



The Corporation of The Township of King

BY-LAW NUMBER 2024-073

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, adopted by Council on the 26<sup>th</sup> day of June, 2017 and currently under appeal to the Local Planning Appeal Tribunal (LPAT);

**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, as amended, by Official Plan Amendment No. 2 to the Official Plan for the Township of King;

**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;

**AND WHEREAS** authority is granted to the Council of the Corporation of the Township of King under Section 36 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, to make use of the holding symbol "H" in conjunction with any use;

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

**THAT** Zoning By-law Number 2017-66, as amended, be further amended as follows:

1. **THAT** the lands subject to this By-law consist of the lands described as Part Lot 7, Concession 3, Township of King, municipally known as 13236 Dufferin Street, as more particularly shown on Schedules "1" and "2" attached hereto.
2. **THAT** "Schedules "1" and "2" attached hereto form part of this By-law.
3. **THAT** "Schedule "A4" of By-law 2017-66, as amended, be further amended by:
  - a. Changing the zone symbols from Future Use (F) and Environmental Protection (EP) to Residential – Apartment (R4), Exception Section 6.5.11.6 – Holding (H) (R4-6(H)); and Environmental Protection (EP), as shown on Schedule "1" and Schedule "2" attached hereto.
4. **THAT** notwithstanding Part 2 Definitions of By-law Number 2017-66, as amended, the following definitions shall apply to the lands subject to this By-law as shown on Schedule "1", attached hereto:

**"61. (b) – Apartment Dwelling:**

means a building with three or more dwelling units which have a common entrance from the street level and the occupants of which have the right to use in common, halls and/or stairs and/or elevators and yards. An apartment dwelling unit shall correspondingly mean a dwelling unit contained in an apartment building or a dwelling unit contained as part of a building used for a mix of residential uses and non-residential uses."

**"131. (b) – Motor Vehicle Parking Lift:**

means a platform or pallet measuring 2.5 metres by 4.0 metres and placed above a parking space which is provided and maintained for the purpose of temporary storage of a motor vehicle and where the platform or pallet

utilizes an automated parking system where the vehicles are parked on multiple levels using a vertical lift mechanism.”

5. **THAT** Section 6.5.11 of By-law 2017-66, as amended, be further amended by adding the following subsection:

**6.5.11.6 Exception re: Part Lot 7, Concession 3 (13236 Dufferin Street)**

Notwithstanding the provisions of Section 3.3, Section 4.1, 4.4, Table 6.2b, and Table 6.3c of By-law Number 2017-66, as amended, the lands delineated as Residential – Apartment Exception Section 6.5.11.6 – Holding Zone (R4-6(H)) as shown on Schedule “1” attached hereto, may be used in accordance with the following provisions and all other provisions of Section 6.3 shall apply unless specifically amended:

**Table 6.2b – Uses Permitted in the Residential Zones (Other Dwelling Types)**

No person shall within the Residential – Apartment Exception Section 6.5.11.6 – Holding Zone (R4-6(H)) use any lot or block or erect any building or structure for any purpose except for one or more of the following uses:

- Apartment Dwellings and Buildings;
- Accessory Uses, Buildings and Structures related to the permitted uses and subject to Section 3.2 of the Zoning By-law;
- Stormwater Management Facility.

**Table 6.3c – Lot and Building Requirements for the Residential Zones (Other Dwelling Types)**

- a. The maximum number of residential units shall be 75.
- b. The minimum lot area shall be 8,900 square metres.
- c. The minimum lot frontage shall be 100 metres.
- d. The minimum front yard shall be 3.0 metres.
- e. The minimum rear yard shall be 5.0 metres.
- f. The minimum north side yard shall be 5.0 metres.
- g. The minimum south side yard shall be 5.0 metres.
- h. The maximum lot coverage shall be 35%.
- i. The minimum pervious surface as a percentage of the lot shall not apply.
- j. The minimum pervious surface as a percentage of the front yard shall not apply.
- k. The maximum height of Building #1 shall be the lesser of 23.0 metres or 5 storeys, exclusive of any mechanical structures which shall not exceed a height of 5 metres.
- l. The maximum height of Building #2 shall be the lesser of 11.0 metres or 3 storeys.
- m. The minimum number of parking spaces shall be 1.25 spaces per apartment dwelling unit, plus 0.22 spaces per unit designated for visitor parking, and in no case shall the total number of parking spaces be less than 112. Tandem parking spaces and motor vehicle parking lifts shall be included to achieve the required minimum number of parking spaces.
- n. A parking space shall have a minimum width of 2.5 metres where a motor vehicle parking lift is placed above.
- o. A parking aisle shall have a minimum width of 6.0 metres.

6. **THAT** the following Holding (H) Provisions shall apply as follows to the lands subject to this By-law shown on Schedules “1” and “2” attached:

**Holding Provisions**

- i. Notwithstanding any other provisions of this By-law, where a Holding Symbol denoted as a “H” to the zone symbol for the Residential – Apartment (R4), Exception Section 6.5.11.6 – Holding (R4-6(H)) shall require that no person shall use and land, erect, alter or use any building or structures for any purpose other than legally existing uses(s), building(s), or structure(s) 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, as amended.
  - ii. The Council for the Township of King may amend this By-law to remove the Holding Symbol (H) from all or part of the lands subject to this By-law or in stages to permit the development of the lands subject to the Holding Symbol in accordance with the provisions of this By-law and Section 36 of the Planning Act, as amended, at such time as:
    - a. The Council for the Township of King or their designate has assigned water and sanitary sewer servicing allocation to the lands to which the Holding symbol has been applied and that the Holding symbol shall remain for any lands/zone(s) which have not been assigned water and sanitary sewer servicing allocation;
    - b. That written confirmation is obtained by the Township Engineer and/or appointed representatives that an adequate water servicing arrangement along Dufferin Street has been constructed and operationalized to service domestic and fire flow demands required for the proposed development (per hydrant flow tests or system improvements).
  - iii. The Council for the Township of King may amend this By-law to remove the Holding Symbol (H) in part/stages from portions of the lands and/or Zone to which it applies subject to the following:
    - a. The amending By-law shall include a schedule which identifies the lands upon which the Holding Symbol is being removed and/or shall remain in place; and,
    - b. The criteria above shall continue to apply to the lands upon which the Holding Symbol shall remain in place.
7. **THAT** any provisions of By-law 2017-66 not in conflict with the provisions contained herein shall continue to apply to the lands subject to this by-law shown on Schedule “1”, attached hereto.
8. **THAT** By-law shall come into force on the day it was passed where no notice of appeal has been filed with the Township Clerk in accordance with the requirements and with the time prescribed under Section 34(19) of the Planning Act.

**READ a FIRST and SECOND** time this 23rd day of September, 2024.

**READ a THIRD** time and **FINALLY PASSED** this 23rd day of September, 2024.

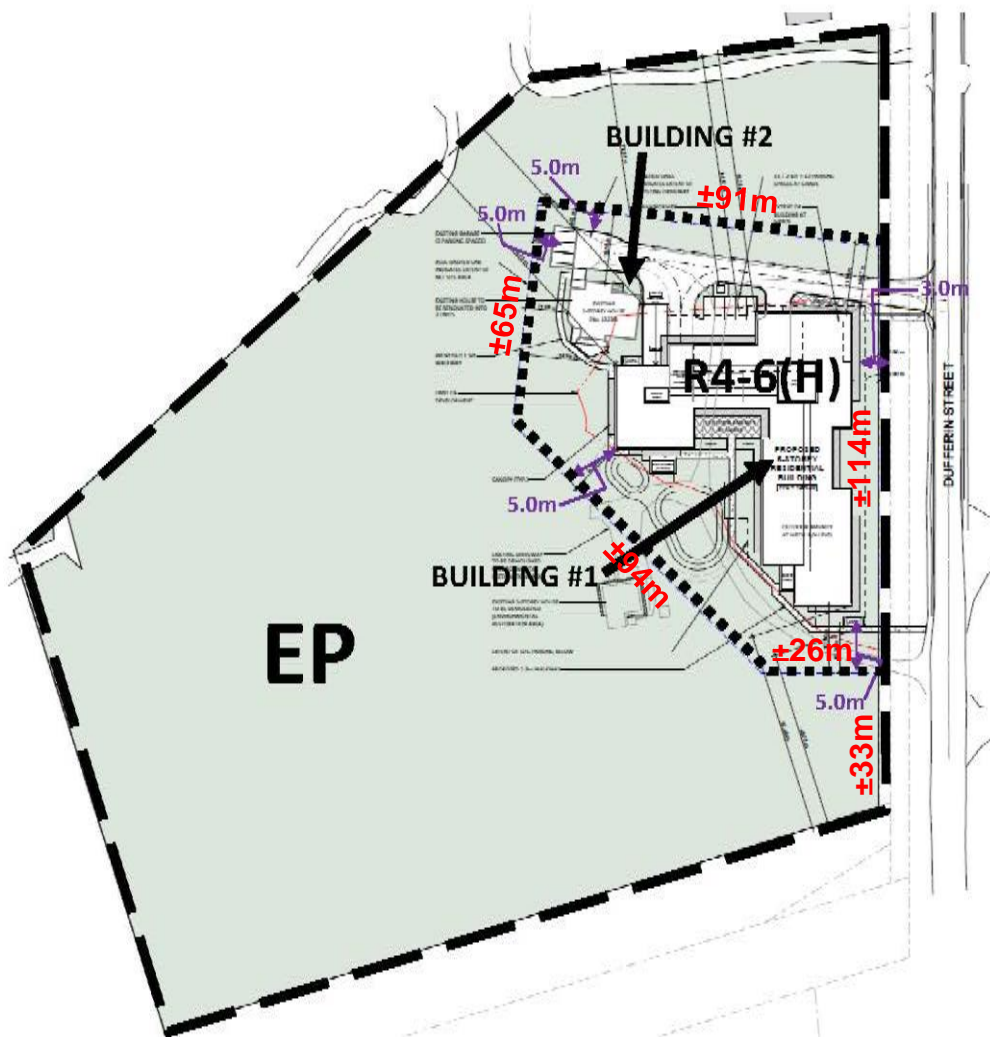
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Steve Pellegrini  
Mayor

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Denny Timm  
Township Clerk

**PLAN SHOWING:**  
**PART LOT 7, CONCESSION 3**  
**THE CORPORATION OF THE**  
**TOWNSHIP OF KING**  
**REGIONAL MUNICIPALITY OF YORK**



**'FUTURE USE' (F) and 'ENVIRONMENTAL PROTECTION' (EP)  
 TO  
 'RESIDENTIAL - APARTMENT (R4), EXCEPTION SECTION 6.5.11.6  
 - HOLDING (R4-6(H))**



**ENVIRONMENTAL PROTECTION (EP)**

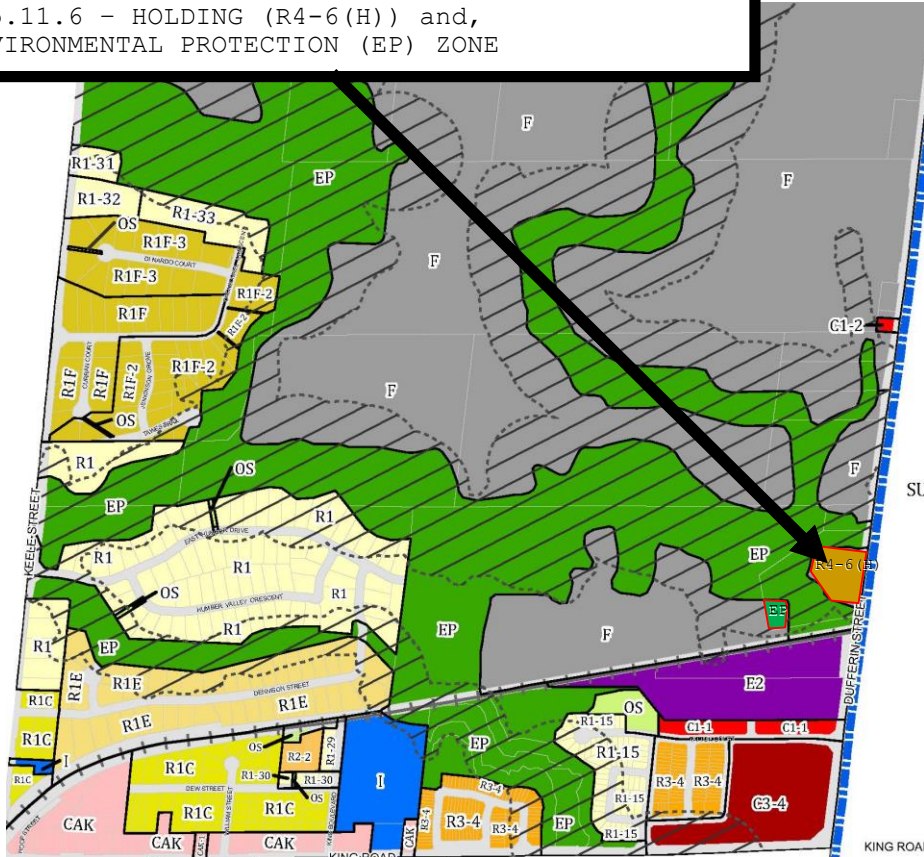
**THIS IS SCHEDULE "1" TO BY-LAW 2024-073**  
**PASSED ON THIS 23RD DAY OF SEPTEMBER 2024**

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 Steve Pellegrini  
 Mayor

\_\_\_\_\_  
 Denny Timm  
 Township Clerk

THIS IS SCHEDULE "2" TO BY-LAW NO. 2024-073  
**Part Lot 7, Concession 3**  
**(13236 Dufferin Street)**  
 TOWNSHIP OF KING  
 REGIONAL MUNICIPALITY OF YORK

Amend Zoning By-law from Future Use (F) Zone to:  
 RESIDENTIAL - APARTMENT EXCEPTION SECTION  
 6.5.11.6 - HOLDING (R4-6(H)) and,  
 ENVIRONMENTAL PROTECTION (EP) ZONE



**Zoning By-law for the  
 Schomberg and King City  
 Urban Areas**

Schedule "A4" - Zoning Map (King City)  
 By-law No. 2017-66

**Legend**

- Defined Area (Refer to Section 1.2)
- Toronto and Region Conservation Authority Regulation Limit (Refer to Section 3.38)
- (H) - Holding Symbol (Refer to Section 5.3)
- X - Site-Specific Exception Zone (Refer to Section 5.5.2)

**Residential Zones**

- R1 - Residential Single Detached
- R1A - Residential Single Detached "A"
- R1B - Residential Single Detached "B"
- R1C - Residential Single Detached "C"
- R1D - Residential Single Detached "D"
- R1E - Residential Single Detached "E"
- R1F - Residential Single Detached "F"
- R1G - Residential Single Detached "G"
- RE - Residential Estate
- R2 - Residential Semi-Detached
- R3 - Residential Townhouse
- R4 - Residential Apartment

**Commercial Zones**

- CAK - Core Area (King City)
- C1 - Commercial General
- C2 - Commercial Highway
- C3 - Commercial Shopping Centre

**Employment Zones**

- E1 - Employment Restricted
- E2 - Employment General

**Other Zones**

- I - Institutional
- F - Future Use-Subject to LPAT Appeal PL170869
- EP - Environmental Protection
- OS - Open Space

**NOTE:**  
 THIS SCHEDULE IS PART OF SCHEDULE "A4"  
 TO BY-LAW 2017-66, AS AMENDED, OF THE  
 TOWNSHIP OF KING, AND WILL BE REFERRED  
 TO AS MAP NUMBER R4-6.

Steve Pelligrini  
 Mayor

Denny Timm  
 Township Clerk