



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2025-050

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 26th 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, 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 enacts as follows:

1. **THAT** Zoning By-law Number 2017-66, as amended, be further amended as follows:
2. **THAT** the lands subject to this By-law consist of the lands described as Part Lot 26, Plan 87, Township of King, municipally known as 326 Main Street, as more particularly shown on Schedule “1” attached hereto.
3. **THAT** “Schedule “1” attached hereto forms part of this By-law.
4. **THAT** “Schedule “A1” of By-law 2017-66, as amended, be further amended by:
 - a. Changing the zone symbol from Core Area – Schomberg (CAS) and Core Area – Schomberg – Special Policy Area (CAS-SPA) to Core Area – Schomberg (CAS) and Core Area – Schomberg – Special Policy Area (CAS-SPA), Exception Section 7.5.1.3 – Holding (H) (CAS-3(H)), (CAS-SPA-3(H) ; and Environmental Protection (EP), as shown on Schedule “1” attached hereto. Changing the zone symbol from:
 - i. Core Area – Schomberg (CAS) to Core Area – Schomberg (CAS) - Exception Section 7.5.1.3 – Holding (H) (CAS-3(H)), as shown in cross-hatching on Schedule “1”; and from,
 - ii. Core Area – Schomberg – Special Policy Area (CAS-SPA) to Core Area – Schomberg – Special Policy Area (CAS-SPA) - Exception Section 7.5.1.3 – Holding (H) (CAS-SPA-3(H), as shown in cross-hatching and solid black outline on Schedule “1”; and from,
 - iii. Core Area – Schomberg (CAS) and Core Area – Schomberg – Special Policy Area (CAS-SPA) to Environmental Protection (EP), as shown in diagonal hatching on Schedule “1” attached hereto.
5. **THAT** Section 7.5.1 of By-law 2017-66, as amended, be further amended by adding the following subsection:

“7.5.1.3 Exception re: Part Lot 26, Plan 87 (326 Main Street)”

Notwithstanding the provisions of Part 7, Section 7.2 and Table 7.2 of this By-law, as amended, the lands delineated as “Core Area – Schomberg (CAS) and Core Area – Schomberg – Special Policy Area (CAS-SPA),

Exception Section 7.5.1.3 – Holding (H) (CAS-3(H)), (CAS-SPA-3(H))” on Schedule “1” of this By-law are permitted to be used as follows:

a) One or more of the following uses shall be permitted:

- Apartment Dwelling
- Childcare centre;
- Club;
- Commercial school;
- Conservation uses
- Day spa;
- Financial establishment;
- Mixed-use building;
- Office;
- Personal service shop;
- Pet grooming establishment;
- Retail store;
- Studio;
- Specified Accessory Uses identified in Table 7.2 of the Zoning By-law;
- Accessory Uses, Buildings and Structures related to the permitted uses and subject to Section 3.2 of the Zoning By-law;
- Stormwater Management Facility.

b) That in addition to the uses listed in (a) above, the following uses shall be permitted on the lands described in Part 1, subject to a Holding (H) provision, which may be lifted at such time that the Municipality is satisfied that a parking study and analysis has been completed which identifies that parking demand can be accommodated on site and in the vicinity without significant parking impacts to nearby lots:

- Bake Shop (H);
- Restaurants (H);
- Take-out Restaurants (H);
- Clinics (H).

Notwithstanding the provisions of Part 4 Section 4.1 and Table 4.1, Section 4.4.1a), Section 4.4.6b), Section 4.6.1 and Table 4.6.1 and Section 4.6.3, Part 7 Section 7.2 and Table 7.2 Special Provision (1), Part 7 section 7.3 Table 7.3a, Section 3.14j), Part 2 Definitions 202 of this By-law, as amended, the following specific provisions shall apply to the lands zoned “Core Area – Schomberg (CAS) and Core Area – Schomberg – Special Policy Area (CAS-SPA), Exception Section 7.5.1.3 – Holding (H) (CAS-3(H)), (CAS-SPA-3(H))” on Schedule ‘1’ of this By-law:

- c) Parking shall be provided at a rate of 1.0 space per apartment dwelling unit;
- d) Parking shall be provided at a rate of 1.0 space per 35m² of gross floor area for commercial uses to be shared with visitor parking for the residential units;
- e) The minimum dimensions of a parking space shall be 2.6m by 5.8m within an underground garage only;
- f) That a parking area shall be permitted in the front yard;
- g) That a minimum of one loading space shall be provided;
- h) That apartment dwelling units shall be permitted on the first storey of a building as part of a mixed-use building;
- i) The maximum Front Yard Setback shall be 38.0 metres;
- j) The Minimum Rear Yard Setback shall be 5.0 metres;
- k) The Minimum Step Back for all storeys above the second storey be 0.0 metres;
- l) The Maximum height shall be 22 metres;

- m) The Maximum number of storeys shall be 6;
- n) The Maximum height of elevator enclosures and rooftop mechanical equipment shall be 6.9 metres;
- o) Notwithstanding the definition of Storey, a structure on the roof for the purpose of a mechanical penthouse and roof top access shall not constitute as a storey;
- p) That mechanical venting shafts shall be a structure permitted to encroach in any yard, unrestricted.

6. **THAT** the following Holding (H) Provisions shall apply as follows to the lands subject to this By-law shown on Schedule “1” 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 Core Area – Schomberg (CAS) and Core Area – Schomberg – Special Policy Area (CAS-SPA), Exception Section 7.5.1.3 – Holding (H) (CAS-3(H)), (CAS-SPA-3(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 the lands subject to this By-law 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;
 - b. That confirmation be provided to the Township that all required Environmental Site Assessments have been prepared by qualified individuals and identifying that the lands are suitable for the proposed mixed-use development and further that the recommendations of such reports are followed, all to the satisfaction of the Director of Growth Management Services;
 - c. That a subsequent Site Plan Approval and Site Plan Agreement shall be in accordance with the drawings submitted under Township File Number Z-2021-014, namely: Elevations D4.1, Revision 5, dated 2025-05-09, Elevations D4.2, Revision 5, dated 2025-05-09, Site Plan Overall D1.1, Revision 11 dated, 2024-06-27, and Site Plan – At Grade D1.2, Revision 7, dated 2024-05-27;
 - d. That a Site Plan has been approved by the Municipality and a Site Plan Development Agreement respecting the development of the use of the lands has been executed between the owner and encumbrancer(s), if any, of the lands and the Municipality.
 - iii. The Council for the Township of King may amend this By-law to remove the Holding Symbol (H) from 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.
7. **THAT** any provisions of By-law 2017-66 not in conflict with the provisions contained herein or unless otherwise specified in this By-law 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 17th day of June 2025.

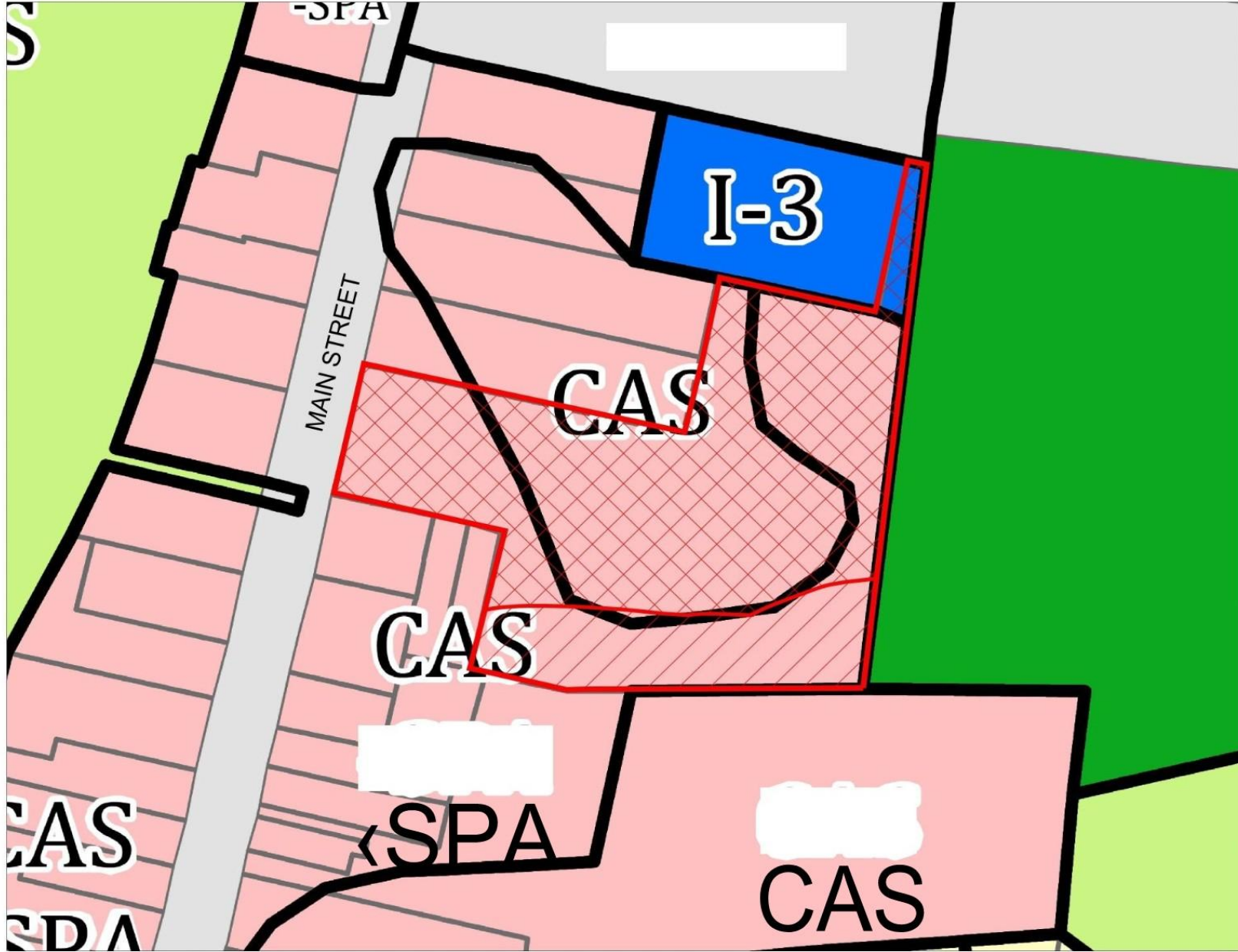
READ a **THIRD** time and **FINALLY PASSED** this 17th day of June 2025.

Steve Pellegrini
Mayor

Denny Timm
Township Clerk

*(Ref. Planning Division Report No.: GMS-PL-2024-018
Council June 17/25)*


By signing this by-law on June 17th, 2025, Mayor Pellegrini will not exercise the power to veto this by-law.





DRAFT ZONING BY-LAW SCHEDULE
 SCHEDULE '1' TO ZONING BY-LAW
 Amendment 2025-050

326 MAIN STREET
 PT LT 26 PL 87,
 TOWNSHIP OF KING
 REGIONAL MUNICIPALITY OF YORK

LEGEND

 LANDS SUBJECT TO
 ZONING BY-LAW AMENDMENT

 LANDS TO BE REZONED
 FROM 'CAS' AND 'CAS-SPA' TO
 'CAS-3(H) and CAS-SPA-3(H)
 Exception Section 7.5.1.3'

 LANDS TO BE REZONED
 FROM 'CAS' and 'CAS-SPA' TO 'EP'

