



**The Corporation of the Township of King
Report to Council
Public Planning Meeting**

From: Growth Management Services Department – Planning Division
Report Number: GMS-PL-2025-036
Date: Monday, September 8, 2025
Title: Zoning By-law Amendment – 22 and 32 Snowberry Lane
File Number: Z-2025-10
Applicant: Steven McCarthy
Owners: Vince Oppedisano, Lynn Cooke, & Marco D’Ercole
Agent: JKO Planning Services Inc. (c/o. Jim Kostopoulos)

Recommendation

1. That Report GMS-PL-2025-036 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council, and public comments.

1. Property Information

The Zoning By-law Amendment application, submitted under Planning File Z-2025-10, pertains to two existing properties: 22 Snowberry Lane and 32 Snowberry Lane. The subject properties are located within the Kingscross Estates community, situated east of Jane Street, north of King Road, west of Keele Street, and south of 15th Sideroad.

The surrounding area is characterized by single-detached dwellings situated on lots of varying sizes, which are serviced by private sewage disposal systems and private wells. Both of the subject lots have an area of approximately 1 hectare and contain a single-detached dwelling on each property.

2. Proposal

The proposed Zoning By-law Amendment application seeks to amend the Township of King Zoning By-law 2017-66 to facilitate a lot boundary adjustment, whereby a portion of land from 22 Snowberry Lane would be conveyed to 32 Snowberry Lane. A subsequent severance of the 32 Snowberry Lane property would create a new lot intended to accommodate a new single-detached residential dwelling. As such, the total number of residential lots within the subject area would increase from two (2) to three (3). The existing dwelling at 32 Snowberry Lane would also be demolished to accommodate the construction of a new single-detached dwelling.

The proposed Zoning By-law Amendment seeks to implement site-specific provisions for all three (3) lots to establish the minimum lot area and minimum lot frontage; and for Lot 2 (i.e. 32 Snowberry Lane) to establish a maximum driveway width. The amendment also proposes to re-zone the rear portion of the new lot to an Environmental Protection (EP) Zone for lands that fall within a Minimum Vegetation Protection zone. The subject Application would implement the Village Site-Specific policies identified under the Official Plan for the subject lands.

3. Public Notice

Notice of the application has been circulated via email and regular mail in accordance with the requirements of the *Planning Act*. A notice sign has been posted on the property, and a notice has been published on the Township website. At the time of writing this report, one (1) email has been received from a member of the public with respect to a previous Official Plan Amendment related to the subject lands. In addition, one (1) written correspondence has been received from a member of the public expressing support for the current application.

4. Policy

Provincial Plans and Policies

The Provincial Planning Statement (PPS 2024) came into effect on October 20, 2024. The PPS 2024 provides municipalities with the tools and flexibility required to focus on building more homes. The subject lands are located within a 'Settlement Area' which is intended to be an area for growth and development.

The subject lands are designated as 'Settlement Area' within the Oak Ridges Moraine Conservation Plan (2017) (ORMCP) Area. Settlement Areas are intended to accommodate urban growth and development, provided that such growth remains compatible with the ecological integrity of the Moraine. Within a Settlement Area, the ORMCP defers to the local Official Plan with respect to new development, including new lots.

Region of York Official Plan

As of July 1, 2024, planning responsibilities were removed from the Region of York as directed by the Province through Bill 185, "Cutting Red Tape to Build More Homes Act". As a result, the Township of King now assumes the administration of the Regional Official Plan (ROP).

The subject lands are designated as "Community Area" within the "Urban System." Lands within the Urban System are intended to serve as the primary location for growth and development. The Community Area designation supports a range of residential uses situated near amenities and services. Local municipal official plans are required to implement this residential mix in a manner that aligns with Regional growth forecasts, intensification and density targets, and the overarching policies of the ROP.

Township of King Official Plan

The subject lands are designated as “Established Neighbourhood” and “Village Natural Heritage System”, and Village Site Specific Policy Area (V-SSPA-5) by the Township of King Official Plan (Our King) (2019). Lot creation within the Established Neighbourhood designation is not permitted except by way of a Zoning By-law Amendment.

The Village Site Specific Policy Area (V-SSPA-5) permits detached residential dwellings and accessory uses and allows for the subject lands to be divided into three (3) separate lots provided each lot satisfies the minimum lot area and frontage requirements established by the Zoning By-law.

V-SSPA-5 further stipulates that development standards to support the establishment of new detached dwellings and accessory uses shall be implemented through an amendment to the applicable Zoning By-law. Notably, V-SSPA-5 allows for flexibility in lot size and frontage, permitting minor variations where the intent of the Official Plan is maintained.

Township of King Zoning By-law No. 2017-66

The subject lands are zoned ‘Residential Estate (RE)’ by Township of King Zoning By-law 2017-66, as amended. Permitted uses within the RE Zone include single-detached dwellings and accessory uses, buildings, and structures on lots with a minimum lot area of 8,000 m² and a minimum lot frontage of 60.0 metres.

To facilitate the proposed lot boundary adjustment and severance of the subject lands, as well as the development of single-detached dwellings on 32 Snowberry Lane and the newly created lot, a Zoning By-law Amendment application has been submitted to establish site-specific zoning provisions. A summary of the proposed amendments is outlined below:

Zoning Standard	Requirements of Zoning By-law 2017-66, as amended (RE Zone)	Proposed Lot 1 (22 Snowberry Lane)	Proposed Lot 2 (32 Snowberry Lane)	Proposed Lot 3 (New Lot)
Minimum Lot Area	8,000 m ²	7,387 m ²	6,808.80 m ²	6,472.45 m ²
Minimum Lot Frontage	60.0 metres	47.75 metres	49.25 metres	44.50 metres
Driveway Width	The width of a driveway on the lot shall not exceed the width of the attached private garage	n/a	9.87 metres	n/a

The lands located at the rear of Lot 1 (i.e. 22 Snowberry Lane) and Lot 2 (i.e. 32 Snowberry Lane), which are adjacent to Key Natural Heritage Features, are proposed to be rezoned and placed in an Environmental Protection (EP) zone.

A draft of the proposed Zoning By-law Amendment is attached as Appendix 3 to this report.

5. Planning and Land Use Matters Under Review

The Zoning By-law Amendment application is currently undergoing a comprehensive technical review and has been circulated to relevant internal departments and external agencies for review and comments. Key planning and land use considerations under review include:

- Appropriateness of Site-Specific Zone Provisions
- Compliance with RE Zoning By-law Provisions
- Vehicular access and servicing

6. Next Steps

Staff will continue to process the Application and identify planning and land use comments with the Applicant. This includes comments provided by the public and Council, comments raised through the technical review of the application by Township Departments, and external agencies. Based on these comments, the Applicant will have an opportunity to address the issues and comments presented. A Staff Report will be brought forward to Council at a later date with recommendations regarding a decision on the Application.

7. Attachments

Appendix 1 – Location Map

Appendix 2 – Proposed Site Plan

Appendix 3 – Draft Zoning By-law Amendment

Prepared by:

Iqra Chaudhry

Planner

Reviewed by:

Gaspare Ritacca

Manager of Planning and Development Services

Recommended by:

Stephen Naylor

Director of Growth Management Services

Approved for submission by:

Daniel Kostopoulos

Chief Administrative Officer