

**KING**  
**175**  
EST. 1850

September 8, 2025

# Public Meeting

Zoning By-law Amendment Application

File No. Z-2025-10

22 & 32 Snowberry Lane

Applicant: Steven McCarthy

Agent: Jim Kostopoulos (c/o JKO Planning Services Inc.)

[king.ca](http://king.ca)

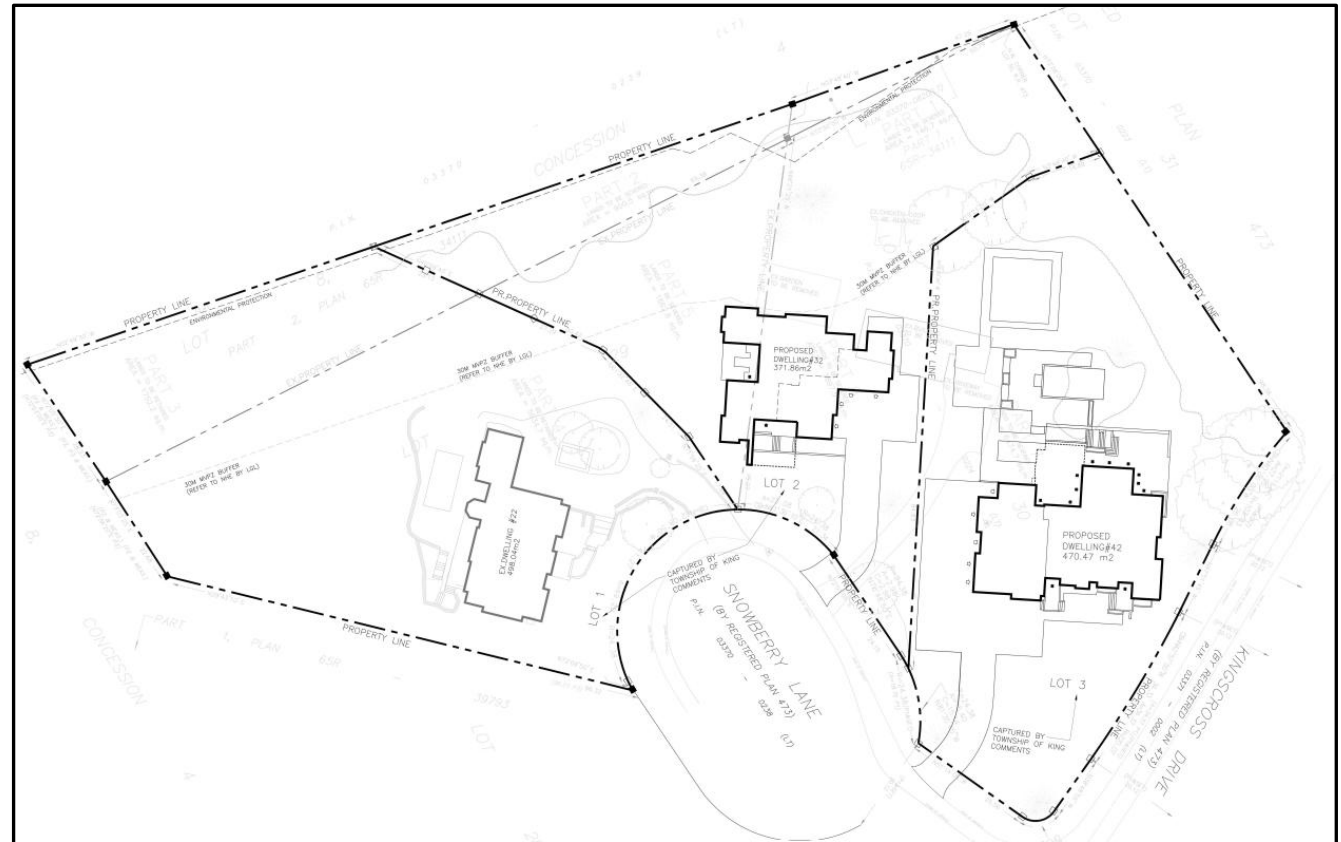
# Location Map



# Proposal

## Zoning By-law Amendment Application

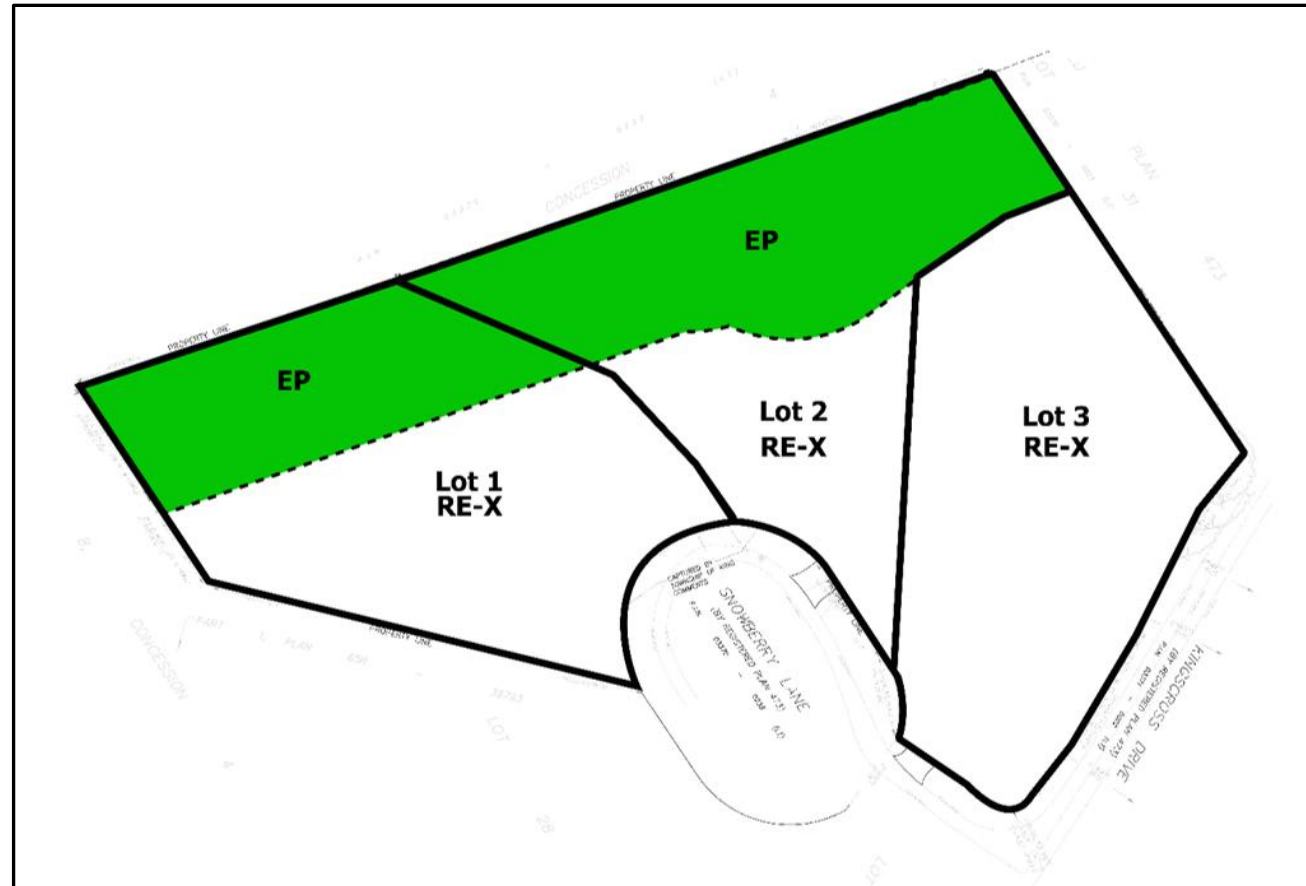
- Convey portion of land from 22 Snowberry Lane (Lot 1) to 32 Snowberry Lane (Lot 2).
- Sever portion of 32 Snowberry Lane to create a new residential lot (Lot 3).
- Site-specific zoning provisions will establish minimum lot area and frontage for all three lots and introduce a maximum driveway width for 32 Snowberry Lane.
- Rezone lands at the rear of 22 Snowberry Lane and 32 Snowberry Lane to Environmental Protection ('EP') Zone.



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# Provincial Plans & Policies

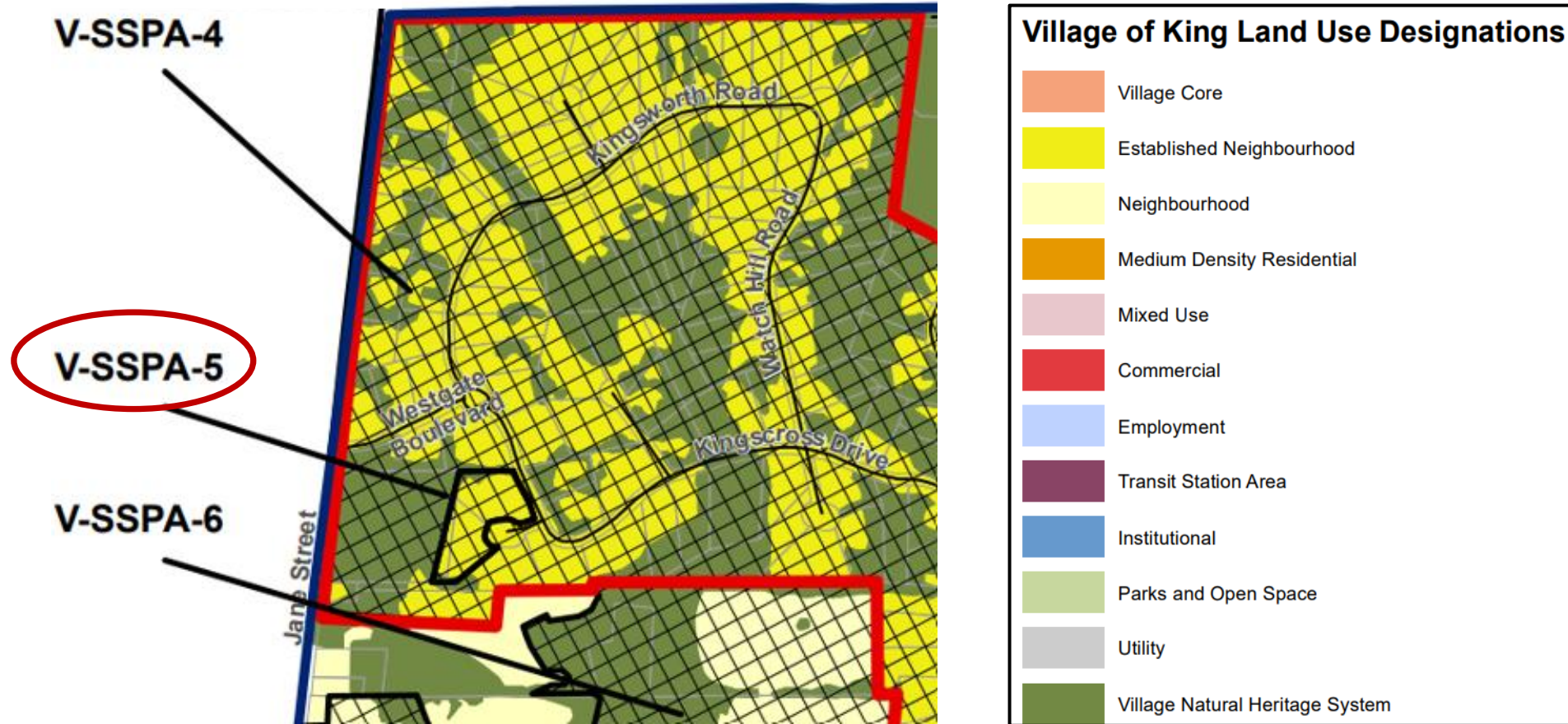
## Provincial Planning Statement, 2024

- The subject lands are located within a 'Settlement Area' which is intended to be an area for growth and development.
- The PPS recognizes general intensification and redevelopment to support the achievement of complete communities.

## Oak Ridges Moraine Conservation Plan, 2017

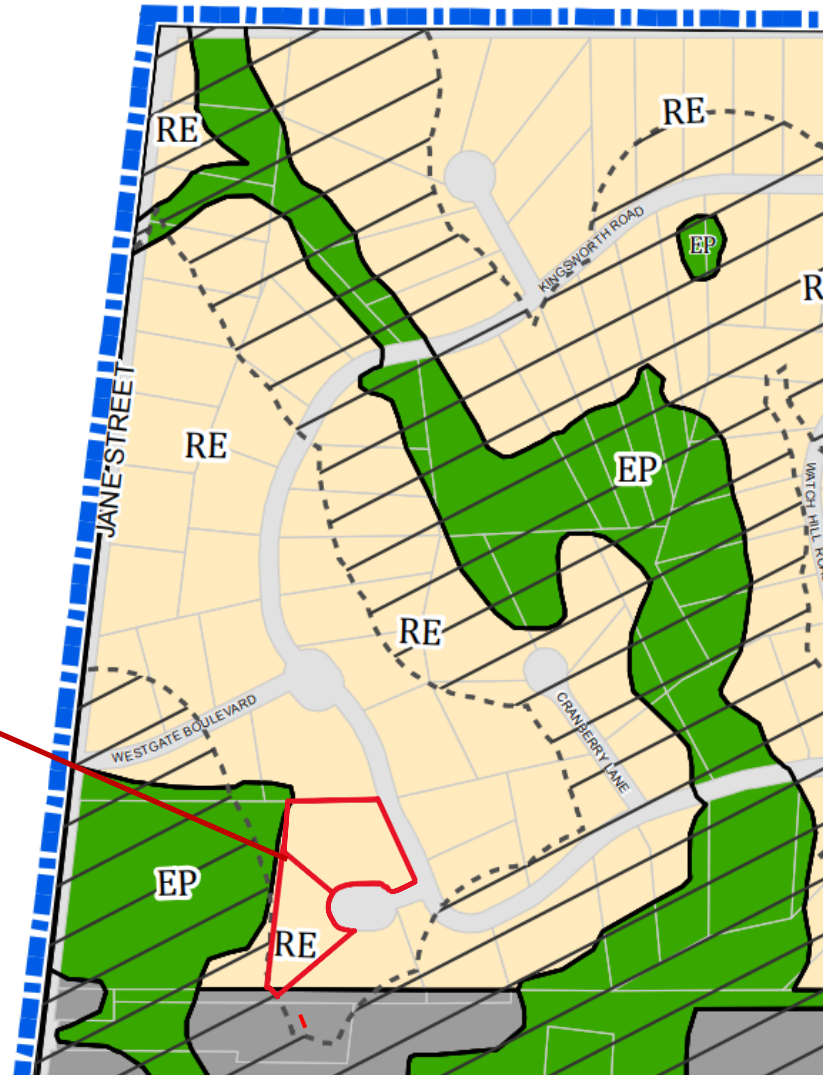
- The subject lands are designated as 'Settlement Area' which is intended to accommodate urban growth and development, provided that such growth remains compatible with the ecological integrity of the Moraine.

# 'Our King' Official Plan (2019)



# Zoning By-law for the Schomberg and King City Urban Areas 2017-66

Subject Lands:  
Zoned "RE – Residential Estate"

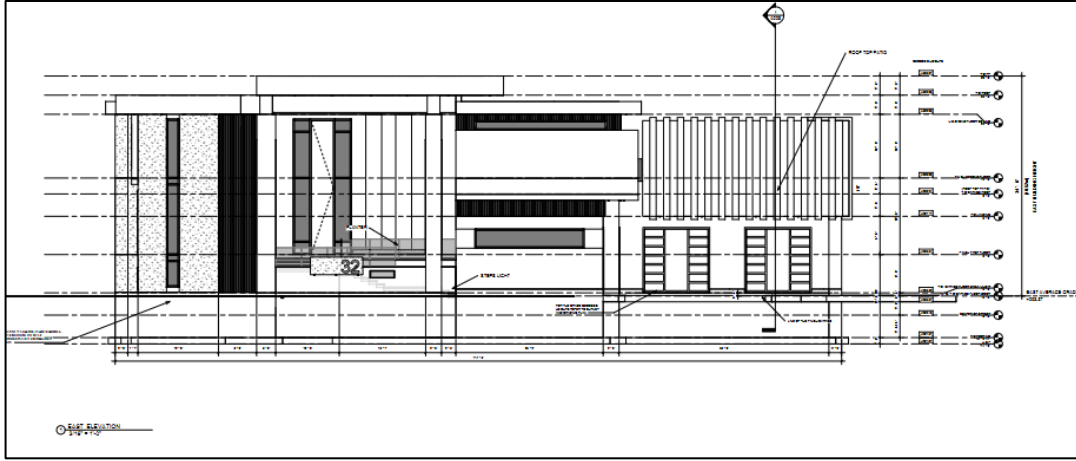


Legend	
	Defined Area (Refer to Section 1.2)
	Toronto and Region Conservation Authority Regulation Limit (Refer to Section 3.38)
(H)	Holding Symbol (Refer to Section 5.3)
-X	Site-Specific Exception Zone (Refer to Section 5.5.2)
Residential Zones	
	R1 - Residential Single Detached
	R1A - Residential Single Detached "A"
	R1B - Residential Single Detached "B"
	R1C - Residential Single Detached "C"
	R1D - Residential Single Detached "D"
	R1E - Residential Single Detached "E"
	R1F - Residential Single Detached "F"
	R1G - Residential Single Detached "G"
	RE - Residential Estate
	R2 - Residential Semi-Detached
	R3 - Residential Townhouse
	R4 - Residential Apartment
Commercial Zones	
	CAK - Core Area (King City)
	C1 - Commercial General
	C2 - Commercial Highway
	C3 - Commercial Shopping Centre
Employment Zones	
	E1 - Employment Restricted
	E2 - Employment General
Other Zones	
	I - Institutional
	F - Future Use-Subject to LPAT Appeal PL170869
	EP - Environmental Protection
	OS - Open Space

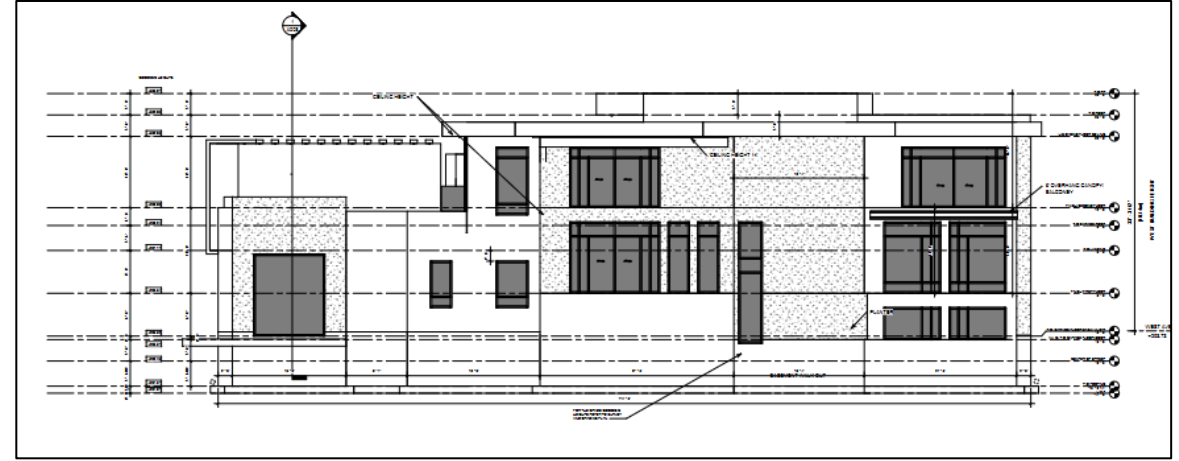
# Site-Specific Amendments

Zoning Standard	Requirements of Zoning By-law 2017-66, as amended (RE Zone)	Proposed Lot 1 (22 Snowberry Lane)	Proposed Lot 2 (32 Snowberry Lane)	Proposed Lot 3 (New Lot)
Minimum Lot Area	8,000 m <sup>2</sup>	7,387 m <sup>2</sup>	6,808.80 m <sup>2</sup>	6,472.45 m <sup>2</sup>
Minimum Lot Frontage	60.0 metres	47.75 metres	49.25 metres	44.50 metres
Driveway Width	The width of a driveway on the lot shall not exceed the width of the attached private garage	n/a	9.87 metres	n/a

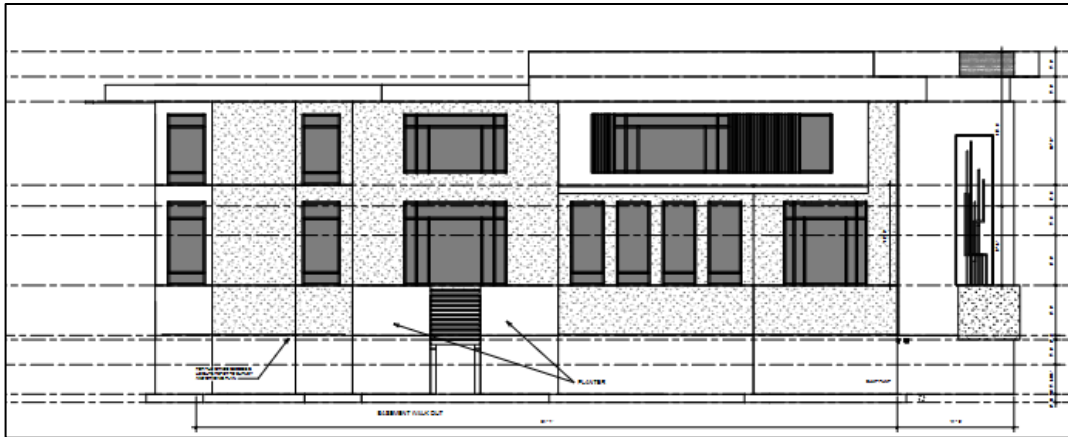
# 32 Snowberry Lane (Lot 2) – Concept Plans



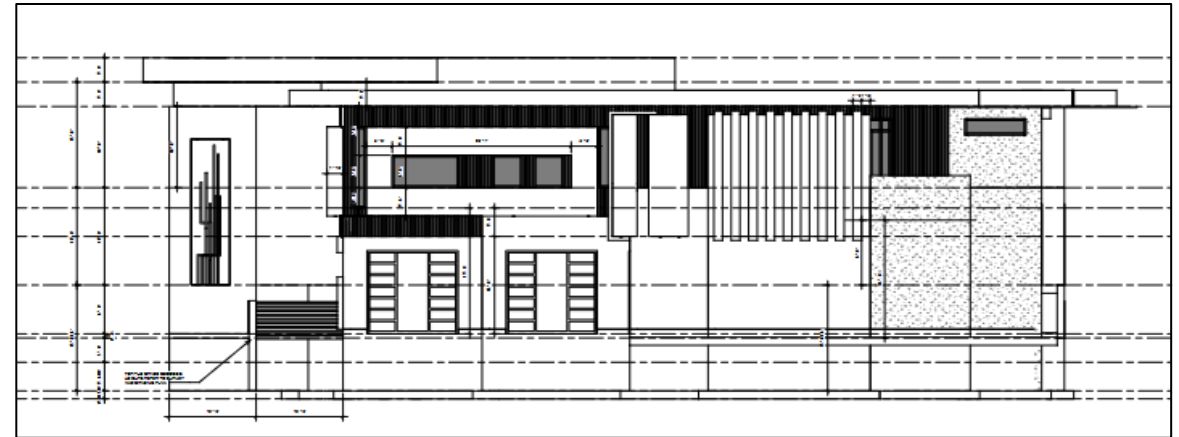
East Elevation



West Elevation



South Elevation



North Elevation

# New Residential Lot (Lot 3) – Concept Plans



# 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:

- Appropriateness of Site-Specific Zone Provisions
- Compliance with Zoning By-law 2017-66, as amended
- Vehicular Access and Servicing and Infrastructure

# Next Steps/Recommendation

Planning staff require further opportunity to continue to review the application, and work with the applicant to review and address any issues that are raised in the staff report, through agency/departmental comments, and by members of the 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.

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**Thank You!**

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