



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

From: Growth Management Services Department – Planning Division
Report Number: GMS-PL-2025-039
Date: Monday, September 8, 2025
Title: **Zoning By-law Amendment - 962 Graham Sideroad**
File Number: Z-2025-08
Owner: Wayne Bakker
Agent: JKO Planning Services Inc. (c/o. Jim Kostopoulos)

Recommendations

1. That Report GMS-PL-2025-039 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 subject property is legally known as Part of Lot 16, Concession 2, and is municipally known as 962 Graham Sideroad. The subject property is located on the north side of Graham Sideroad, east of Dufferin Street, and west of Bathurst Street. The subject property measures approximately 3 hectares and has approximately 100 metres of frontage along Graham Sideroad. The subject property is currently occupied by several agricultural structures (greenhouses and equipment buildings), one single-detached dwelling, and a residential accessory structure (garage). The property contains no Key Natural Heritage or Hydrological Features. Aerial images identifying the location of the property are included as Attachment No.1.

2. Proposal

The purpose of the application is to amend the Township of King’s Zoning By-law for the Countryside Area (By-law No. 2022-053) to facilitate the creation of one additional lot and the development of a single detached dwelling. The applicant proposes a site-specific Zoning By-law amendment to address the Minimum *Lot Area* requirement of the ‘Hamlet Residential Three’ (‘HR3’) Zone which is “as legally existing”. The following table below identifies the existing lot area and the proposed lot area for both proposed severed and the retained lots. A copy of the proposed Site Plan displaying both the severed and retained lots is included as Attachment No.2.

	HR3 Requirement of Zoning #2022-053	Zone By-law	Existing Lot	Proposed Retained Lot	Proposed Severed Lot
Minimum Lot Area	"As legally existing"		2.98 ha	2.58 ha	0.39 ha

3. Public Notice

The Application has been circulated via email and regular mail in accordance with the requirements of the *Planning Act*. Notice signs have been posted on the property, and notice has been posted to the Township website. To date the Township has received no comments pertaining to the Application.

4. Policy

Provincial Policy Statement (2024)

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. The subject property is located within a Rural Area and Prime Agricultural Area, as defined by the Provincial Policy Statement. In Rural Areas, Rural Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Permitted uses include residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services. A diversified rural economy is to be supported by protecting agricultural and other resource-related uses. Non-related development is to be directed to areas where it will minimize constraints on these uses. In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards. The Application proposes to sever the portion of the existing lot which contains the existing dwelling and is located within lands designated as a Rural Settlement Area. The portion of the existing lot which is located within the lands designated as Prime Agricultural Area would remain and be fully contained within the retained lands as a single lot. Future development of a single detached dwelling on the retained lands is proposed, but would be within the southern portion of the retained lands which is designated as Rural Settlement Area.

Greenbelt Plan (2017)

The subject property is located within the Protected Countryside portion of the Greenbelt. More specifically, the subject property is located within the Natural Heritage System and Settlement Areas (Hamlet). Within Hamlets, limited growth is permitted through infill and intensification subject to appropriate water and sewage services. The Greenbelt Plan defers to the Official Plan policies of the local municipality for further direction.

Regional Official Plan 2022 (ROP)

As of July 1st, 2024, planning responsibilities were removed from Upper-Tier Municipalities (i.e. Region of York) through direction from the Province via 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), including amendments to the Plan.

The subject property is identified within the “Agricultural System” and is designated as both “Agricultural Area” and “Hamlet” to the ROP’s Land Use Map. The “Agricultural System” supports a productive agricultural and rural land base, and agri-food network which together provides for a viable agri-food sector. The “Agricultural Area” designation is recognized for its long-term use as a natural resource of major importance to the economic and social viability of York Region. Within these areas normal farm practices and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are supported and permitted. The “Hamlet” designation refers to small rural settlement of existing residential and limited commercial, industrial or institutional uses that are often serviced by individual private on-site wastewater systems and drilled wells. Consents may be permitted in Hamlets, subject to applicable Provincial Plans and local Official Plan consent policies and the ability to service the development by individual private on-site water and wastewater system. Developments within Hamlets are to be of an appropriate size and scope to ensure compatibility with the surrounding community in the context of use of land, buildings and structure size, area, density, and height, in accordance with local official plan policies.

Township of King Official Plan, “Our King” (2019)

The subject property is located within both the Township’s Countryside Area and the Hamlet of Graham Sideroad. The subject property is partially designated as “Agricultural Area” and “Hamlet Residential”. The lands which are designated as “Agricultural Area” are also identified as “Prime Agricultural” lands. The Official Plan Designation of the property is included as Attachment No. 3.

The Agricultural Area is to be protected and maintained for long-term agricultural use. The Agricultural Area designation encompasses Prime Agricultural Areas that are located outside of the Hamlets and the ORM Natural Core Area and ORM Natural Linkage Designations and is also inclusive of the Holland Marsh Specialty Crop Area. The objectives of the Agricultural Area are to protect agriculture as the primary activity, preserve the agricultural resource base of the Township, and provide opportunities for local food production. A wide range of agricultural uses, and agricultural related uses are permitted in accordance with the Official Plan.

The objective of the Hamlet Residential designation is to accommodate limited new residential development on new lots as infilling and protect the character of the existing residential area which is limited to small-scale single detached dwellings that are serviced by private water and wastewater services. As per the general requirements of the Hamlet(s), Major Development, defined in part as the construction of a building or buildings with a ground floor area of 500 square metres or more, is prohibited. Residential developments within the Hamlets are to be a maximum of two storeys, have sufficient rear yard areas, and

limit the size and predominance of garages. Pursuant to the Hamlet Residential Designation policies of the Official Plan, limited lot creation for residential purposes is permitted. In assessing the appropriateness of lot creation within hamlets regard is given to providing an average frontage that is similar to the immediate neighbours, retaining trees and vegetation, limiting the size of driveways, area for servicing, and the preservation of significant views and vistas that define the residential area.

Township of King Zoning By-law for the Countryside Area (Zoning By-law #2022-053, a.a)

The subject property is zoned as “Hamlet Residential Three” (‘HR3’) and “Greenbelt Natural Heritage” (‘GNH’) to Zoning By-law #2022-053. A site-specific Zoning By-law Amendment is proposed for the subject property to amend the Minimum Lot Area of the ‘HR3’ Zone. No amendment to the provisions of the ‘GNH’ requirements are proposed. The existing lot area of the subject property is approximately 2.98 hectares. The proposed lot area of both the retained and severed lots are to be 2.58 hectares and 0.39 hectares respectively. The table below provides the approximate lot areas and frontages that are proposed as well as the zone standards that are to apply to development within the Hamlet Zone.

	HR3 Requirement of Zoning #2022-053	Zone By-law	Proposed Retained Lot	Proposed Severed Lot
Minimum Lot Area	“As legally existing”		2.58 ha	0.39 ha
Minimum Lot Frontage (m)	20.0 m		49.25 m	50.72 m
Minimum Front Yard (m)	7.5 m		7.5 m	7.5 m
Minimum Rear Yard (m)	7.5 m		7.5 m	7.5 m
Minimum Interior Side Yard where building height is less than 6.0 m (m)	1.2 m		1.2 m	1.2 m
Minimum Interior Side Yard, where building height is 6.0 m greater (m)	1.8 m		1.8 m	1.8 m
Minimum Exterior Side Yard (m)	3.6 m		3.6 m	3.6 m
Maximum Lot Coverage	30%		30%	30%
Maximum Height (m)	9.5 m		9.5 m	9.5 m

Minimum planting strip abutting a residential use (width in m)	N/A	N/A	N/A
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5. Planning and Land Use Matters Under Review

The subject Application(s) are currently undergoing a detailed technical review and have been circulated to internal departments and external agencies for review and comment. The primary planning and land use matters being considered include:

- Compatibility with character of adjacent properties;
- Site layout;
- Site capacity to address stormwater;
- Ability to accommodate private water and wastewater services;
- Preservation of vegetation;
- Appropriateness of site-specific zone provisions; and
- Restrictions for residential development on the portion of the lands designated as Agricultural.

6. Next Steps

Staff will continue to process the Application and identify planning and land use comments with the Applicant, including those provided by the public and Council, and 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 make further refinements to their proposal. A Staff Report will be brought forward to Council at a later date with recommendations regarding a decision on the Application for consideration.

7. Attachments

- Attachment No. 1: Location Maps
- Attachment No. 2: Proposed Lot Severance Plan
- Attachment No. 3: Official Plan Land Use Designation Map

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