

KING
175
EST. 1850

September 8th, 2025

Public Meeting

Zoning By-law Amendment Application

962 Graham Sideroad, King

File No.: Z-2025-08

Owner: Wayne Bakker

Agent: JKO Planning Services Inc.

(c/o. Jim Kostopoulos)

king.ca

Location Map



3/5/2025, 1:32:10 PM

Property Boundary

Rural Road

Roads

Regional Road

Interchange-Regional Road

1:4,514

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USGS, NRCAN, Parks Canada, Esri, NASA, NOAA, USGS, FEMA

Township of King GIS



8/12/2025, 3:56:24 PM

Location Map

Interchange-Regional Road

Rural Road

Proposed Road

Parcel Fabric

MPAC (Q1 2025)

Zoning By-law

1:9,028

0 0.07 0.15 0.3 mi

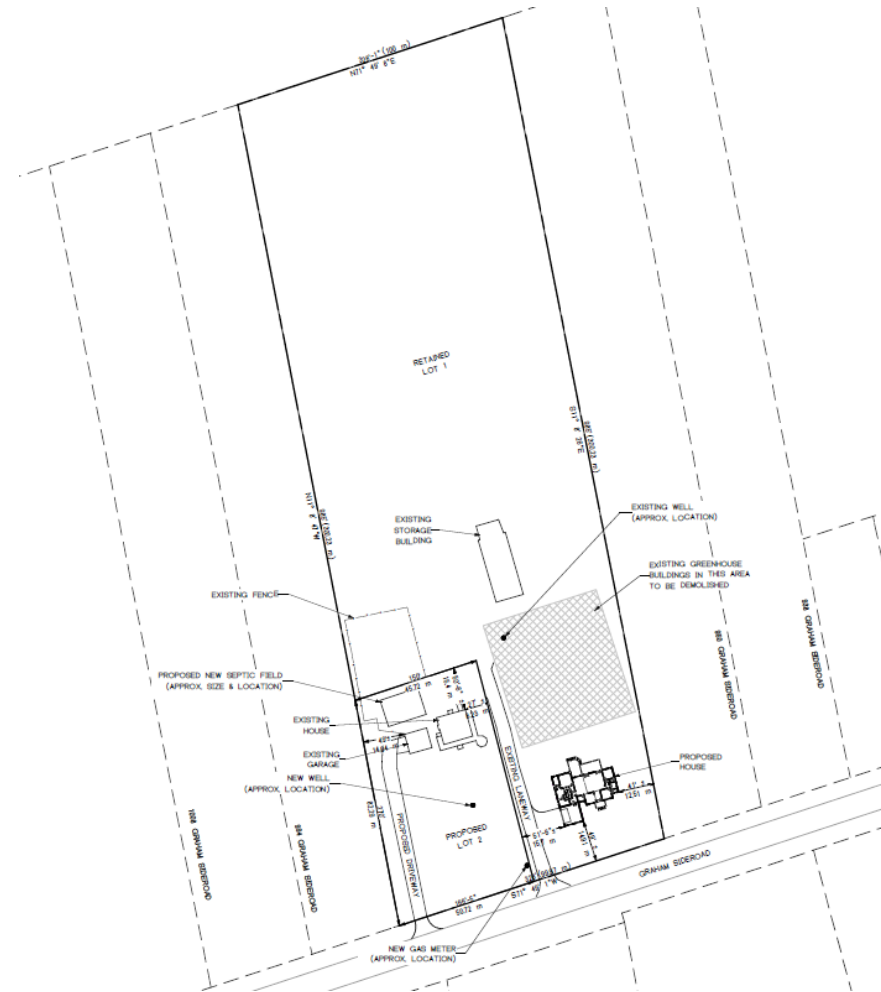
0 0.13 0.25 0.5 km

Esri Community Maps Contributors, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USGS, NRCAN, Parks Canada, Esri, NASA, NOAA, USGS, FEMA

Township of King GIS

Proposal

- A Zoning By-law Amendment is required to facilitate the following proposal:
 - Severance of the existing lot containing one single detached dwelling for the purposes of creating an additional residential lot.
 - The existing dwelling is to be retained and a new single-detached dwelling is proposed to be constructed on the severed lands.
 - 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”.



Provincial Plans & Policies

Provincial Planning Statement, 2024

- The subject property is located within a ‘Rural Area’ and ‘Prime Agricultural Area’.
 - In Rural Areas, Rural Settlement Areas shall be the focus of growth and development. Permitted uses include residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services.
 - 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.

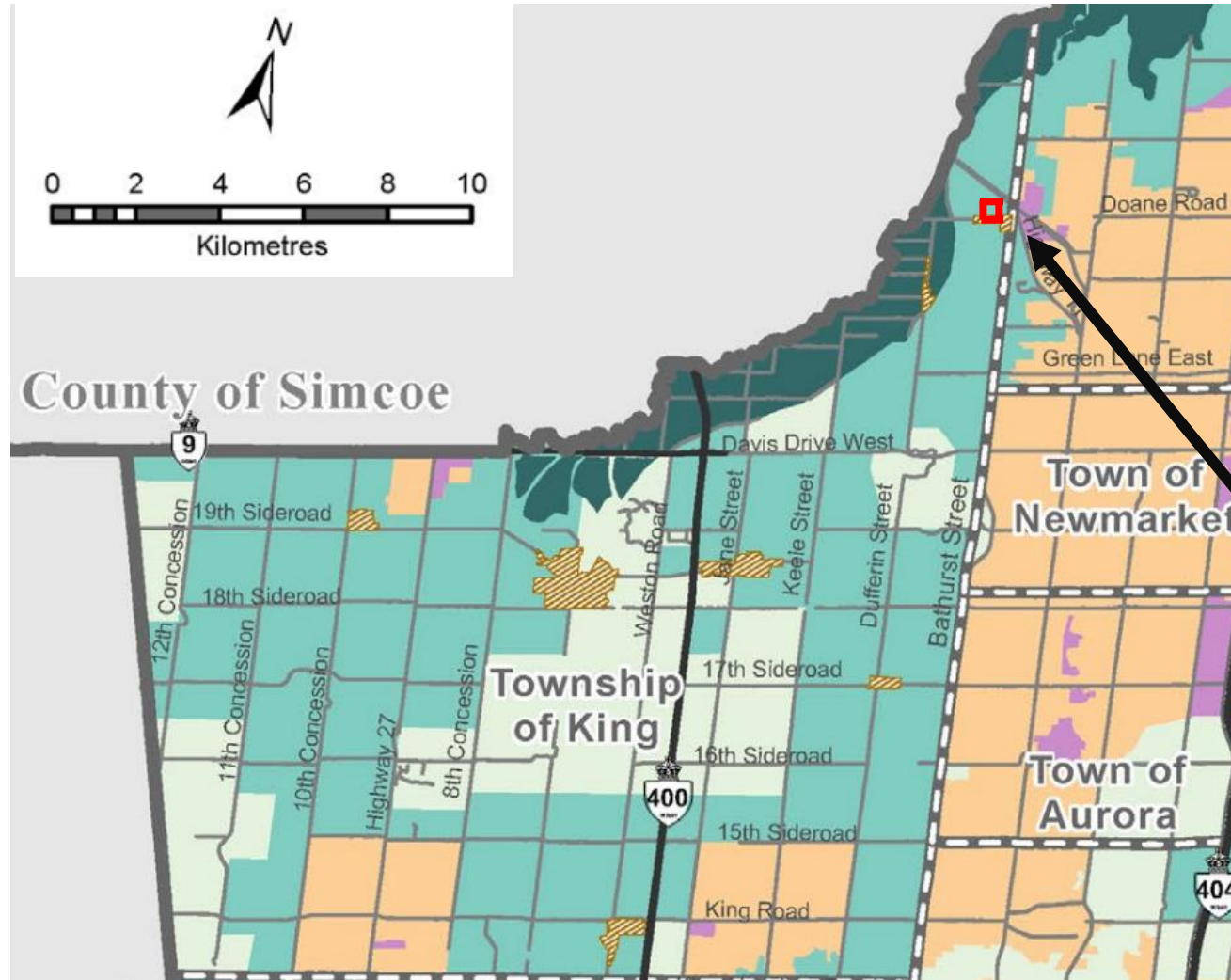
Greenbelt Plan, 2017

- The subject property is located within the “Protected Countryside” and more specifically, the ‘Natural Heritage System’ and ‘Settlement Areas’ (i.e. Hamlet). Within Hamlets, limited growth is permitted through infill. The Greenbelt Plan defers to the Official Plan policies of the local municipality for further guidance.

York Region Official Plan (2022)

MAP 1A

LAND USE DESIGNATIONS



- Urban System**
 - Community Area
 - Employment Area
- Agricultural System**
 - Holland Marsh Specialty Crop Area
 - Agricultural Area
 - Rural Area
 - Hamlet
- Provincial Highways**
 - Existing
- Municipal Boundaries**
 - Regional Municipal Boundary
 - Local Municipal Boundary





**Approximate
Location of
Subject
Property**

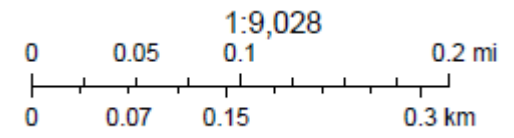
'Our King' Official Plan (2019)



Subject Property

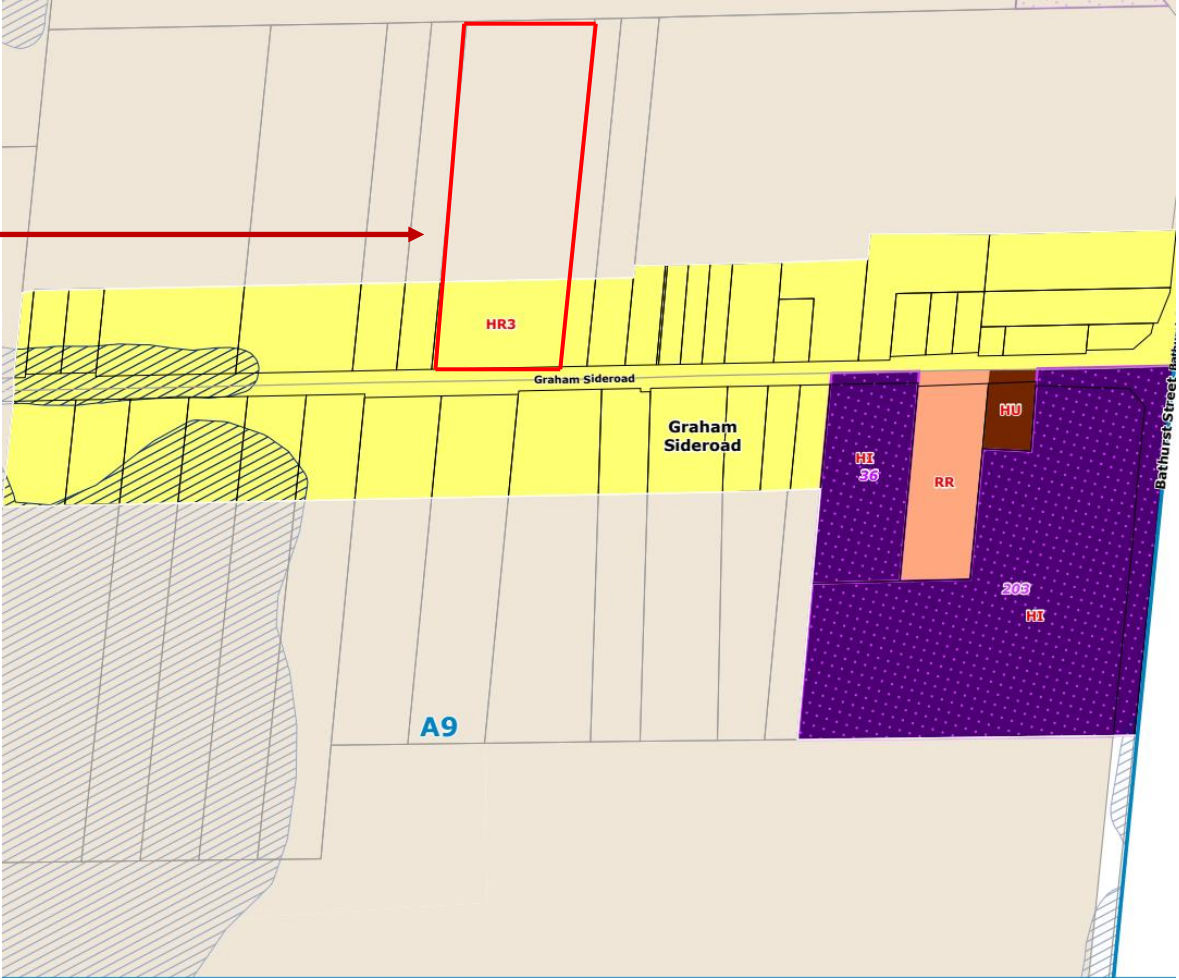
Land Use Designations

-  Agricultural Area
-  Hamlet Residential
-  Hamlet Commercial
-  Hamlet Institutional
-  Hamlet Open Space
-  Hamlet Employment
-  Hamlet Natural Heritage System



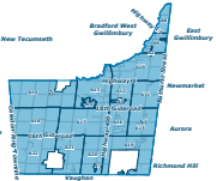
Zoning By-law for the Countryside Area- Bylaw #2022-053

Subject
Property



Township of King
Zoning By-law
for the Countryside
Schedule A1

- Legend**
- Oak Ridges Moraine Conservation Plan Area
 - Exception Zones
 - Conservation Authority Regulated Area
 - Lake Simcoe Region Conservation Authority
 - Hamlet Residential Zones**
 - HR3 - Hamlet Residential 3
 - Hamlet Commercial, Employment, Institutional and Rural Zones**
 - HI - Hamlet Institutional
 - HU - Hamlet Rural
 - Rural and Agricultural Zones**
 - RR - Rural Residential
 - A9 - Greenbelt Natural Heritage



Sources:
Base Data: MRC/MNR, York Region and
Township of King
Projection: NAD 1983 UTM Zone 17N

September 2022



Site-Specific Amendments

- Minimum *Lot Area* requirement of the ‘Hamlet Residential Three’ (‘HR3’) Zone is “as legally existing”.
- 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.

	HR3 Zone Requirement of Zoning By-law #2022-053	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

Planning and Land Use Matters Under Review

The subject application has been circulated to internal departments and external agencies and is currently undergoing a comprehensive technical review.

Key Considerations:

- 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.

Next Steps & Recommendations

- Planning Staff require further opportunity to review the application, and work with the applicant to review and address any issues raised in the staff report, through agency comments, and by both members of public and Council.
- It is further recommended that the Planning Staff report be received and that the application be referred back to staff, together with any public and Council comments.
- Questions?

KING 175 EST. 1850

Thank You!

@kingtownship X f i

king.ca