



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER – 2024-0XX

A BY-LAW TO AMEND BY-LAW 2022-053, AS AMENDED

WHEREAS Zoning By-law Number 2022-053, being a By-law to regulate the use of land and the character, location, and use of buildings and structures throughout the countryside areas of the Township of King, was passed on the 26th day of September, 2022;

AND WHEREAS the Township deemed it was necessary to amend Zoning By-law 2022-053, as amended, to implement Official Plan Amendment No. XX to the Our King Official Plan for the Highway 11 Corridor Area;

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 this By-law is in conformity with the Our King Official Plan of the Township of King and the York Region Official Plan as it applies to the Township of King;

AND WHEREAS the Council of the Corporation of the Township of King deems it to be desirable to amend Zoning By-law 2022-053 and its associated Schedules;

NOW THEREFORE the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS, THAT:**

1. The following definitions for “Agriculture-related use”, “Agriculture research, development, and manufacturing”, “Smart Greenhouse”, and “Vertical Farming” be added in alphabetical sequence to Part 2, and renumbering all subsequent definitions accordingly:
 - a. **Agriculture-related use:** means farm-related commercial and farm-related industrial *uses* that are directly related to farm operations on the *lot* or in the area, and that provide direct products and/or services to farm operations as a primary activity, supporting agriculture and benefitting from being near farm operations.
 - b. **Agriculture research, development, and manufacturing:** means premises used for the research and development of agricultural solutions that contribute to more sustainable, efficient, and effective practices associated with the production of crops, feed, and produce, or livestock operations, and may include the manufacture of goods or wares that are a byproduct of the research and development activities that occur on the same premises.
 - c. **Smart greenhouse:** means a wholly enclosed *building* for the indoor production and harvesting of flowers, fruits, vegetables, plants, shrubs, trees and similar

vegetation using the integration of advanced technologies such as climate control systems and automated irrigation to optimize growing conditions and crop yields. Flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation grown on the premises may not necessarily be transplanted outdoors on the same *lot* containing such smart greenhouse but are sold directly from such *lot* at wholesale or retail but shall not include the retail sale of landscape supply and materials. A smart greenhouse shall not include a *commercial greenhouse, farm greenhouse and/or garden centre*.

d. **Vertical farming:** means a wholly enclosed *building* used for the indoor production, harvesting, processing, storage and distribution of agricultural crops, generally arranged in stacked layers or vertically inclined structures involving controlled environments, lighting, and the use of hydroponics.

2. That the definition for “Area of Operation” in Part 2 be deleted in its entirety and replaced with the following text:

18. Area of Operation: means, in relation to an *agriculture-related use* or *on-farm diversified use*, and includes all associated *buildings, landscaped area, berms, well and septic systems, parking areas* and dedicated laneways, and for the purpose of an *on-farm diversified use*, shall exclude *existing* laneways and *parking areas* shared with the principal *agricultural use* on the same *lot*.

3. The following Section “3.49 Agriculture-related Uses” be added to Part 3:

3.49 Agriculture-related Uses

Where permitted by this By-law, an *agriculture-related use* shall be subject to the following provisions:

- a) The maximum *area of operation* for an *agriculture-related use* shall not exceed 30% of the total *lot area* or a maximum of 1.0 ha (10,000 m²), whichever is less.
- b) In calculating the *area of operation*, 100% of the area used for *parking spaces* associated with the *agriculture-related use* shall be included.
- c) An *agriculture-related use* shall be subject to the Minimum Distance Separation (MDS) I Formulae, as deemed to be applicable.
- d) *Open storage* shall be permitted, provided that:
 - i) *Open storage* is accessory to a *principal agriculture-related use*;
 - ii) *Open storage* is located in an interior *side yard* or *rear yard* only, and in no case shall be located between a *building* and *street line*;

- iii) The maximum *lot area* used for *open storage* shall not exceed 30% of the total *area of operation* associated with the *principal agriculture-related use*;
 - iv) Where *open storage* is permitted in an *interior side yard* or *rear yard*, the minimum distance between the *open storage* and the *interior lot line* or *rear lot line* shall be 3.0 m;
 - v) *Open storage* is prohibited on any *lot* abutting a Hamlet Residential, Rural Residential, Rural Estate Residential, or Open Space *zone*;
 - iv) *Open storage* shall not be located on lands used for minimum required *parking spaces*, or on lands that otherwise used to provide access to *parking areas*; and
 - v) *Open storage* shall be screened on all sides with an opaque fence or landscaping, or a combination of both.
 - e) *Ancillary retail* shall be permitted, provided the *floor area* devoted to *ancillary retail* does not exceed 30% of the *floor area* of all *buildings and structures used* in conjunction with the *agriculture-related use*.
 - f) An *agriculture-related use* shall be subject to an approved *site plan*.
2. The following parking requirements be added in alphabetical sequence under the “Agricultural Uses” category in Table 4-1: Parking Space Requirements:
- Agriculture research, development, and manufacturing* – 1.0 space for every 37.0 m² of *gross floor area* up to 3,000.0 m², plus 1.0 spaces for each additional 100.0 m² of *gross floor area* up to 6,000.0 m², and 1.0 spaces for each 200.0 m² over 6,000.0 m².
- Smart greenhouse* – 5.0 spaces or 1.0 space for every 23.0 m² of *gross floor area*, whichever is greater.
- Vertical farming* - 5.0 spaces or 1.0 space for every 23.0 m² of *gross floor area*, whichever is greater.
- Other agriculture-related Use* - 1.0 space per 100.0 m² of *gross floor area*.
3. “*Agriculture-related Use*” with *Special Provisions* “(1)” and “(2)” be added in alphabetical order sequence to Table 7-4: Uses Permitted in the Agricultural Zones, and that “●” be added under the column labelled “AR” in the corresponding row as “*Agriculture-related Use*”.
4. That Exception 250 be added to Part 10 for the lands shown on Figure 2024-01, and as shown on Schedule A8 and A9:

250	GNH, RC, RMG EP	2024-XXX	Figure															
<p>1.</p> <p>All provisions of the GNH, RC, RMG and EP zones shall apply, except that the following <i>uses</i> shall be permitted in any lands subject to this Exception zone, provided they were legally <i>existing</i> on the <i>lot</i> as of December 16, 2004:</p> <ul style="list-style-type: none"> a) <i>Automobile repair garage;</i> b) <i>Automobile sales and service;</i> c) <i>Building supply and equipment depot;</i> d) <i>Commercial self-storage facility;</i> e) <i>Hotel;</i> f) <i>Inn;</i> g) <i>Marina;</i> h) <i>Motel;</i> i) <i>Restaurant, including as accessory to a motel;</i> j) <i>Retail, restricted to the sale of motor vehicle parts and accessories; and</i> k) <i>Single detached dwelling.</i> <p>2.</p> <p>In the areas zoned RC-250 and RMG-250 on Figure 2024-01, all provisions of the RC and RMG zones shall apply, except that:</p> <ul style="list-style-type: none"> a) Existing uses shall be permitted in accordance with Section 10.250.1; b) <i>Agriculture-related uses</i> shall be permitted, including permission of the following <i>uses</i> as <i>agriculture-related uses</i>: <ul style="list-style-type: none"> i) <i>Abattoir;</i> ii) <i>Agricultural products processing establishment;</i> iii) <i>Agriculture research, development, and manufacturing;</i> iv) <i>Auction establishment;</i> v) <i>Commercial greenhouse;</i> 			<p>Figure 2024-01</p> <p>Legend</p> <table border="1"> <tr> <td>Area Specific</td> <td>EP-250</td> <td>GNH-250(H)</td> <td>GNH-253(H)</td> <td>GNH-256(H)</td> </tr> <tr> <td>Exception Zone</td> <td>RC-250</td> <td>GNH-251(H)</td> <td>GNH-254(H)</td> <td>GNH-257(H)</td> </tr> <tr> <td>A-250</td> <td>RMG-250</td> <td>RC-252</td> <td>RC-255</td> <td>GNH-258(H)</td> </tr> </table> <p>Easterly portion:</p> <p>Westerly portion:</p>	Area Specific	EP-250	GNH-250(H)	GNH-253(H)	GNH-256(H)	Exception Zone	RC-250	GNH-251(H)	GNH-254(H)	GNH-257(H)	A-250	RMG-250	RC-252	RC-255	GNH-258(H)
Area Specific	EP-250	GNH-250(H)	GNH-253(H)	GNH-256(H)														
Exception Zone	RC-250	GNH-251(H)	GNH-254(H)	GNH-257(H)														
A-250	RMG-250	RC-252	RC-255	GNH-258(H)														

- vi) *Conservation use;*
 - vii) *Crop storage and distribution;*
 - viii) *Farm feed and supply store;*
 - ix) *Farm implement sales and service;*
 - x) *Farmers market, and*
 - xi) *Winery, cidery, distillery and micro-brewery.*
- c) The following commercial uses shall be permitted:
- i) *Automobile repair garage;*
 - ii) *Automobile sales and service;*
 - iii) *Building supply and equipment depot;*
 - iv) *Child care centre;*
 - v) *Clinic;*
 - vi) *Commercial self-storage facility;*
 - vii) *Custom workshop;*
 - viii) *Financial establishment;*
 - ix) *Fitness centre;*
 - x) *Hotel;*
 - xi) *Inn;*
 - xii) *Marina;*
 - xiii) *Motel;*
 - xiv) *Office;*
 - xv) *Restaurant;*
 - xvi) *Restaurant, take-out;*
 - xvii) *Retail;*
 - xviii) *Service shop, light;*
 - xix) *Tourist information centre;*
and
 - xx) *Veterinary clinic.*

- d) The following other *uses* shall be permitted:
 - i) *Low-intensity recreational use.*
- e) The following specified *accessory uses* shall be permitted in accordance with Part 3 General Provisions:
 - i) *Commercial patio, only as accessory to a restaurant or restaurant, take-out;*
 - ii) *Open product display;*
 - iii) *Open storage, in accordance with Section 3.49, and only as accessory to an agriculture-related use; and*
 - iv) *Seasonal commercial use.*

3. In the area shown as GNH-250 on Figure 2024-01, all provisions of the GNH zone shall apply, except that:

- a) The following additional *uses* shall be permitted:
 - i) *Existing uses* permitted in accordance with Section 10.250.1; and
 - ii) Upon removal of a holding symbol (H), lands, *buildings*, and *structures* may be *used* for one or more *uses* permitted by 10.250.2. Until the holding symbol is removed, no person shall *use* any land, erect, or alter or *use* any *building* or *structure* for any other purpose except for those *uses* permitted in the Greenbelt Natural Heritage (GNH) *Zone*, as identified in Table 9-2: Permitted Uses in the Other Zones, or existing *uses* as permitted in accordance with Section 10.250.1.
- b) Areas zoned GNH are subject to a Holding (h) symbol. Council of the Municipality may amend this By-law to remove the Holding Symbol

in accordance with the provisions of this subsection, at such time as:

- i) Completion of a Natural Heritage Evaluation, to the satisfaction of the Municipality and applicable agencies;
- ii) The provision of adequate servicing or road infrastructure and works;
- iii) Confirmation of remediation of any environmental contamination, as may be applicable;
- iv) Completion of an Archaeological Assessment and confirmation that no archaeological resources exist on site;
- v) An approved *site plan* under Section 41 of the Planning Act; and
- vi) Approvals obtained from the Lake Simcoe Region Conservation Authority and/or York Region, as may be applicable.

4. With respect to lot and building requirements, all provisions of the GNH, RC, RMG and EP *zones* shall apply, except that the following *lot* and *building* requirements shall prevail with respect to the lands subject to Exception 250 as shown on Figure 2024-01:

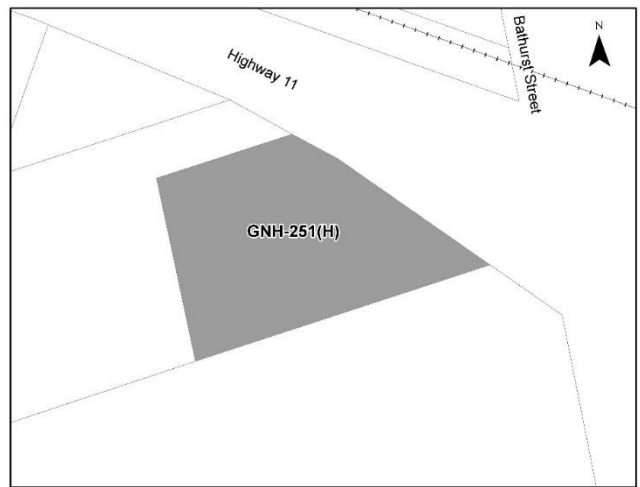
- a) The minimum *lot area* shall be as legally *existing*.
- b) The minimum *lot frontage* shall be:
 - ii) In the Rural Commercial (RC) and Rural Employment Greenbelt (RMG) *zones*, the minimum *lot frontage* shall be 30.0 m.
 - iii) In the Greenbelt Natural Heritage System (GNH) *zone*, the minimum *lot frontage* shall be 180.0 m.
- c) The *front yard* requirements shall be:

		<ul style="list-style-type: none"> iii) The minimum <i>front yard</i> shall be 5.0 m. iv) The maximum <i>front yard</i> shall be 30.0 m. d) The minimum <i>rear yard</i> shall be 15.0 m. e) The minimum <i>interior side yard</i> shall be 6.0 m. f) The minimum <i>exterior side yard</i> shall be 6.0 m. g) The following requirements shall apply to maximum <i>lot coverage</i>: <ul style="list-style-type: none"> vi) Where the <i>existing lot area</i> is 3.0 ha or less, the maximum <i>lot coverage</i> shall be 25%; or vii) Where the <i>existing lot area</i> is greater than 3.0 ha, the maximum <i>lot coverage</i> shall be 15%. h) The maximum <i>height</i> shall be 11.0 m or two <i>storeys</i>. i) A minimum <i>planting strip</i> shall be required as follows: <ul style="list-style-type: none"> viii) Where a <i>lot line</i> abuts a <i>street line</i>, the minimum width of a <i>planting strip</i> shall be 3.0m; and ix) A <i>planting strip</i> shall be required along the periphery of a <i>parking area</i> and shall have a minimum width of 3.0m. j) A <i>parking area</i> shall be permitted in a <i>side yard</i> or <i>rear yard</i> only, and in no case shall be located between a <i>building</i> or <i>structure</i> and a <i>street line</i>. <p>5. No development or <i>site alteration</i> shall occur within areas shown as “Natural Heritage Features” or “Natural Heritage Features (120 m Buffer)”, as shown on Schedule E, unless it is in accordance with an approved <i>site plan</i> under Section 41 of the <u>Planning Act</u>.</p>	
251	GNH	2024-XXX	Figure

1. In the area shown as GNH-251 (formerly 90) on Figure 2024-02, all provisions of Section 10.250 shall apply, except that:

- a) The minimum *lot area* shall be 0.7 ha.
- b) The minimum *lot frontage* shall be 100.0 m.
- c) The minimum *front yard* shall be:
 - i) 6.0 m for a building *existing* as of October 17th, 1988.
 - ii) 50.0 m for a bulk fuel storage tank and *accessory* loading racks.
- d) The minimum *rear yard* shall be:
 - i) 11.0 m for any *building* or *structure* except those *buildings* and *structures* referred to in clause (d)(ii) below.
 - ii) 15.0 m for a bulk fuel storage tank and *accessory* loading racks.
- e) The minimum *side yard* shall be:
 - i) 2.0 m for any *building existing* as of October 17th, 1988.
 - ii) 3.0 m for any *building* or *structure* erected after October 17th, 1988, except those *buildings* and *structures* referred to in clause (e)(iii) below.
 - iii) 15.0 m for an *existing* bulk fuel storage tank and *accessory* loading racks.

Figure 2024-02

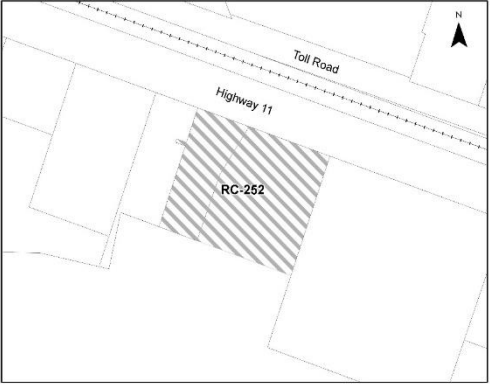
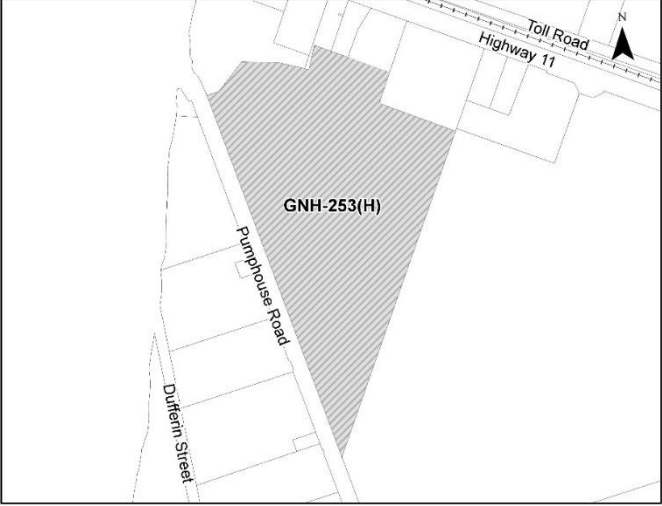
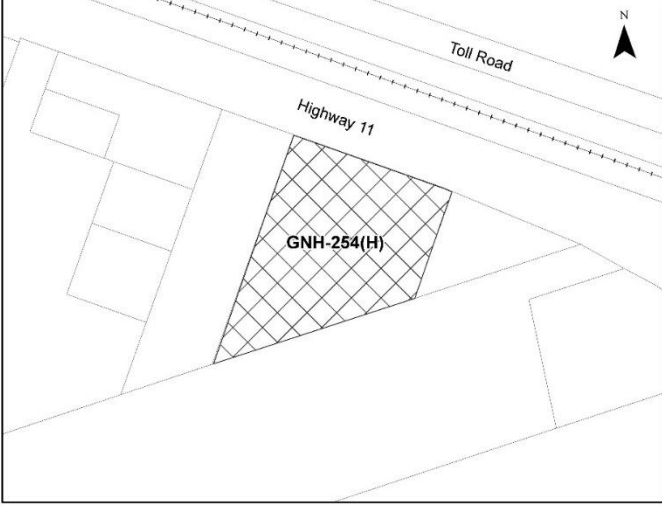


252

RC

2024-XXX

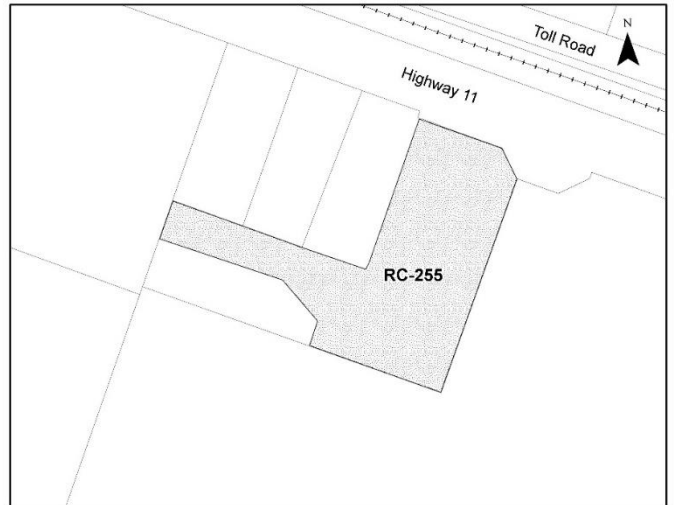
Figure

	<p>1. In the area shown as RC-252 (formerly 100) on Figure 2024-03, all provisions of Section 10.250 shall apply, except that:</p> <p>a) <i>Drive-through</i> shall be permitted accessory to a restaurant or restaurant take-out use, subject to the special provisions of Section 3.13.</p>		<p>Figure 2024-03</p> 
253	GNH	2024-XXX	Figure
	<p>1. In the area shown as GNH-253 (formerly 100) on Figure 2024-04, all provisions of Section 10.250 shall apply, except that:</p> <p>a) The following additional uses shall be permitted:</p> <p>i) <i>Greenhouse, farm;</i></p> <p>ii) <i>Farm produce outlet, and</i></p> <p>iii) <i>Agriculture-use, value added.</i></p> <p>iv) <i>Retail, ancillary</i> shall be a permitted accessory use subject to the special provisions of Section 3.5.</p>		<p>Figure 2024-04</p> 
254	GNH	2024-XXX	Figure
	<p>1. In the area shown as GNH-254 (formerly 119) on Figure 2024-05, all provisions of Section 10.250 shall apply, except that:</p> <p>a) A <i>loading space</i> shall not be required for an <i>automobile sales establishment</i>.</p> <p>b) A <i>planting strip</i> of land not less than 6.0 m wide adjacent to Highway 11 be used for no other purpose than <i>landscaping</i>, but this shall not prevent the provision of a combined entrance and exit to <i>parking areas</i> across the <i>planting strip</i>.</p> <p>c) The minimum <i>side yard</i> for an <i>accessory structure</i> existing as of June 1, 1993 shall be 2.5 m on the west side.</p>		<p>Figure 2024-05</p> 
255	RC	2024-XXX	Figure

1. In the area shown as RC-255 (formerly 157) on Figure 2024-06, all provisions of Section 10.250 shall apply, except that:

- a) *Open storage and open product display* shall be permitted *accessory to a building supply and equipment depot* and shall be permitted in the *front yard*, notwithstanding Sections 3.30, 3.31 and 3.49 of this By-law.
- b) The minimum *front yard setback* for *open storage and open product display* shall be 6.0 m from the planned width of any regional *street* and 3.0 m from the planned width of any *existing* or future municipal *street*, and, in no case shall the *open storage* of aggregate or fill material be located within 105.0 m of the planned width for Highway 11.
- c) A fence not exceeding 1.8 m in height shall be deemed not to be a *structure*.

Figure 2024-06



256

GNH

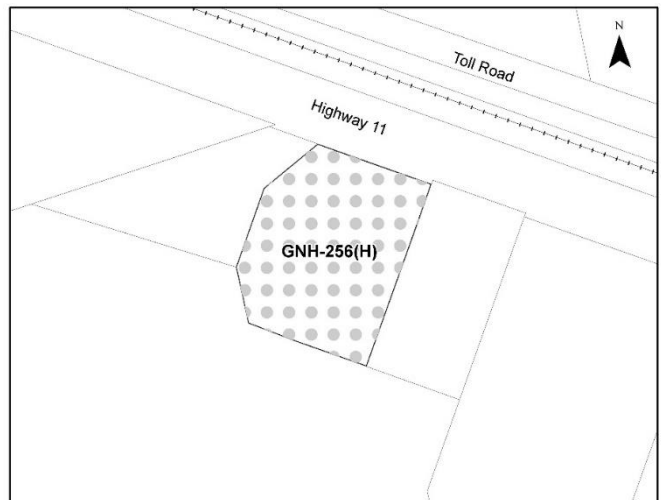
2024-XXX

Figure

1. In the area shown as GNH-256 (formerly 172) on Figure 2024-07, all provisions of Section 10.250 shall apply, except that:

- a) The *uses* permitted shall include and are limited to one or more of the following:
 - i) A *dwelling unit* contained within the *building existing* as of the date of this By-law;
 - ii) *Antique shop*;
 - iii) *Automobile sales and service*;
 - iv) *Automobile service stations* including *retailing* of non-automobile goods as an *accessory use*;
 - v) *Parking lot*;
 - vi) *Public parking garage*;
 - vii) *Retail sales establishments* for snowmobiles, tourist

Figure 2024-07



<p>trailers and mobile homes and boats;</p> <p>viii) <i>Service shops, heavy;</i></p> <p>ix) <i>Taxi station;</i></p> <p>x) <i>Truck or bus terminal;</i></p> <p>xi) <i>Veterinary clinic;</i> and</p> <p>xii) Warehousing and storage wholly contained within the <i>building existing</i> as of the date of this By-law.</p> <p>b) The minimum <i>lot area</i> shall be 9,000.0 m².</p>	
--	--

257	GNH	2024-XXX	Figure
-----	-----	----------	--------

1. In the areas shown as GNH-257 (formerly 175) on Figure 2024-08, all the provisions of the GNH zone shall apply, except that:

a) The *uses* permitted shall be limited to self-service storage facilities and *uses, buildings, and structures accessory* thereto.

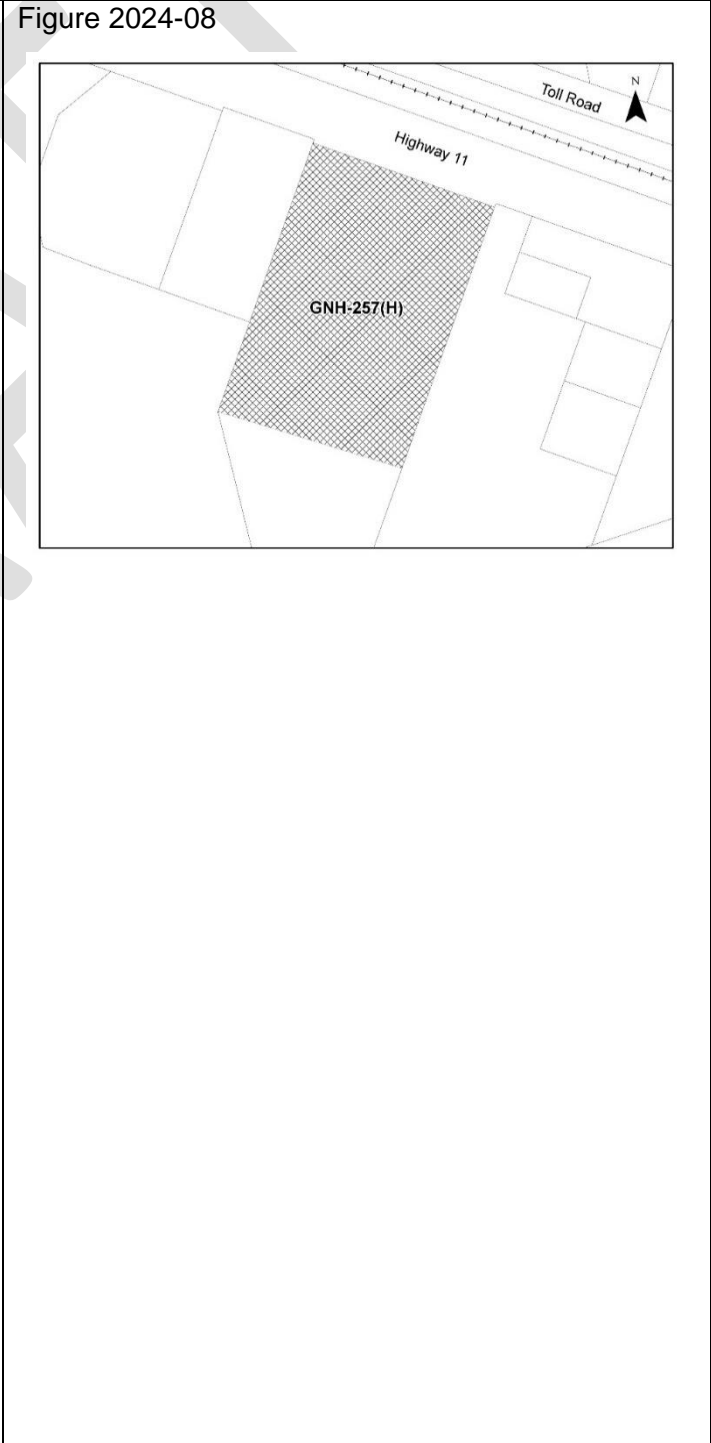
b) For the purpose of this By-law, a “self-service storage facility” shall be defined as a *building* consisting of individual, small, self-contained units that are rented, leased, or owned for the storage of business and household goods or contractors supplies.

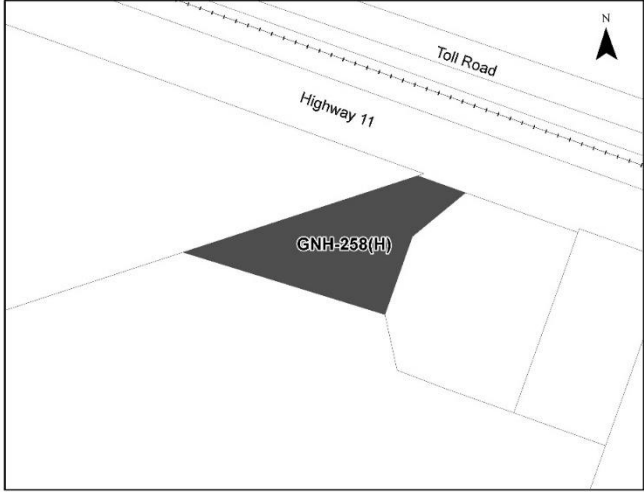
c) The minimum *lot area* shall be 3.1 ha.

d) The minimum *lot frontage* shall be 120.0 m.

e) For the purpose of calculating the requirement of subsection (d) above, abutting lands in the Greenbelt Natural Heritage (GNH) zone which are under the same ownership as the lands which are subject to this exception, may be used in any calculation to satisfy the minimum *lot area* requirement.

f) A fence not exceeding 1.8 m. in height shall be deemed not to be a *structure*.



g) The minimum <i>parking space</i> requirement shall be a total of nine (9) <i>parking spaces</i> .			
258	GNH	2024-XXX	Figure
1. In the areas shown as GNH-258 (formerly 175) on Figure 2024-09, all the provisions of Section 10.250 shall apply, except that: <p>a) The minimum <i>lot frontage</i> shall be 30.0 m.</p>			Figure 2024-09 

5. That Exception Zone 29, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety and replaced in accordance with section 4 of this Amendment.
6. That Exception Zone 90, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety and replaced in accordance with section 4 of this Amendment.
7. That Exception Zone 100, as found in Part 10, and as shown on Schedule A8, be deleted in its entirety and replaced in accordance with section 4 of this Amendment.
8. That Exception Zone 119, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety and replaced in accordance with section 4 of this Amendment.
9. That Exception Zone 157, as found in Part 10, and as shown on Schedule A8, be deleted in its entirety and replaced in accordance with section 4 of this Amendment.
10. That Exception Zone 172, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety and replaced in accordance with section 4 of this Amendment.
11. That Exception Zone 175, as found in Part 10, and as shown on Schedule A9, be deleted in its entirety and replaced in accordance with section 4 of this Amendment.
12. THAT Schedule A8 of By-law 2022-53, be deleted in its entirety and replaced by the following, as shown on Schedule 1 to this By-law.
13. THAT Schedule A9 of By-law 2022-53, be deleted in its entirety and replaced by the following,

as shown on Schedule 2 to this By-law.

READ a FIRST and SECOND time this XX day of _____, 2024.

READ a THIRD time and FINALLY PASSED this XX day of _____, 2024.

Steve Pellegrini
Mayor

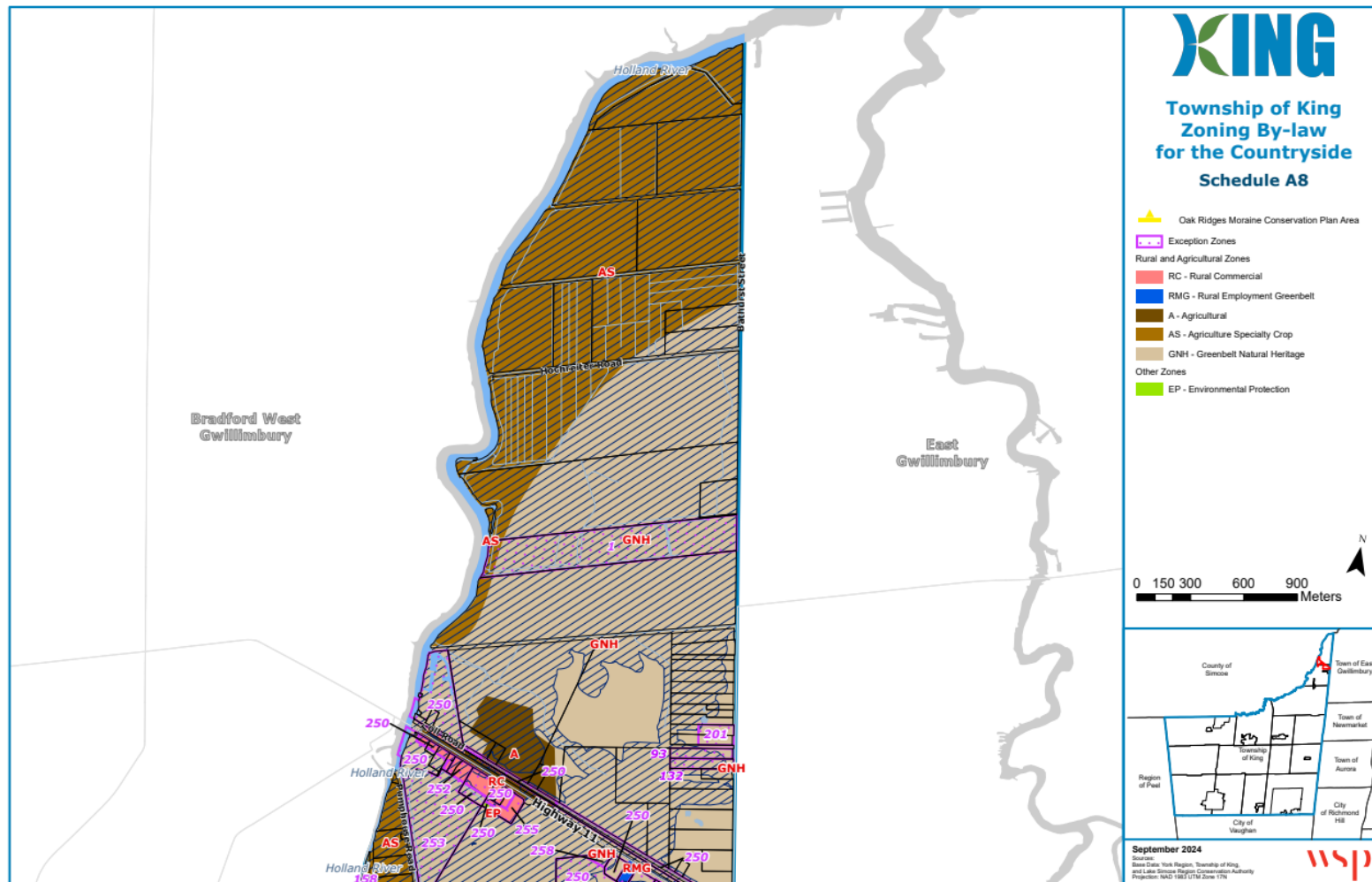
Denny Timm
Township Clerk

*(Ref. Growth Management Services Dept.
Report No.: GMS-PL-2024-XX, ____, ____, 20*

DRAFT

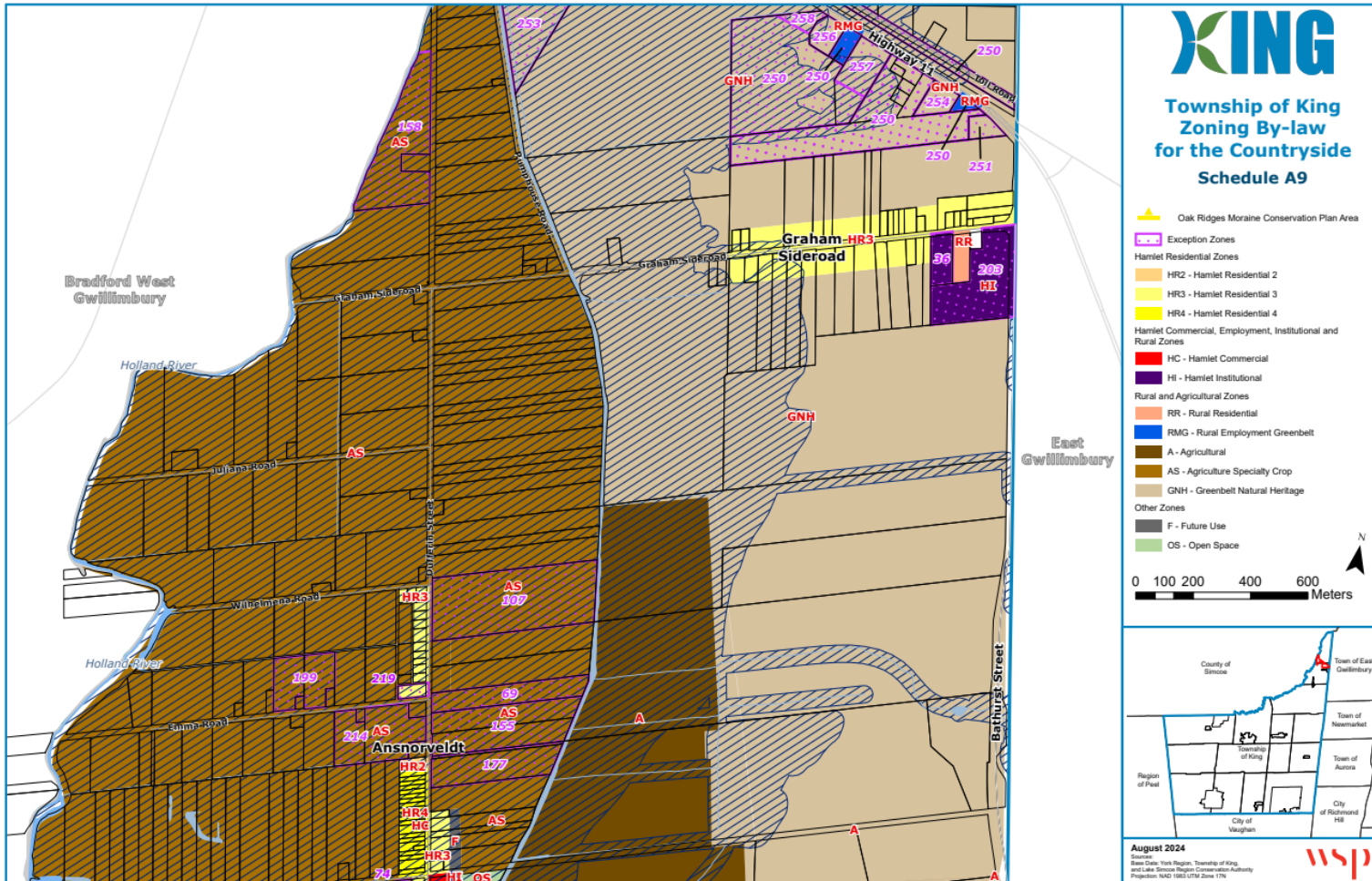
Schedule '1'

Schedule A8 of By-law 2022-053



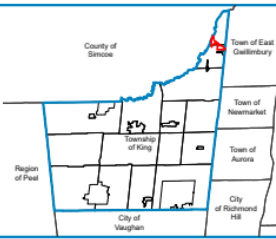
Schedule '2'

Schedule A9 of By-law 2022-053



KING Township of King Zoning By-law for the Countryside Schedule A9

- ▲ Oak Ridges Moraine Conservation Plan Area
 - Exception Zones
 - Hamlet Residential Zones
 - HR2 - Hamlet Residential 2
 - HR3 - Hamlet Residential 3
 - HR4 - Hamlet Residential 4
 - Hamlet Commercial, Employment, Institutional and Rural Zones
 - HC - Hamlet Commercial
 - HI - Hamlet Institutional
 - RR - Rural Residential
 - RMG - Rural Employment Greenbelt
 - Rural and Agricultural Zones
 - A - Agricultural
 - AS - Agriculture Specialty Crop
 - GNH - Greenbelt Natural Heritage
 - Other Zones
 - F - Future Use
 - OS - Open Space
- 0 100 200 400 600 Meters



August 2024
 Sources: Base Data: York Region, Township of King, and Lake Simcoe Region Conservation Authority
 Projection: NAD 1983 UTM Zone 17N

