

THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER XXX-25

A BY-LAW TO AMEND 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, passed 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, as amended, which is approved and in force at this time;

AND WHEREAS authority is granted pursuant of 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 2017-66, as amended, of the Corporation of the Township of King be and is hereby further amended as follows:

1. **THAT** all lands subject to this By-law consist of the lands described as LOTS 29 AND 30, PLAN 473 AND PART LOT 8, CONCESSION 4, KING CITY, Township of King, in the Regional Municipality of York, municipally known as 22, 32 and 42 Snowberry Lane, as more particularly shown of Schedule "A" attached hereto.
2. **THAT** Schedule "A" attached hereto form a part of this By-law.
3. **THAT** for the subject lands shown on Schedule "A" attached hereto, Zoning By-law 2017-66 be amended as follows:

- a) Adding the following to Part 6.5 – Residential Zone Exceptions, for the Lands as shown as Lot 1 on Schedule "A" of this By-law XXX-25:

"6.5.11.X

All provisions of the RE zone shall apply, except that:

- | | | |
|-----|-----------------------|---------------------|
| i. | Minimum Lot Area: | 7,387m ² |
| ii. | Minimum Lot Frontage: | 47.75m |

- b) Adding the following to Part 6.5 – Residential Zone Exceptions, for the Lands as shown as Lot 2 on Schedule "A" of this By-law XXX-25:

“6.5.11.X

All provisions of the RE zone shall apply, except that:

- i. Minimum Lot Area: 6,808.80m²
- ii. Minimum Lot Frontage: 49.25m
- iii. Maximum Driveway Width: 9.87m

c) Adding the following to Part 6.5 – Residential Zone Exceptions, for the Lands as shown as Lot 3 on Schedule “A” of this By-law XXX-25:

“6.5.11.X

All provisions of the RE zone shall apply, except that:

- i. Minimum Lot Area: 6,472.45m²
- ii. Minimum Lot Frontage: 44.50m

- 4. **THAT** all other provisions of By-law No. 2017-66 apply, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
- 5. **THAT** the imperial measurement found in this By-law in brackets are provided for information only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this By-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.

PASSED THIS _____ Day of _____ 2025

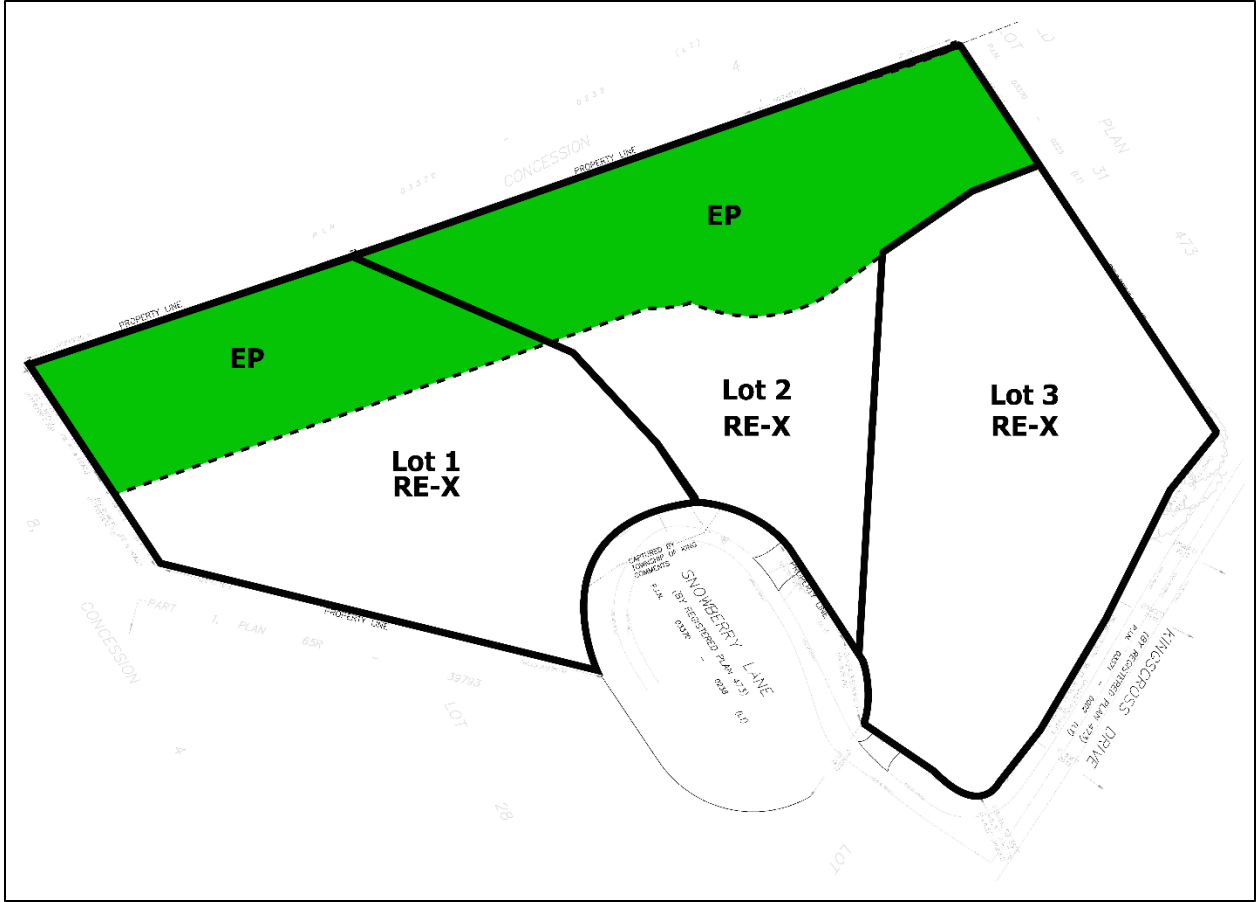
Steve Pellegrini
Mayor

Denny Timm
City Clerk

EXPLANATORY NOTE**TO ACCOMPANY BY-LAW NUMBER XXX 25**

By-law Number XXX 25 concerns two parcels of land with a total area of 13,283.5m² located northeast of the intersection of King Road and Jane Street. The lands are municipally known as 22 Snowberry Lane and 32 Snowberry Lane, and are legally described as LOTS 29 AND 30, PLAN 473 AND PART LOT 8, CONCESSION 4, KING CITY.

By-law XXX-25 would have the effect of amending the current zoning to add the site-specific provisions for the proposed development providing for the construction of two (2) new two (2) storey single detached residential dwellings, specifically on the portion of the lands currently municipally known as 32 Snowberry Lane.



THIS IS SCHEDULE 'A'
TO BY-LAW XXX-25

Passed by the Council of the Corporation of the Township of
King on the _____ day of _____

Mayor, Steve Pellegrini

Clerk, Denny Timm



Area Subject to this By-Law