

# DEPUTATION REQUEST

COMMITTEE OF THE WHOLE  
SEPTEMBER 10, 2020

**Subject:** 675 Kettleby Rd., Hamlet of Kettleby

**Spokesperson:** Lino Nicoletti

**Name of Group or person(s) being represented (if applicable):** Lino and Elio Nicoletti

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**Brief summary of issue or purpose of deputation:**

Failure of township to understand our issues with this new OP designation. The Township has made compromises with numerous landowners throughout King Township without any real regards. We received our first legitimate response by the Township only when this document was adopted by King.



Dear York Region Council,

We represent the owners of 675 Kettleby Road and we ask to speak to Council with regards to the New Official Plan for King Township.

We are asking the Region to carry forward our currently permitted land uses for 675 Kettleby Road. Under the Hamlet Secondary Plan, we are designated as Oak Ridges Moraine Countryside Area within a Rural Settlement. Small-scale commercial, industrial, and institutional uses along with residential development through minor development are permitted in our current land use designation. Under this New Official Plan, we have been designated as Hamlet Rural. Our development rights have been removed to our disagreement. We have submitted numerous letters and comments to the Township with our displeasure of this land use designation.

We object to the Hamlet Rural Area policies and we also disagree with the objective 6.2.8.1.2 “To preserve the rural character of the Hamlets” and the policies with regards to requiring an Official Plan Amendment (OPA) for consents in the Hamlet Rural Area designation.

All the parcels and their built form contribute to the “Rural Character” of the Hamlets, not just the Hamlet Rural areas. In attachment 6 by York Region, in submission 9, the Region stipulates that the lands around the Hamlet will continue to support the Rural Character of the Hamlet. The Township is applying this term inappropriately by isolating the Hamlet Rural areas as only contributing to the Rural Character of the Hamlets.

With regards to an OPA for consents, the Township is being overly prescriptive in “Our King”. They are asking for an OPA when a plan of subdivision is not even required to permit minor development through consent. Furthermore, the Hamlet Secondary Plan through OPA 79 already stipulates an extensive amount of studies to permit minor development on 675 Kettleby Road through site-specific rezoning. They include:

1. Planning Justification Report
2. Market Analysis
3. A Natural Heritage Evaluation and/or Hydrological Evaluation
4. Functional Servicing Study
5. A Traffic Impact Study
6. Financial Analysis Study
7. Any other documents deemed necessary by the Township

The Hamlet Rural Area Policies for development requiring an OPA add an unnecessary barrier to minor development. This new requirement is unfair and completely disregards the lack of environmental issues at 675 Kettleby Road.

**OFFICE OF THE REGIONAL CLERK**

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The township has unfairly represented these lands currently designated as Oak Ridges Moraine Countryside Area within a Rural Settlement as “significant vacant tracts of lands” and has unfairly instituted a “growth management framework” for lands within a rural settlement. Given the amount of rural settlement lands represent a tiny fraction of lands within the whole Township of King an opportunity to accommodate limited growth within these rural settlement lands has been missed by the township. The Current policies of Oak Ridges Moraine Countryside Area within a Rural Settlement allowed for flexibility to develop a parcel of land in a manner that would ensure, compliment and celebrate these lands within the Hamlet which would better “protect and enhance their unique identities and ensure that they remain distinct from the Township’s Villages” .

Within the Rural Settlement / Hamlet of Kettleby:

There are 6 properties that are shown designated as Hamlet Rural Area.

675 Kettleby Rd is the only vacant parcel of land with an area of approx. 9.5 ha and is currently zoned as Rural General (RU1). Followed by 2 other properties of 9.3 ha and 6.6 ha which have buildings and are also zoned RU1. 3 other properties shown designated as Hamlet Rural Area are much smaller of which 2 are also zoned RU1 and are 0.14 ha and 0.79 ha in area. The other property is zoned Hamlet Residential (HR) and has an area of approx. 0.97 ha.

The township has on the other hand awarded other RU1 zoned properties in the Kettleby with the Hamlet Residential Designation. These newly Hamlet Residential properties also have large property sizes including one of 2.5ha and others greater than 1ha. A property designated Hamlet Residential does not require an amendment to the official plan nor does it require the onerous amount of reports to support a rezoning of these properties into smaller (HR) residential lots.

The township has also categorized my comments as to “Severances in Hamlet Rural Area Designation” which is only part of my comments. My comments do show that these Hamlet Rural Area policies contradict other policies within the plan and that these Hamlet Rural Area policies are overly prescriptive to the Provincial Policies.

Sincerely, Tony Nicoletti