal Offices at 2585 King Road or on the Township web-site at www.king.ca as of Thursday, February 21, 2019.

RE: Council Meeting: Monday, March 18, 2019 at 6:00 p.m.
Consideration of By-law for Adoption: 2019 - 2022 Budgets & Business Plan

The Township of King adoption of the 2019 - 2022 Budgets & Business Plan, will be tabled at the March 18, 2019 Committee of the Whole Meeting. Interested parties are invited to attend. Budget information will be available for review at the Township of King Municipal Offices at 2585 King Road or on the Township web-site at www.king.ca as of Thursday, March 14, 2019.

For further information regarding the 2019 Budget please visit the Township's website at www.king.ca or contact: Allan Evelyn, Director of Finance and Treasurer, aevelyn@king.ca

Telephone: 905-833-5321 or 1-800-688-5013, Fax: 905-833-2300

Kathryn Movyle
Director of Clerks/By-law Enforcement
Township Clerk
NOTICE OF MEETING
Special Committee of the Whole Working Session

Engineering, Public Works and Building Department

“Standard of Care and 2019 Operational Plan”

Council of the Corporation of the Township of King will hold a Special Committee of the Whole Working Session hosted by the Engineering, Public Works and Building Department on:

- Engineering, Public Works and Building Department -
  - Standard of Care and 2019 Operational Plan

Monday, February 25, 2019 - 5:00 p.m.

In the
Council Chambers
2585 King Road
King City, ON

Kathryn Moyle
Director of Clerks/ By-law Enforcement
Township Clerk
Tuesday, February 5  
Schomberg Library  
77 Main St.  
6:30pm - 8:00pm  
Councillor Bill Cober

Wednesday, March 20  
Nobleton Library  
8 Sheardown Dr.  
6:30pm - 8:00pm  
Councillors David Boyd & Jakob Schneider

Thursday, April 4  
Ansrnoveldt Library  
18997 Dufferin St.  
6:30pm - 8:00pm  
Councillor Avia Eek

Tuesday, April 16  
Township of King Municipal Centre  
2585 King Rd.  
6:30pm - 8:00pm  
Councillors Debbie Schaefer & Jordan Cescolini

Meet the Mayor & Ward Councillors

All are welcome!
Council of the Township of King are now accepting nominations for awards to recognize volunteer contributions and achievements in the following categories:

- Citizen of the Year
- Special Recognition
- Lifetime Achievement
- Senior Citizen Award of Merit
- Youth Award of Merit

Nominations for Volunteer Awards must be submitted on the nomination form obtained from the Clerks Department and will be received by the undersigned until 4:30 p.m. Tuesday, March 12th, 2019. The nomination form and further information regarding the criteria for each category is available at the Township office or on the Township website at www.king.ca, under the “What’s New” tab.

Awards will be presented at the Volunteer Appreciation Night on Thursday, April 25th, 2019.

Kathryn Moyle, Director of Clerks & By-law Enforcement
Township Clerk
E-mail: kmoyle@king.ca