



## Corporation of the Township of King

### By-Law Number – 2025-017

#### A By-law to Amend Zoning By-law Number 2017-66, as Amended

**Whereas** Zoning By-law Number 2017-66, being a By-law to regulate the use of land and the character, location and use of buildings and structures in the Schomberg and King City Urban Areas, within the Township of King, adopted on the 26th day of June, 2017;

**And Whereas** it is deemed necessary to further amend By-law Number 2017-66, as amended, the matters herein set out are in conformity with the Official Plan of the Township of King, known otherwise as 'Our King';

**And Whereas** authority is granted pursuant to Section 34 and 36 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, to the Council of the Corporation of the Township of King to exercise such powers;

**Now Therefore** the Council of the Corporation of the Township of King **Hereby Enacts As Follows:**

1. **That** the lands subject to this By-law consist of Lots 36 to 40, Registered Plan 84, King City, Township of King, Regional Municipality of York, municipally known as 12734 and 12750 Keele Street, and more particularly shown on Schedule "1" attached hereto, and that Schedule "1" forms part of this By-law.
2. **That** Schedule "A5" of By-law Number 2017-66, as amended, is hereby further amended by changing the zone symbol from 'Future Use' (F) to Core Area - King City Exception Section 7.5.2.21 Holding (CAK-21 (H)) within those lands shown in hatching on Schedule "1" attached hereto.
4. **That** Section 7.5 of By-law Number 2017-66, as amended be further amended by adding the following subsection:

**"7.5.2.21 Exception Re: Registered Plan 84, Lots 36 to 40, Township of King:**

Notwithstanding the provisions of Section 2.2.10, Section 2.2.65, Section 2.2.76, Section 2.2.95, Section 2.2.202, Section 2.2.202, Section 3.3a), Section 3.3c), Section 3.14j), Section 3.42ii), Section 3.42, Section 4.1 Table 4.1, Section 4.6.4, Section 7.3 Table 7.3a., the lands delineated as "Core Area - King City Exception Section 7.5.2.21 Holding (CAK-21 (H)) on Schedule "1" of this By-law may be used in accordance with the following provisions:

- i. For the purpose of this By-law, the lands shown in hatching on Schedule "1" attached hereto shall be deemed to be one lot;
- ii. That Private Amenity Areas consisting of patios, balconies and terraces may be permitted to encroach in a front yard unrestricted, and in a side yard to a maximum of 3.0 metres;
- iii. That a contiguous area of not less than 250 square metres shall be provided for common amenity purposes and be located outdoors on the rooftop of the building;
- iv. That a structure on the roof for the purposes of a mechanical penthouse and providing roof access shall not constitute as a Storey under the by-law;
- v. That the portion of building on the west elevation providing access to rear walkout apartment units partially located below grade shall not constitute as a Storey under the by-law;

- vi. That the height requirements of the By-law shall not apply to elevator enclosures and rooftop mechanical equipment, provided it does not exceed 6.0 metres in height and is set back a minimum 17.0 metres from the edge of the building nearest the front lot line;
- vii. That mechanical venting shafts and transformers shall be structures permitted to encroach in any yard, unrestricted;
- viii. That risers and planters shall be permitted to encroach into the front yard or side yard, unrestricted;
- ix. That a minimum of 1.0 parking spaces per apartment dwelling unit shall be provided;
- x. That a Loading Space shall be permitted to obtain access from the front yard;
- xi. That the Minimum Front Yard shall be 0.4 metres;
- xii. That the Minimum Interior Side Yard at the South lot line shall be 5.4 metres;
- xiii. That the Minimum Interior Side Yard at the North lot line shall be 7.2 metres;
- xiv. That the minimum required step back for all storeys above the second storey shall be 0.0 m;
- xv. That notwithstanding any other provision of this By-law, Height shall be measured from the established grade to the highest point of the roof or the parapet at all front exterior walls to the Front Lot Line only and the height shall not exceed 22.5 metres;
- xvi. That the maximum number of Storeys shall be 6 and the first storey shall be the floor closest to the established grade adjacent to the Front Lot Line;
- xvii. That the maximum net floor space index shall be 2.48;
- xviii. That no other density requirements shall apply.”

## **5. Holding Provisions**

- a) Notwithstanding any other provisions of this By-law, a Holding Symbol denoted as an "H" to the zone symbol for the Core Area - King City Exception Section 7.5.2.21 Holding (CAK-21 (H)), shall require that no person use any land, erect, alter or use any building or structures for any other purpose until such time as the Holding Symbol (H) is removed by an amendment to this By-law passed pursuant to Section 36 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.
- b) Council for the Municipality may amend this By-law to remove the Holding Symbol (H) to permit the development of these lands in accordance with the provisions of the by-law at such time as:
  - i. The Township of King receives written confirmation from Metrolinx that a Rail Safety Study has confirmed that the derailment protection package proposed is feasible and meets or exceeds Metrolinx's rail safety standards;
  - iii. That adequate downstream sanitary capacity and adequate municipal water capacity is available as confirmed by the Township's wastewater and water modelling consultant;
  - iv. A Site Plan has been approved by the Municipality and a Site Plan Development Agreement respecting the development of the use of the lands has been executed between the owner and encumbrancer(s), if any,

of the lands and the Municipality;

- v. That the Council of the Municipality has assigned water and sanitary servicing allocation to those uses that require allocation.

**6. That** this By-law shall come into force and effect on the day it was passed by the Council of the Township of King where no notice of appeal has been filed with the Township Clerk in accordance with the requirements and within the time prescribed under Section 34 of the Planning Act.

**Read a First and Second** time this 24th day of February 2025.

**Read a Third** time and **Finally Passed** this 24th day of February 2025.

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Steve Pellegrini  
Mayor

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Denny Timm  
Township Clerk

*(Ref. Growth Management Services – Planning Division,  
Report No. GMS-PL-2024-032, Council Dec. 9/24)*

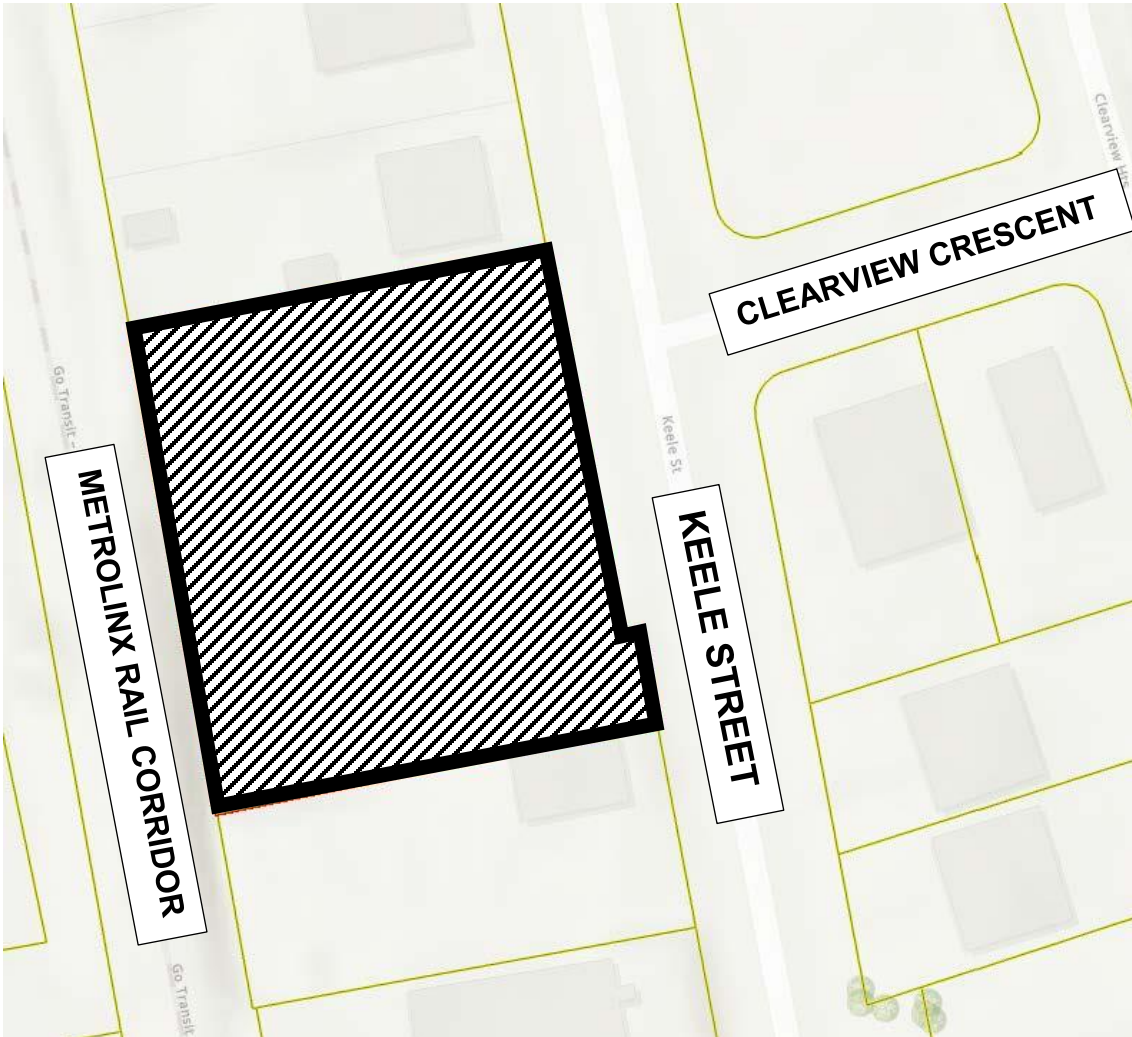
By-law Number 2025-017

PLAN SHOWING:

REGISTERED PLAN 84, Lots 36 to 40

THE CORPORATION OF THE  
TOWNSHIP OF KING

REGIONAL MUNICIPALITY OF YORK



**'FUTURE USE' (F)  
TO  
'CORE AREA – KING CITY Exception Section 7.5.2.21 Holding  
(CAK-21 (H))'**

**THIS IS SCHEDULE "1" TO BY-LAW 2025-017**

**PASSED ON THIS 24TH DAY OF FEBRUARY 2025**

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Steve Pellegrini  
Mayor

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Denny Timm  
Township Clerk