

‘Appendix C’ – Proposed Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER – 2025-0XX

A BY-LAW TO AMEND BY-LAW 2022-053, AS AMENDED

WHEREAS Zoning By-law Number 2022-053, being a By-law to regulate the use of land and the character, location and use of buildings and structures throughout the countryside areas of the Township of King was passed on the 26th day of September, 2022;

AND WHEREAS the Township deemed it was necessary to amend Zoning By-law 2022-053, as amended, to implement Official Plan Amendment No. XX to the Our King Official Plan for the Highway 11 Corridor Area;

AND WHEREAS authority is granted pursuant to Section 4 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;

AND WHEREAS this By-law is in conformity with the Our King Official Plan of the Township of King and the York Region Official Plan as it applies to the Township of King;

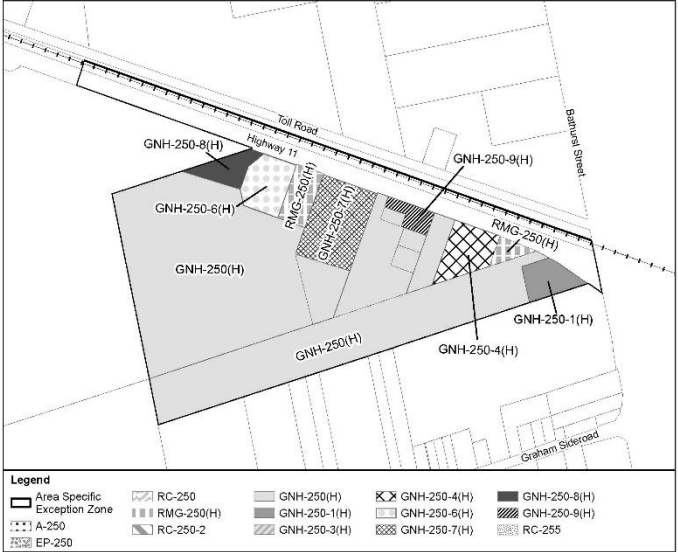
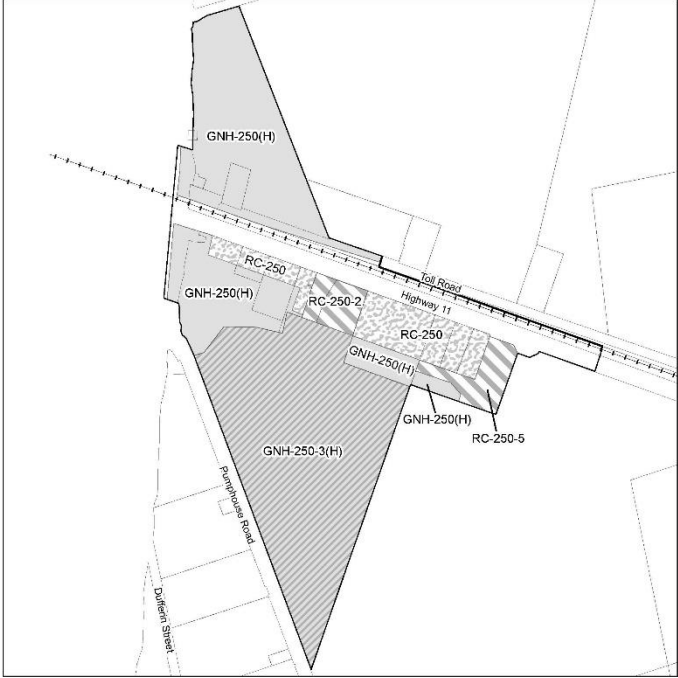
AND WHEREAS the Council of the Corporation of the Township of King deems it to be desirable to amend Zoning By-law 2022-053 and its associated Schedules;

NOW AND THEREFORE the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS, THAT:**

1. The following definitions for “Agriculture-related use”, “Agriculture research, development, and manufacturing”, “Smart Greenhouse”, and “Vertical Farming” be added in alphabetical sequence to Part 2, and renumbering all subsequent definitions accordingly:
 - a. **Agriculture-related use:** means farm-related commercial and farm-related industrial *uses* that are directly related to farm operations on the *lot* or in the area, and that provide direct products and/or services to farm operations as a primary activity, supporting agriculture and benefitting from being near farm operations.
 - b. **Agriculture research, development, and manufacturing:** means premises *used* for the research and development of agricultural solutions that contribute to more sustainable, efficient, and effective practices associated with the production of crops, feed, and produce, or livestock operations, and may include the manufacture of goods or wares that are a byproduct of the research and development activities that occur on the same premises.

- c. **Smart greenhouse:** means a wholly enclosed *building* for the indoor production and harvesting of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation using the integration of advanced technologies such as climate control systems and automated irrigation to optimize growing conditions and crop yields. Flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation grown on the premises may not necessarily be transplanted outdoors on the same *lot* containing such smart greenhouse but are sold directly from such *lot* at wholesale or retail but shall not include the retail sale of landscape supply and materials. A smart greenhouse shall not include a *commercial greenhouse, farm greenhouse and/or garden centre*.
 - d. **Vertical farming:** means a wholly enclosed *building* used for the indoor production, harvesting, processing, storage and distribution of agricultural crops, generally arranged in stacked layers or vertically inclined structures involving controlled environments, lighting, and the use of hydroponics.
2. The definition for “Area of Operation” in Part 2 be deleted in its entirety and replaced with the following:
- a. **Area of Operation:** means, in relation to an *agriculture-related use* or *on-farm diversified use*, and includes all associated *buildings, landscaped area, berms, well and septic systems, parking areas* and dedicated laneways, and for the purpose of an *on-farm diversified use*, shall exclude *existing laneways and parking areas* shared with the principal *agricultural use* on the same *lot*.
3. The following section “Agriculture-related Uses” be added to Part 3 as Section 3.49:
- “3.49 Agriculture-related Uses
- Where permitted by this By-law, an *agriculture-related use* shall be subject to the following provisions:
- a) The maximum *area of operation* for an *agriculture-related use* shall not exceed 30% of the total *lot area* or a maximum of 1.0 ha (10,000 m²), whichever is less.
 - b) In calculating the *area of operation*, 100% of the area used for *parking spaces* associated with the *agriculture-related use* shall be included.
 - c) An *agriculture-related use* shall be subject to the Minimum Distance Separation (MDS) I Formulae, as deemed to be applicable.
 - d) *Open storage* shall be permitted, provided that:
 - i. *Open storage* is accessory to a *principal agriculture-related use*;
 - ii. *Open storage* is located in an interior *side yard* or *rear yard* only, and in no case shall be located between a *building* and *street line*;

- iii. The maximum *lot area used for open storage* shall not exceed 30% of the total *area of operation* associated with the *principal agriculture-related use*;
 - iv. Where *open storage* is permitted in an *interior side yard* or *rear yard*, the minimum distance between the *open storage* and the *interior lot line* or *rear lot line* shall be 3.0 m;
 - v. *Open storage* shall not be located on lands used for the minimum required *parking spaces*, or on lands that are otherwise used to provide access to *parking areas*; and
 - vi. *Open storage* shall be screened on all sides with an opaque fence or *landscaping*, or a combination of both.
- e) *Ancillary retail* shall be permitted, provided the *floor area* devoted to *ancillary retail* does not exceed 30% of the *floor area* of all *buildings* and *structures* used in conjunction with the *agriculture-related use*.
- f) An *agriculture-related use* shall be subject to an approved *site plan*.
4. The following parking requirements be added in alphabetical sequence under the “Agricultural Uses” category in Table 4-1: Parking Space Requirements:
- Agriculture research, development, and manufacturing* – 1.0 space for every 37.0 m² of *gross floor area* up to 3,000.0 m², plus 1.0 spaces for each additional 100.0 m² of *gross floor area* up to 6,000.0 m², and 1.0 spaces for each 200.0 m² over 6,000.0 m².
- Smart greenhouse* – 5.0 spaces or 1.0 space for every 23.0 m² of *gross floor area*, whichever is greater.
- Vertical farming* - 5.0 spaces or 1.0 space for every 23.0 m² of *gross floor area*, whichever is greater.
- Other agriculture-related Use* - 1.0 space per 100.0 m² of *gross floor area*.
5. The following amendments be made to Table 7-4: Uses Permitted in the Agricultural Zones:
- a. *Agriculture-related Use* be added in alphabetical sequence, subject to Special Provisions (1) and (2); and
 - b. That “●” be added under the column labelled “AR” in the corresponding row as “*Agriculture-related Use*”.
6. Exception 250 be added to Part 10, Table 10-1: Exception Zones for the lands shown on Schedules 1 and 2 to this By-law:

250	GNH, RC, RMG	2025-XXX	Figure
<p>1. For all lands subject to this Exception, all provisions of the GNH, RC and RMG zones shall apply, except that:</p> <p>a) For all zones, the following uses shall be permitted on a lot where the use is an existing use:</p> <ul style="list-style-type: none"> i) <i>Automobile repair garage;</i> ii) <i>Automobile sales and service;</i> iii) <i>Building supply and equipment depot;</i> iv) <i>Commercial greenhouse;</i> v) <i>Commercial self-storage facility;</i> vi) <i>Garden centre;</i> vii) <i>Hotel;</i> viii) <i>Inn;</i> ix) <i>Marina;</i> x) <i>Motel;</i> xi) <i>Office;</i> xii) <i>Overnight accommodate use;</i> xiii) <i>Restaurant, including as accessory to a motel or inn;</i> xiv) <i>Retail; and</i> xv) <i>Single detached dwelling.</i> <p>b) Areas zoned GNH and RMG are subject to a Holding (H) symbol and are subject to the provisions of Section 5.3 of this By-law. Council may amend this By-law to remove the Holding Symbol for all or parts of the land which are zoned with a (H) to permit the development of the lands in accordance with the provisions of this By-law, at such time as:</p> <ul style="list-style-type: none"> i) The completion of a Natural Heritage Evaluation, to the satisfaction of the Municipality and applicable agencies; ii) The provision of adequate servicing or road infrastructure and works; iii) Confirmation of remediation of any environmental 			<p>Figure 2025-01 – Lands Subject to this Exception</p> <p>Part a. Easterly Portion of the Highway 11 Corridor</p>  <p>Part b. Westerly Portion of the Highway 11 Corridor</p> 

<p>contamination is provided, as may be applicable;</p> <ul style="list-style-type: none">iv) The completion of an Archaeological Assessment and confirmation that no archaeological resources exist on site;v) The completion of an Acoustical Study and Vibration Study to the satisfaction of Metrolinx, as may be applicable;vi) An approved <i>site plan</i> under Section 41 of the Planning Act; andvii) Approvals obtained from the Lake Simcoe Region Conservation Authority, Metrolinx, and/or York Region, as may be applicable. <p>c) In areas <i>zoned RC</i>, all provisions of the <i>RC zone</i> shall apply, except that:</p> <ul style="list-style-type: none">i) Notwithstanding the <i>existing use</i> provisions of 10.250.1a), all <i>uses</i> specified in Section 10.250.1a) shall be permitted;ii) <i>Agriculture-related uses</i> shall be permitted, being permissions for the following <i>uses as agriculture-related uses</i>:<ul style="list-style-type: none">i. Abattoir;ii. <i>Agricultural products processing establishment</i>;iii. <i>Agriculture research, development, and manufacturing</i>;iv. <i>Auction establishment</i>;v. <i>Commercial greenhouse</i>;vi. <i>Conservation use</i>;vii. <i>Crop storage and distribution</i>;viii. <i>Farm feed and supply store</i>;	
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<p>ix. <i>Farm implement sales and service;</i></p> <p>x. <i>Farmers market;</i></p> <p>xi. <i>Smart greenhouse;</i></p> <p>xii. <i>Vertical farm;</i> and</p> <p>xiii. <i>Winery, cidery, distillery and micro-brewery.</i></p> <p>iii) The following <i>commercial uses</i> shall be permitted:</p> <p>i. <i>Child care centre;</i></p> <p>ii. <i>Clinic;</i></p> <p>iii. <i>Custom workshop;</i></p> <p>iv. <i>Financial establishment;</i></p> <p>v. <i>Fitness centre;</i></p> <p>vi. <i>Restaurant, take-out;</i></p> <p>vii. <i>Service shop, light;</i></p> <p>viii. <i>Spa or resort;</i></p> <p>ix. <i>Tourism information centre;</i> and</p> <p>x. <i>Veterinary clinic.</i></p> <p>iv) The following other <i>uses</i> shall be permitted:</p> <p>i. <i>Low-intensity recreational use.</i></p> <p>v) The following specified <i>accessory use</i> shall be permitted in addition to the uses identified in Table 7-2, in accordance with Part 3 General Provisions:</p> <p>i. <i>Open storage, in accordance with Section 3.49, accessory to an agriculture-related use.</i></p> <p>d) In areas <i>zoned</i> GNH and RMG, all provisions of the GNH and RMG <i>zones</i> shall apply, except that:</p> <p>i) Upon removal of a holding symbol (H) by satisfying the criterial of 10.250.1b), lands, <i>buildings</i>, and <i>structures</i> may be <i>used</i> for one or more of the <i>uses</i> specified in Sections 10.250.1a) and 10.250.1c).</p>	
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<p>ii) Until the holding symbol (H) is removed, no person shall use any land, erect, or alter or use any <i>building</i> or <i>structure</i> for any other purpose except for those uses permitted in the Greenbelt Natural Heritage (GNH) <i>zone</i>, as identified in Table 9-2: Permitted Uses in the Other Zones, or <i>existing</i> uses as permitted in accordance with Section 10.250.1a).</p> <p>e) Notwithstanding any other provision of this Exception, the following uses shall be prohibited in lands identified as <i>hazardous lands</i> or hazardous sites, as determined by the <i>Municipality</i> in consultation with the LSRCA:</p> <p>i) <i>Institutional</i> uses including hospitals, <i>long-term care homes</i>, <i>retirement homes</i>, <i>private home child care</i>, <i>child care centres</i> and schools;</p> <p>ii) <i>Additional residential units</i> and <i>accessory dwelling units</i>;</p> <p>iii) <i>Garden suites</i>;</p> <p>iv) Essential emergency services including fire, police, ambulance stations and electrical substations; and</p> <p>v) <i>Uses</i> associated with disposal, manufacture, treatment, or storage of <i>hazardous substances</i>.</p> <p>2. Notwithstanding the <i>lot</i> and <i>building</i> requirements of Tables 7-3 and 9-3 of this By-law, for all lands subject to this Exception the following <i>lot</i> and <i>building</i> requirements shall apply, except where more restrictive requirements are noted elsewhere in this Exception:</p> <p>a) The minimum <i>lot area</i> shall be as legally <i>existing</i>.</p> <p>b) The minimum <i>lot frontage</i> shall be:</p> <p>i) In the Rural Commercial (RC) and Rural Employment Greenbelt (RMG) <i>zones</i>, the minimum <i>lot frontage</i> shall be 30.0 m.</p>	
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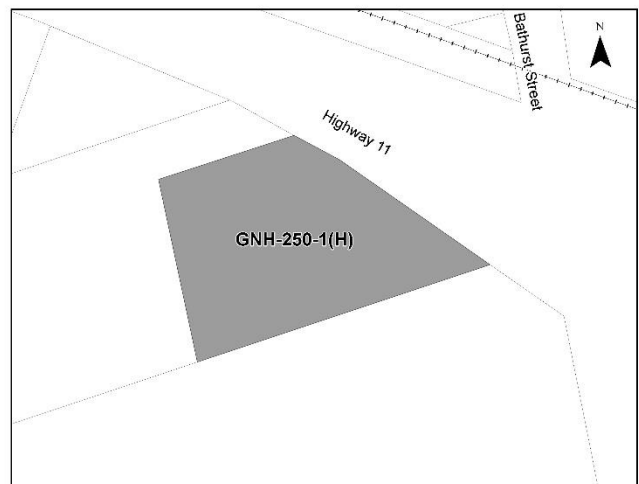
<ul style="list-style-type: none">ii) In the Greenbelt Natural Heritage System (GNH) zone, the minimum <i>lot frontage</i> shall be 180.0 m.c) The <i>front yard</i> requirements shall be:<ul style="list-style-type: none">i) The minimum <i>front yard</i> shall be 5.0 m.ii) The maximum <i>front yard</i> shall be 30.0 m.d) The minimum <i>rear yard</i> shall be 11.0 m.e) The minimum <i>interior side yard</i> shall be 6.0 m.f) The minimum <i>exterior side yard</i> shall be 6.0 m.g) The following requirements shall apply to maximum <i>lot coverage</i>:<ul style="list-style-type: none">i) Where the <i>existing lot area</i> is 3.0 ha or less, the maximum <i>lot coverage</i> shall be 25%; orii) Where the <i>existing lot area</i> is greater than 3.0 ha, the maximum <i>lot coverage</i> shall be 15%.h) The maximum <i>height</i> shall be 11.0 m or two <i>storeys</i>, subject to the following exception:<ul style="list-style-type: none">i) The maximum <i>height</i> of a <i>hotel, inn, or motel</i> shall be 14.0 m or three <i>storeys</i>.i) A minimum <i>planting strip</i> shall be required as follows:<ul style="list-style-type: none">i) Where a <i>lot line</i> abuts a <i>street line</i>, the minimum width of a <i>planting strip</i> shall be 3.0m; andii) A <i>planting strip</i> shall be required along the periphery of a <i>parking area</i> and shall have a minimum width of 3.0m.j) A <i>parking area</i> shall be permitted in a <i>side yard</i> or <i>rear yard</i> only, and in no case shall be located between a <i>building</i> or <i>structure</i> and a <i>street line</i>. <p>3. For all lands subject to this Exception, no development or site alteration shall occur within areas shown as “Natural Heritage Features” or “Natural Heritage Features (120 m Buffer)”, as shown on Schedule E, unless it is in accordance</p>	
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with an approved site plan under Section 41 of the *Planning Act*.

4. In the area shown as GNH-250-1 (Formerly Exception 90) on Figures 2025-01 and 2025-02, all provisions of the RC zone and of this Exception as they pertain to the RC zone shall apply, except that:

- a) All permitted *uses* shall be subject to the holding (H) provision set out in Sections 10.250.1b) and 10.250.1d) of this Exception.
- b) Notwithstanding the *lot* and *building* requirements of Section 10.250.2, the following *lot* and *building* requirements shall apply:
 - i) The minimum *lot area* shall be 0.7 ha.
 - ii) The minimum *lot frontage* shall be 100.0 m.
 - iii) The minimum *front yard* shall be:
 - i. 6.0 m for a building *existing* as of October 17th, 1988.
 - ii. 50.0 m for a bulk fuel storage tank and *accessory* loading racks.
 - iv) The minimum *rear yard* shall be:
 - i. 11.0 m for any *building* or *structure* except those *buildings* and *structures* referred to in clause (d)(ii) below.
 - ii. 15.0 m for a bulk fuel storage tank and *accessory* loading racks.
 - v) The minimum *side yard* shall be:
 - i. 2.0 m for any *building* *existing* as of October 17th, 1988.
 - ii. 3.0 m for any *building* or *structure* erected after October 17th, 1988, except those *buildings* and *structures* referred to in clause (e)(iii) below.
 - iii. 15.0 m for an *existing* bulk fuel storage tank

Figure 2025-02



and accessory loading racks.

5. In the area shown as RC-250-2 (Formerly Exception 100) on Figures 2025-01 and 2025-03, all provisions of the RC zone and of this Exception as they pertain to the RC zone shall apply, except that:

a) In addition to the *uses* specified in Sections 10.250.1a) and 10.250.1c), a *drive-through* shall be permitted *accessory* to a *restaurant* or *restaurant take-out use*, subject to the general provisions of Section 3.13.

6. In the area shown as GNH-250-3 (Formerly Exception 100) on Figures 2025-01 and 2025-04, all provisions of the GNH zone and of this Exception as they pertain to the GNH zone shall apply, except that:

a) All permitted *uses* shall be subject to the holding (H) provision set out in Sections 10.250.1b) and 10.250.1d) of this Exception.

b) In addition to the *uses* specified in Section 10.250.1, the following *uses* shall be permitted:

- i) *Agriculture-use, value added.*
 - ii) *Crop Storage and Distribution;*
 - iii) *Greenhouse, farm;*
 - iv) *Greenhouse, commercial;*
 - v) *Farm produce outlet; and*
 - vi) *Retail, ancillary* shall be a permitted *accessory use* subject to the special provisions of Section 3.5.
- c) Notwithstanding 10.250.6a) above, the uses specified in 10.250.6b) shall not be subject to the holding (H) provision set out in Sections 10.250.1b) and 10.250.1d) of this Exception.

7. In the area shown as GNH-250-4 (Formerly Exception 119) on Figures 2025-01 and 2025-05, all provisions of the RC zone and of this Exception as they pertain to the RC zone shall apply, except that:

a) All permitted *uses* shall be subject to the holding (H) provision set out in Sections 10.250.1b) and 10.250.1d) of this Exception.

Figure 2025-03

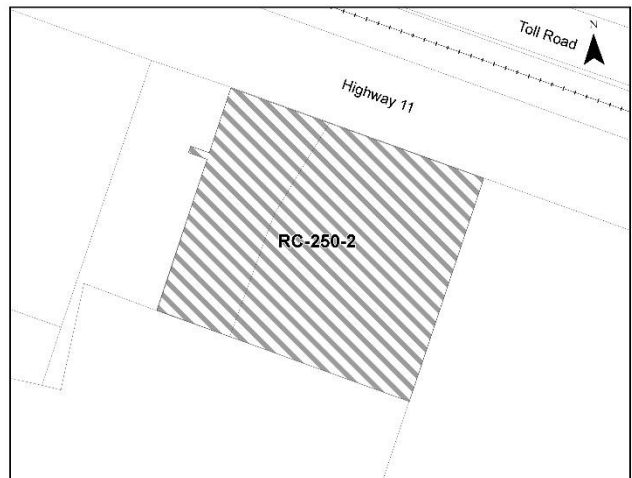


Figure 2025-04

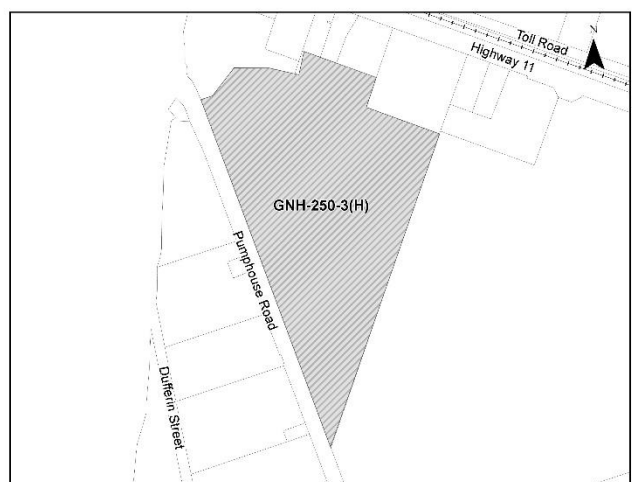
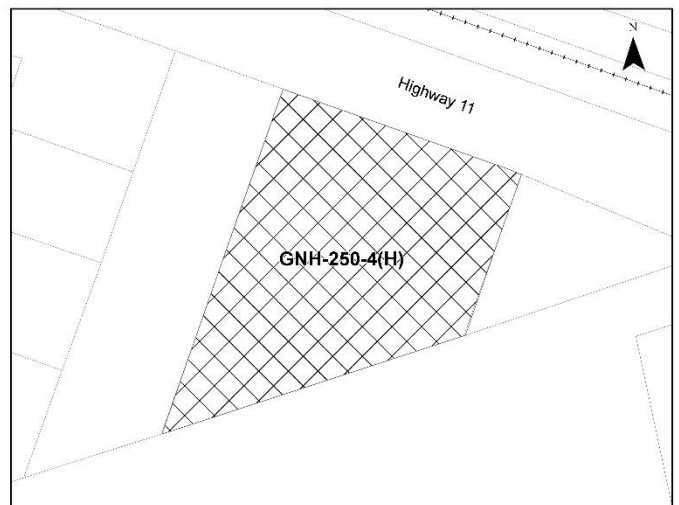


Figure 2025-05



- b) A *loading space* shall not be required for an *automobile sales establishment*.
- c) A *planting strip* of land not less than 6.0 m wide will be provided adjacent to Highway 11 to be *used* for no other purpose than *landscaping*, but this shall not prevent the provision of a combined entrance and exit to the *parking areas* across the *planting strip*.
- d) The minimum *side yard* for an *accessory structure* existing as of June 1, 1993 shall be 2.5 m on the west side.

8. In the area shown as RC-250-5 (Formerly Exception 157) on Figures 2025-01 and 2025-06, all provisions of the RC zone and of this Exception as they pertain to the RC zone shall apply, except that:

- a) *Open storage* and *open product display* shall be permitted *accessory* to a *building supply and equipment depot* and shall be permitted in the *front yard*, notwithstanding Sections 3.30, 3.31 and 3.49 of this By-law.
- b) The minimum *front yard setback* for *open storage* and *open product display* shall be 6.0 m from the planned width of any regional *street* and 3.0 m from the planned width of any *existing* or future municipal *street*, and, in no case shall the *open storage* of aggregate or fill material be located within 105.0 m of the planned width for Highway 11.

9. In the area shown as GNH-250-6 (Formerly Exception 172) on Figures 2025-01 and 2025-07, all provisions of the RC zone and of this Exception as they pertain to the RC zone shall apply, except that:

- a) In addition to the *uses* specified in Sections 10.250.1a) and 10.250.1c), the following *uses* are permitted:
 - i) A *dwelling unit* contained within the *building existing* as of the date of this By-law;
 - ii) *Antique shop*;
 - iii) *Automobile service stations* including *retailing* of non-

Figure 2025-06

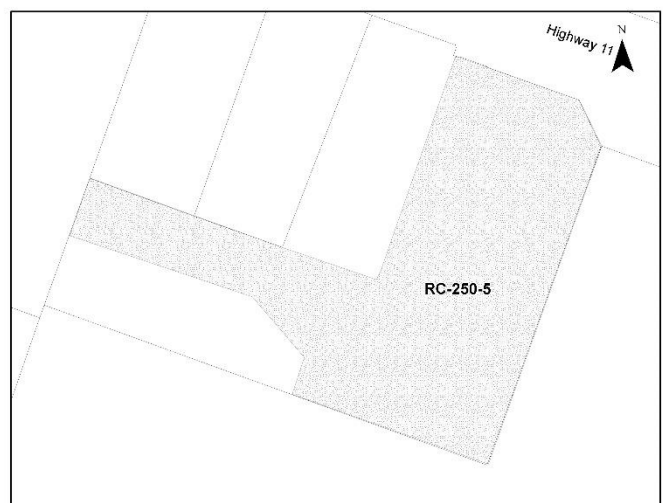
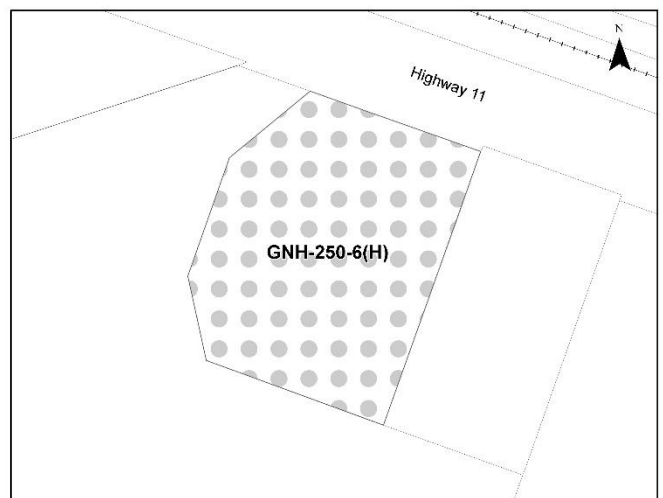


Figure 2025-07



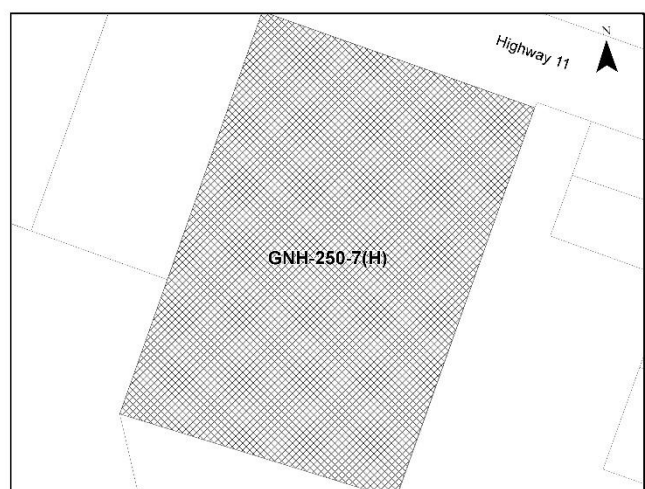
- automobile goods as an *accessory use*;
- iv) *Parking lot*;
- v) *Public parking garage*;
- vi) *Retail sales establishments for snowmobiles, tourist trailers and mobile homes and boats*;
- vii) *Service shops, heavy*;
- viii) *Taxi station*;
- ix) *Truck or bus terminal*; and
- x) *Warehousing and storage wholly contained within the building existing as of the date of this By-law.*

- b) All permitted *uses* shall be subject to the holding (H) provision set out in Sections 10.250.1b) and 10.250.1d) of this Exception.
- c) Notwithstanding the *lot* and *building* requirements of Section 10.250.2, the minimum *lot area* shall be 9,000.0 m².

10. In the area shown as GNH-250-7 (Formerly Exception 175) on Figures 2025-01 and 2025-08, all provisions of the RC zone and of this Exception as they pertain to the RC zone shall apply, except that:

- a) In addition to the *uses* specified in Sections 10.250.1a) and 10.250.1c), the following *use* is permitted:
 - i) *Self-service storage facility and uses, buildings and structures accessory thereto.*
- b) For the purpose of this Exception, a “self-service storage facility” shall be defined as a *building* consisting of individual, small, self-contained units that are rented, leased, or owned for the storage of business and household goods, or contractor supplies.
- c) All permitted *uses* shall be subject to the holding (H) provision set out in Sections 10.250.1b) and 10.250.1d) of this Exception.
- d) Notwithstanding the *lot* and *building* requirements of Section 10.250.2, the following *lot* and *building* requirements shall apply:

Figure 2025-08



- i) The minimum *lot area* shall be 3.1 ha.
 - ii) The minimum *lot frontage* shall be 120.0 m.
 - e) For the purpose of calculating the requirement for *lot area*, abutting lands in the Greenbelt Natural Heritage (GNH) zone, shown as GNH-250 on Figure 2025-01 which are under the same ownership as the lands which are shown as GNH-257 on Figures 2025-01 and 2025-08, may be used in any calculation to satisfy the minimum *lot area* requirement.
11. In the area shown as GNH-250-8 (Formerly Exception 175) on Figures 2025-01 and 2025-09, all provisions of the GNH zone and of this Exception as they pertain to the GNH zone shall apply, except that:
- a) The minimum *lot frontage* shall be 30.0 m.
 - b) All permitted *uses* shall be subject to the holding (H) provision set out in Sections 10.250.1b) and 10.250.1d) of this Exception.
12. In the area shown as GNH-250-9 (Formerly Exception 67) on Figures 2025-01 and 2025-10, all provisions of the GNH zone and of this exception as they pertain to the GNH zone shall apply, except that:
- a) A butcher shop shall be a permitted use.
 - b) The minimum *rear yard* shall be 7.8 m for a *building* existing as of September 2, 1986.
 - c) The minimum *side yard* shall be 2.1 m for a *building* existing as of September 2, 1986.
 - d) All permitted *uses* shall be subject to the holding (H) provision set out in Sections 10.250.1b) and 10.250.1d) of this Exception.

Figure 2025-09

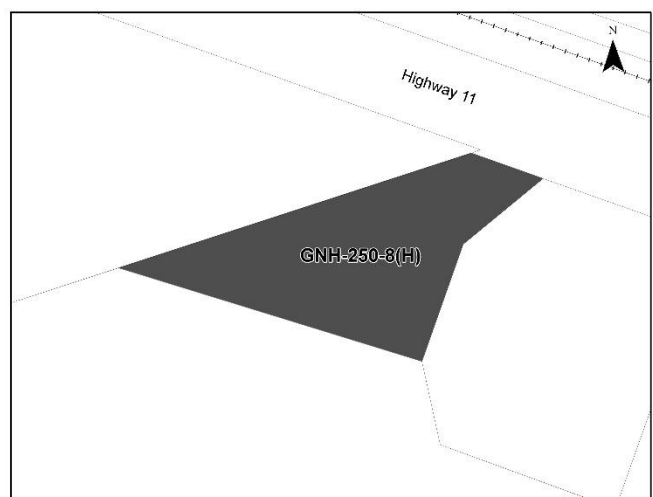
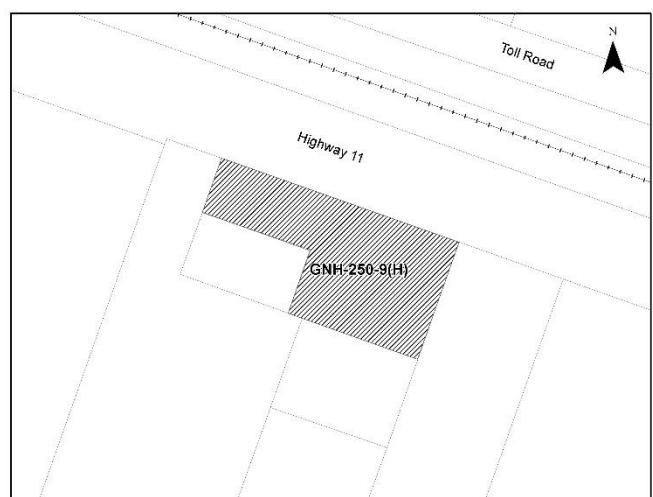


Figure 2025-10



- 7. That Exception Zone 29, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety, and replaced in accordance with section 4 of this Amendment.
- 8. That Exception Zone 67, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety, and replaced in accordance with section 4 of this Amendment.
- 9. That Exception Zone 90, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety, and replaced in accordance with section 4 of this Amendment.

10. That Exception Zone 100, as found in Part 10, and as shown on Schedule A8, be deleted in its entirety, and replaced in accordance with section 4 of this Amendment.
11. That Exception Zone 119, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety, and replaced in accordance with section 4 of this Amendment.
12. That Exception Zone 157, as found in Part 10, and as shown on Schedule A8, be deleted in its entirety, and replaced in accordance with section 4 of this Amendment.
13. That Exception Zone 172, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety, and replaced in accordance with section 4 of this Amendment.
14. That Exception Zone 175, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety, and replaced in accordance with section 4 of this Amendment.
15. THAT Schedule A8 of By-law 2022-53, be deleted in its entirety, and replaced by the following, as shown on Schedule 1 to this By-law.
16. THAT Schedule A9 of By-law 2022-53, be deleted in its entirety, and replaced by the following, as shown on Schedule 2 to this By-law.

READ a FIRST and SECOND time this XX day of _____, 2025.

READ a THIRD time and FINALLY PASSED this XX day of _____, 2025.

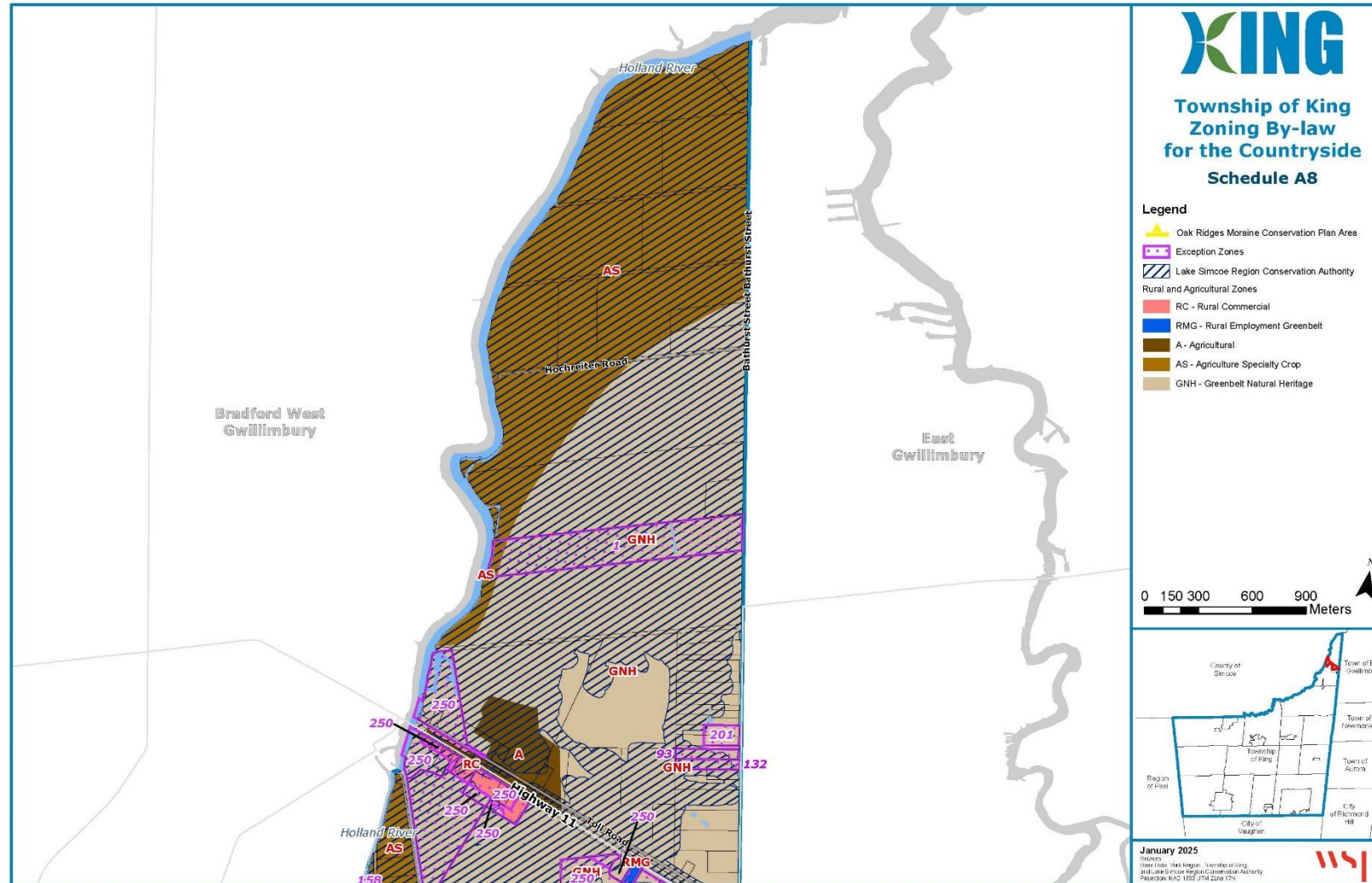
Steve Pellegrini
Mayor

Denny Timm
Township Clerk

*(Ref. Growth Management Services Dept.
Report No.: GMS-PL-2025-XX, ____, ____, 2025)*

Schedule '1'

Schedule A8 of By-law 2022-053



Schedule '2'

Schedule A9 of By-law 2022-053

