



**THE CORPORATION OF THE TOWNSHIP OF KING**

**BY-LAW NUMBER - XXXX-XXX**

**BEING 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 Township of King, was passed on the 26th day of June, 2017;

**AND WHEREAS** authority is granted pursuant to Section 34 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:**

That Zoning By-law Number 2017-66, be amended as follows:

1. **THAT** the lands subject to this By-law consist of the lands described as PT LT 23 PL 337 KING PT 1 65R1492 TOWNSHIP OF KING; LT 22 PL 337 KING ; KING; and LT 21 PL 337 KING ; KING, in the Regional Municipality of York, municipally known as 125, 137 & 145 Dew Street, as more particularly shown on Schedule "A" attached hereto.
2. **THAT** Schedule "A" attached hereto form a part of this By-law.
3. **THAT** Schedule "A4" to Zoning By-law 2017-66, as amended, is hereby further amended as follows:
  - a. The lands shown in heavy outline and shading on Schedule "A" attached hereto is changed from "**Residential – Single Detached "C" (R1C)**" to "**Residential - Townhouse - Exception Section 6.5.10.XX (R3-XX)**"
4. **THAT** Section 6.5.10 of By-law No. 2017-66 as amended be further amended by adding the following subsection 6.5.10.XX. The lands shown on schedule "A", attached hereto, may be used in accordance with the following provisions:
  - a. Notwithstanding Section 2.204, "street" shall also include a private condominium road. For the purposes of this By-law, a private condominium road shall mean a street owned, operated and maintained as a common element and subject to a condominium agreement and/or condominium corporation under the Condominium Act, 1998.

- b. That notwithstanding Section 2.116 "Lot" and Section 2.121 "Lot Line" of this By-law, the lot lines for a townhouse dwelling to be established by way of 50(7) of the Planning Act (Part Lot Control Exemption) will be deemed to be in place in accordance with a Site Plan as approved under Section 41 of the Planning Act, for the purpose of all yards, measurements, dimensions and similar requirements under Section 41 of the Planning Act, for the purpose of all yards, measurements, dimensions and similar requirements.
- c. For the purpose of this subsection, the front lot line shall be deemed to be the shortest lot line abutting a private condominium road;
- d. Notwithstanding Section 3.12, no person shall be permitted to erect, reconstruct or enlarge a building or structure on any lot unless the lot has frontage on a public street or private condominium road.
- e. That the minimum setback to an attached private garage shall be 6.0 m.
- f. That notwithstanding Table 4.1, in addition to the minimum number of parking spaces per dwelling unit, 0.25 visitor parking spaces per dwelling unit shall be provided.
- g. All provisions of the R3 zone shall apply, except that:
  - i. Notwithstanding the zone standards set out in Table 6.3c, of By-Law No. 2017-66, the Minimum Lot Area shall be 140 m<sup>2</sup>.
  - ii. Notwithstanding the zone standards set out in Table 6.3c, of By-Law No. 2017-66, the Minimum Rear Yard shall be 6.0 m.
  - iii. Notwithstanding the zone standards set out in Table 6.3c, of By-Law No. 2017-66, the Minimum Lot Frontage for a corner lot shall be 7.0 m.
  - iv. Notwithstanding the zone standards set out in Table 6.3c, of By-Law No. 2017-66, the Minimum Interior Side Yard shall be 1.2 m.
  - v. Notwithstanding the zone standards set out in Table 6.3c, of By-Law No. 2017-66, the Minimum Exterior Side Yard, along a private condominium road, shall be 1.0 m.
  - vi. Notwithstanding the zone standards set out in Table 6.3c, of By-Law No. 2017-66, the Maximum Lot Coverage shall be 60%.
  - vii. Notwithstanding the zone standards set out in Table 6.3c, of By-Law No. 2017-66, the Maximum Height shall be 13.2 m.

**READ** a **FIRST** and **SECOND** time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**READ** a **THIRD** time and **FINALLY PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Steve Pellegrini  
Mayor

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Kathryn Moyle  
Director of Corporate Services  
Town Clerk