

THE CORPORATION OF THE TOWNSHIP OF KING BY-LAW NUMBER 2025-XX

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 2016-71, AS AMENDED

WHEREAS Zoning By-law 2016-71, 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 11th day of July 2016;

AND WHEREAS an amendment to the York Region Official Plan and Our King Official Plan to implement site-specific policies has been submitted concurrently;

AND WHEREAS it is deemed necessary to further amend By-law Number 2016-71, as amended, where such amendment conforms to the concurrent amendments to the York Region Official Plan and Our King Official Plan of 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 2016-71, be amended as follows:

- 1) **THAT** the lands subject to this By-law consist of the lands described as Part of Lot 4, Concession 8, municipally known as 12805 Highway 27, Township of King, in the Regional Municipality of York shown on Schedule "A" attached hereto, and which Schedule "A" forms part of this By-law.
- 2) **THAT** "Schedule A" of Zoning By-law 2016-71, as amended, is hereby further amended by changing the zone symbol on the lands described in Part 1 above from "Future Development (FD)" to "Mixed-Use (MU) Zone", "Residential – Single Detached 'C' Exception 16 (R1C-16) Zone", "Residential – Single Detached 'C' Exception 17 (R1C-17)", "Residential – Single Detached 'C' Exception 18 (R1C-18)", "Residential – Single Detached 'C' Exception 19 (R1C-19)", "Open Space (OS) Zone", and "Environmental Protection (EP) Zone", as shown on Schedule "A" attached hereto.
- 3) **THAT** for the lands subject to this By-law, the definitions of "Height", "Lot Coverage", "Lot Frontage" and "Porch in Part 2.2. shall be removed and replaced with the following:

2.2.88 Height: means the vertical distance measured from the established grade to: a) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof; b) the deckline of a mansard roof; or c) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.

Where a lot abuts an Environmental Protection (EP) zone, and the average finished grade level at the rear yard elevation of the building is lower than the average finished grade level at the front yard elevation of the building, the building height shall be measured from the average finished grade level at the front yard elevation of such building to:

- a) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;
- b) The decline of a mansard roof; or
- c) The mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.

2.2.107 Lot Coverage: means the percentage of the lot area, covered by all buildings and structures above grade, excluding decks, porches and loggias, and shall not include the portion of such lot area which is occupied by a structure or portion thereof which is completely below grade, and for the purposes of this definition, the lot coverage in each zone shall be deemed to apply only to that portion of such lot which is located within said zone.

2.2.109 Lot Frontage: means the horizontal distance between the side lot lines measured at right angles, including any distance between the side lot lines traversed by a right-of-way or easement or adjacent to or abutting a reserve. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line 7.5 m back from and parallel to the chord of the lot frontage. For the purposes of this By-law, the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot lines.

2.2.142 Porch: means an unenclosed platform with direct access to the ground floor that is attached to the dwelling, with or without a cold storage room below it.

- 4) That Table 3.41.1 – Permitted Yard and Setback Encroachments be amended as follows on the lands subject to this By-law:

Structure	Yard	No Part of any building or structure shall project into the specified yard more than:
i) Architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces	Any Yard	1.0 metre by 5.0 metre
ii) Window bays	Front, rear and exterior side yards only	1.0 metre by 5.0 metre
iii) Balconies	Front, rear and exterior side yards only	1.0 metre by 5.0 metre

iv) Open or roofed porches not exceeding one (1) storey in height and uncovered terraces	Front, rear and exterior side yards only	1.0 metre by 5.0 metre
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5) **THAT** Part 5 "Zone Classifications and Zone Maps" be amended as follows to the lands subject to this By-law:

a) That the following zone be added to Part 5:

Zone	Zone Symbol	Description of the Zone
Mixed-Use	MU	This zone shall provide for mixed use and ancillary employment uses that are compatible with surrounding residential uses.

6) Section 6.3 shall be amended by adding the following Section:

"Notwithstanding the requirements contained within Section 6.3, on those lands zoned Residential – Single Detached 'C' Exception Section 6.5.4.16 Holding (R1C-16(H)) Zone – as shown on Schedule "A" hereto, the following provisions shall apply:

- i) The Minimum Lot Area shall be 450 square metres;
- ii) The Minimum Lot Frontage shall be 15.0 metres;
- iii) The Minimum Front Yard *to the face of the building* shall be 3.5 metres;
- iv) The Minimum Front Yard *to the garage* shall be 6.0 metres;
- v) The Minimum Rear Yard shall be 7.5 metres;
- vi) The Minimum Interior Side Yard shall be 1.5 metres;
- vii) The Minimum Exterior Side Yard shall be 4.5 metres;
- viii) The Maximum Lot Coverage shall be 50%;
- ix) The Minimum setback for any building or structure to a sight triangle shall be 0 metres;
- x) The maximum garage width shall be 9.5m; and
- xi) The Maximum Height shall be 10.5 metres;
- xii) Height shall be measured from highest grade

7) Section 6.3 shall be amended by adding the following Section:

"Notwithstanding the requirements contained within Section 6.3, on those lands zoned Residential – Single Detached 'C' Exception Section 6.5.4.17 Holding (R1C-17(H)) Zone – as shown on Schedule "A" hereto, the following provisions shall apply:

- i) The Minimum Lot Area shall be 450 square meters;
- ii) The Minimum Lot Frontage shall be 15.0 meters;
- iii) The Minimum Front Yard *to the face of the building* shall be 3.5 metres;
- iv) The Minimum Front Yard *to the garage* shall be 6.0 metres;

- v) The Minimum Rear Yard shall be 7.5 metres;
- vi) The Minimum Interior Side Yard shall be 1.5 metres;
- vii) The Minimum Exterior Side Yard shall be 3.5 metres;
- viii) The Maximum Lot Coverage shall be 50%;
- ix) The Minimum setback for any building or structure to a sight triangle shall be 0 metres;
- x) The maximum garage width shall be 9.5m; and
- xi) The Maximum Height shall be 11.0 metres;
- xii) Height shall be measured from highest grade

8) Section 6.3 shall be amended by adding the following Section:

"Notwithstanding the requirements contained within Section 6.3, on those lands zoned Residential – Single Detached 'C' Exception Section 6.5.4.18 Holding (R1C-18(H)) Zone – as on Schedule "A" hereto, the following provisions shall apply:

- i) The Minimum Lot Area shall be 450 square metres;
- ii) The Minimum Lot Frontage shall be 15.0 metres;
- iii) The Minimum Front Yard *to the face of the building* shall be 3.5 metres;
- iv) The Minimum Front Yard *to the garage* shall be 6.0 metres;
- v) The Minimum Rear Yard shall be 9.5 metres;
- vi) The Minimum Interior Side Yard shall be 1.5 metres;
- vii) The Minimum Exterior Side Yard shall be 4.5 metres;
- viii) The Maximum Lot Coverage shall be 50%;
- ix) The Minimum setback for any building or structure to a sight triangle shall be 0 metres;
- x) The maximum garage width shall be 9.5m; and
- xi) The Maximum Height shall be 12 metres;
- xii) Height shall be measured from highest grade

9) Section 6.3 shall be amended by adding the following Section:

"Notwithstanding the requirements contained within Section 6.3, on those lands zoned Residential – Single Detached 'C' Exception Section 6.5.4.19 Holding (R1C-19(H)) – as shown on Schedule "A" hereto, the following provisions shall apply:

- i) The Minimum Lot Area shall be 330 square meters;
- ii) The Minimum Lot Frontage shall be 11.0 meters;
- iii) The Minimum Front Yard *to the face of the building* shall be 3.5 metres;
- iv) The Minimum Front Yard *to the garage* shall be 6.0 metres;
- v) The Minimum Rear Yard for 11m lots shall be 7.5 metres;
- vi) The Minimum Rear Yard for 15.3m lots shall be 7 metres;
- vii) The Minimum Interior Side Yard shall be 1.2 metres;
- viii) The Minimum Exterior Side Yard shall be 3.5 metres;
- ix) The Maximum Lot Coverage shall be 50%;
- x) The Minimum setback for any building or structure to a sight triangle shall be 0 metres;
- xi) The maximum garage width shall be 9.5m; and
- xii) The Maximum Height shall be 12.0 metres;

10) **THAT** Section 9.2 shall be amended by adding the following Section:

“Apply provisions in Section 9.2 on those lands zoned Open Space (OS) – shown on Schedule “A” hereto.

9.5.3.5 Exception re: re Part of Lot 4, Concession 8 (as 12805 Highway 27)

Notwithstanding the provisions of Section 9.2 of By-law 2016-71, as amended, the lands delineated as Open Space – Exception Section 9.5.3.5 (OS-5) Zone, as shown on Schedules “1” and “2” attached hereto, may be used in accordance with the following provisions, and all other provisions of Section 9.2 shall apply unless specifically amended below:

- i. The permitted uses shall also include storm water management systems.

11) **THAT** Section 9.2 shall be amended by adding the following Section:

“Apply provisions in Section 9.2 on those lands zoned Environmental Protection (EP) – shown on Schedule “A” hereto.

12) **THAT** Table 9.1 shall be amended by adding:

Zone	Zone Symbol
Other Zones	
v) Mixed-Use	MU

13) **THAT** Table 9.2 shall be amended by adding:

Use	MU
Bakery	<input type="checkbox"/>
Building Supply and Equipment Depot	<input type="checkbox"/>
Child Care Centre	<input type="checkbox"/>
Community Centre	<input type="checkbox"/>
Custom Workshop	<input type="checkbox"/>
Industrial Use, Light	<input type="checkbox"/>
Institutional Uses	<input type="checkbox"/>
Long-term Care Home	<input type="checkbox"/>

Manufacturing Establishment, Light	<input type="checkbox"/>
Office	<input type="checkbox"/>
Place of Assembly	<input type="checkbox"/>
Retirement Home	<input type="checkbox"/>
Service Shop, light	<input type="checkbox"/>
Conservation Uses	<input type="checkbox"/>
Trail	<input type="checkbox"/>
Accessory Dwelling Unit	<input type="checkbox"/>
Accessory Retail	<input type="checkbox"/>
Bed and Breakfast	<input type="checkbox"/>
Garden and Nursey Sales and Supply Establishment	<input type="checkbox"/>
Apartment Dwelling	<input type="checkbox"/>
Mixed-use Dwelling	<input type="checkbox"/>
Cluster Townhouse Dwelling	<input type="checkbox"/>
Street Townhouse Dwelling	<input type="checkbox"/>
Townhouse Dwelling	<input type="checkbox"/>
Uses permitted in the Commercial – General (C1) Zone	<input type="checkbox"/>
Specified Accessory Uses	
Open Product Display	<input type="checkbox"/>
Seasonal Commercial Use	<input type="checkbox"/>

14) THAT Table 9.3 shall be amended by adding the following:

Requirement	MU
Minimum Lot Area	700m ²
Minimum Lot Frontage	18.0m
Minimum Front Yard	3.0m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	2.0m
Minimum Interior Side Yard on opposite side	3.0m
Minimum Exterior Side Yard	2.0m
Maximum Lot Coverage	65%
Maximum Height	12.0m

15) THAT Section 9.5 shall be amended by adding the following:

9.5.4.6 Exception re: Part of Lot 4, Concession 8 (as 12805 Highway 27)

Notwithstanding any other provision of By-law 2016-71, the lands delineated as Mixed Use - Exception 9.5.4..6 (MU-1) Zone, apply to the lands shown as Block 417 as shown on Schedules "1" and "2" attached hereto, may be used in accordance with the following provisions:

9.5.1.XX

Notwithstanding any other provision of By-law 2016-71, the following special provisions shall apply to the lands zoned Mixed-Use – shown as Block 417 on Schedule “A” hereto:

- a. The uses permitted shall be one of the following:
 - i. A secondary school
- b. For the purposes of a secondary school, the maximum permitted height shall be 18 metres and all other Section 9 requirements shall apply.

16) THAT Section 3.2.4(b) of By-law number 2016-71, as amended, is not applicable to the lands subject to this By-law.

17) THAT notwithstanding Part 3 General Provisions, for the lands subject to this By-law Section 3.41 and Tables 3.41.1 iv) respecting Yard and Setback Encroachments Permitted, the maximum encroachment into the front or rear yard for a deck with a height greater than 0.6m but less than 3.0m from grade, open or roofed porch not exceeding one storey in height or uncovered terrace, shall be 2.4m. There will be no restrictions for steps within the 2.4m encroachment associated with the deck, porch or uncovered terrace. Steps will be permitted to encroach a further 1 metre into the front or rear yard beyond the permitted encroachment of the deck, porch, or uncovered terrace. Any steps shall be permitted to encroach 0.6m into an interior or exterior side yard.

18) THAT notwithstanding Section 3.18 of By-law 2016-71, as amended, for the lands subject to this

by-law, a model home may be used as a sales office for the purpose of selling lots and/or dwellings which are located within and/or outside of the approved Draft Plan where the model home is located.

19) **THAT** notwithstanding Section 4.4.2 of By-law 2016-71, as amended for the lands subject to this By-law, be further amended by adding the following subsection:

Dimensions of Driveway:

- a) The maximum width of a driveway for lots with frontage of less than 18m shall be 6.2m measured at the street curb.
- b) For lots with a lot frontage of 18.0m or greater, the maximum width of the driveway shall be 9.0m measured at the street curb.
- c) The minimum distance between a driveway and intersection of street lines shall be 5.4m.

20) **THAT** any provisions of By-law 2016-71 not in conflict with the provisions contained herein shall continue to apply to the lands shown on Schedule "A", attached hereto.

21) **THAT** for all lands, Holding (H) provisions of Section 36 of the Ontario Planning Act shall be used in conjunction with all residential zone categories to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in-full or in part in accordance with the provisions of the Ontario Planning Act. The Zoning By-law shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:

i. 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 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. A Draft Plan of Subdivision has been draft approved and a Subdivision Agreement(s) in accordance with Section 51 of the Planning Act, R.S.O. 1990, Chapter P.13, has been executed between the Township of King and the owner(s) of the lands subject to this by-law, as shown on Schedule "1" attached hereto, and any encumbrancer(s), if any, and that such Agreement has been registered on title.
- c. The Council of the Township of King is satisfied that there is compliance with any Municipal Capital Facility Agreement (MCFA) between the Township and Owner; or such successor agreement between the Township and any successor landowners as may be executed with the Township.

- a) The Township of King approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or
- b) York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region to permit the plan registration and building permit availability; or
- c) The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Township of King allocates the

capacity to this development.

22) **THAT** this 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 within the time prescribed under Section 34 of the Planning Act.

READ a **FIRST** and **SECOND** time this _ day of , 2025.

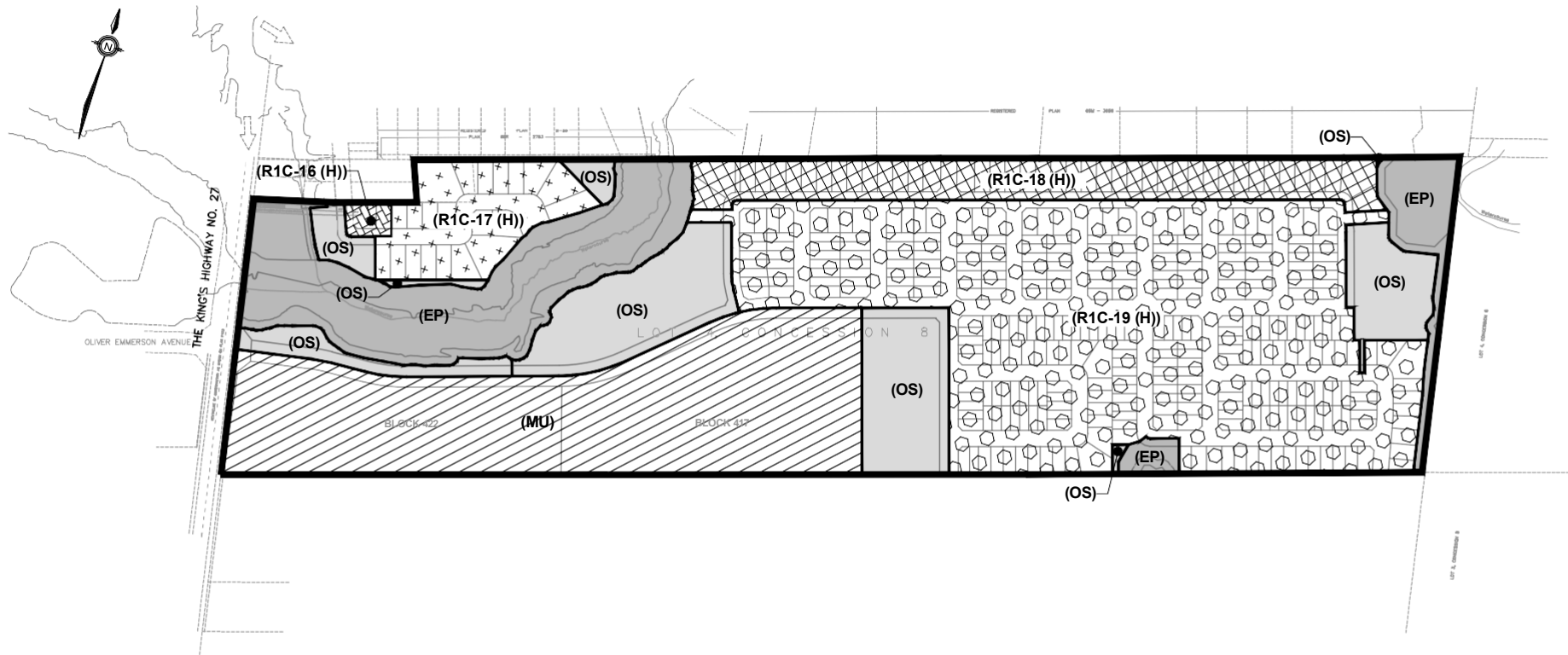
READ a **THIRD** time and **PASSED** this _ day of , 2025.



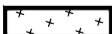



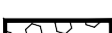
THE CORPORATION OF THE TOWNSHIP OF
KING

Mayor

Clerk


PLAN SHOWING
 PART OF LOT 4, CONCESSION 8
 TOWNSHIP OF KING
 REGIONAL MUNICIPALITY OF YORK



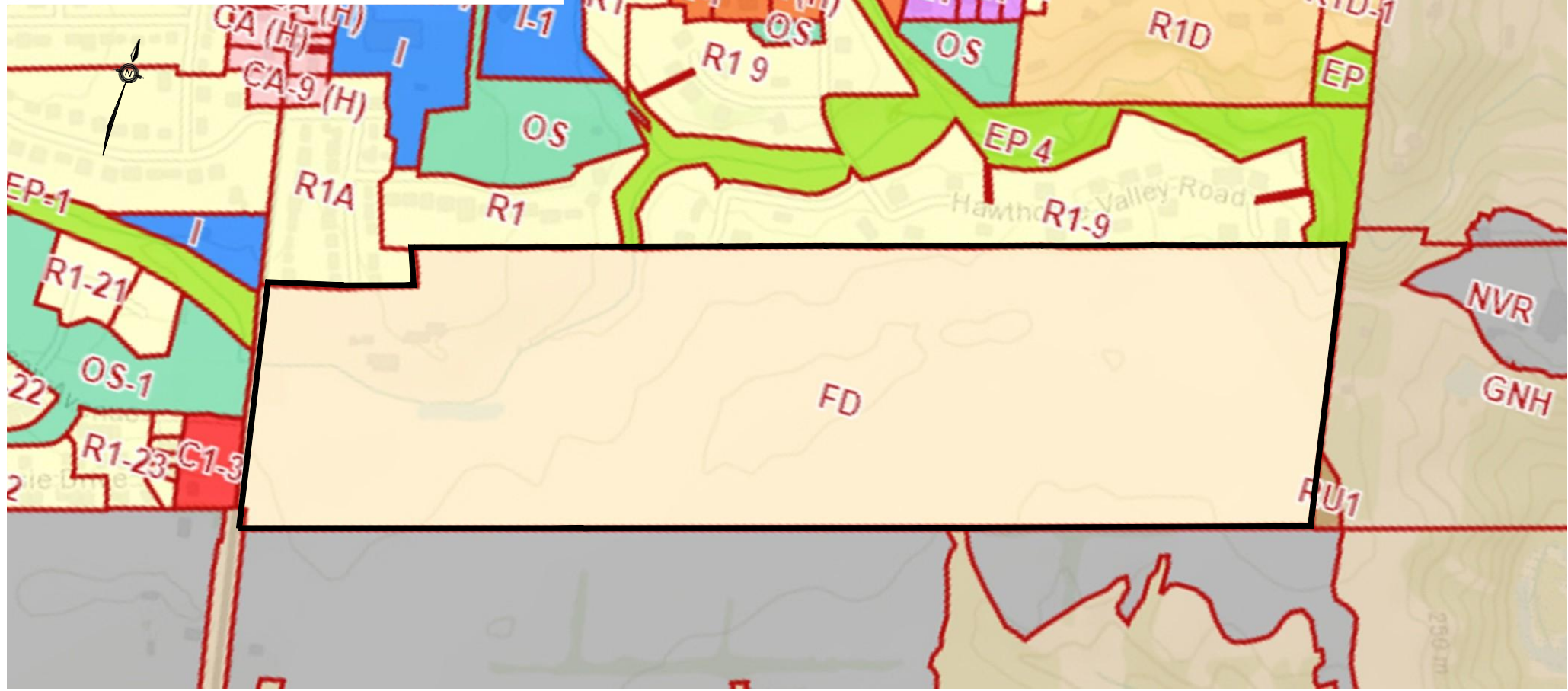
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|--|--|---|------------------------------------|
|  | Residential Single Detached "C" Exception Section 6.5.4.16 Holding (R1C-16 (H)) Zone |  | Mixed Use (MU) Zone |
|  | Residential Single Detached "C" Exception Section 6.5.4.17 Holding (R1C-17 (H)) Zone |  | Open Space (OS) Zone |
|  | Residential Single Detached "C" Exception Section 6.5.4.18 Holding (R1C-18 (H)) Zone |  | Environmental Protection (EP) Zone |
|  | Residential Single Detached "C" Exception Section 6.5.4.19 Holding (R1C-19 (H)) Zone | | |

THIS IS SCHEDULE "A" TO BY-LAW No. ____
 PASSED ON THIS ____ DAY OF _____, 20__.

 MAYOR _____
 CLERK

 SUBJECT LANDS

PLAN SHOWING
 PART OF LOT 4, CONCESSION 8
 TOWNSHIP OF KING
 REGIONAL MUNICIPALITY OF YORK



Future Development (FD) Zone to:

- Residential - Single Detached "C" - Exception Section 6.5.4.16 - Holding (R1C-16 (H)) Zone
- Residential - Single Detached "C" - Exception Section 6.5.4.17 - Holding (R1C-17 (H)) Zone
- Residential - Single Detached "C" - Exception Section 6.5.4.18 - Holding (R1C-18 (H)) Zone
- Residential - Single Detached "C" - Exception Section 6.5.4.19 - Holding (R1C-19 (H)) Zone
- Mixed Use (MU) Zone
- Open Space (OS) Zone
- Environmental Protection (EP) Zone

THIS IS SCHEDULE "B" TO BY-LAW No. ____
 PASSED ON THIS ____ DAY OF _____, 20__.

 MAYOR CLERK

— SUBJECT LANDS