



**The Corporation of The Township of King**

**By-Law Number 2024-084**

**A By-Law to Amend Zoning By-Law Number 2022-053**


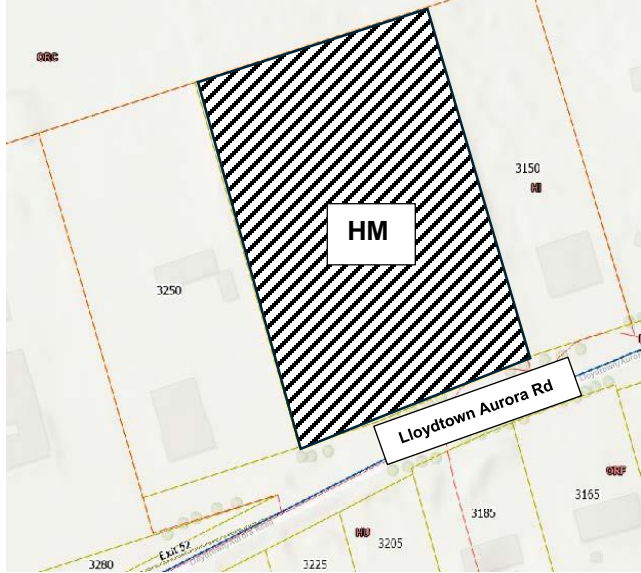
**Whereas** Zoning By-law Number 2022-053, being a By-law to regulate the use of land and the character, location and use of buildings and structures in the Township of King, was passed on the 26th day of September 2022; and

**Whereas** it is deemed necessary to further amend By-law Number 2022-053, as amended, where such amendment conforms to the Official Plan of the Township of King, as amended, by Official Plan Amendment No. 3 to the Township of King Official Plan 'Our King'(2019); 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;

**Now therefore** the Council of the Corporation of the Township of King hereby enacts as follows:

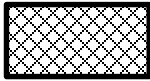
1. **THAT** Zoning By-law number 2022-053, as amended, be further amended as follows:
2. **THAT** the lands subject to this By-law consist of Part Lot 28, Concession 5, Township of King, in the Regional Municipality of York, municipally known as 3200 and 3250 Lloydtown Aurora Road as more particularly shown on Schedules "1" and "2", attached hereto.
3. **THAT** Schedules "1" and "2", attached hereto, form part of this By-law.
4. **THAT** Schedule "A3" of Zoning By-law 2022-053, as amended, be further amended for the subject lands as depicted on Schedule "1" of this By-law, by adding Exception 128 as shown on Schedules "1" and "2" to this By-law.
5. **THAT** "Table 10-1: Exception Zones" of By-law 2022-053 be amended, by adding Exception Zone No. 128 to Table 10-1 with the following:

128	HM	2024-084	Figure
<p><b>3200 Lloydtown Aurora Road</b></p>  <p>1. For the lands identified in hatching in Figure 2024-084 within the HM zone, all provisions of the HM zone shall apply, except that:</p> <ul style="list-style-type: none"> <li>a. The following additional <i>uses</i> shall be permitted: <ul style="list-style-type: none"> <li>i. <i>Contractor's Establishment</i></li> <li>ii. For the purposes of this By-law, a <i>Contractor's Establishment</i> shall be defined as a premises used for the collection, sorting and storage of recycled building materials, but not the storage of hazardous waste or liquid industrial waste and where an Office use and Open Storage use are permitted as Specified Accessory uses;</li> </ul> </li> <li>b. Notwithstanding Section 3.31 (Open Storage), provisions d), e), g), h) and i) shall not apply to the subject lands;</li> <li>c. Notwithstanding Section 3.45 (Uses Prohibited in All Zones), provisions e) and f) shall not apply to the subject lands;</li> <li>d. Notwithstanding Section 4.1 (Parking Space Requirements), Table 4-1, the parking requirement shall be 90 spaces;</li> <li>e. Notwithstanding Section 4.6 (Bicycle Parking Requirements), Table 4-4, the bicycle parking requirement shall be 1 parking space for every 200 square metres of office gross floor area;</li> <li>f. Notwithstanding Section 6.2 (Uses Permitted in the Hamlet Zones), Special Provisions (1) and (2), Major Development shall be permitted on the subject lands;</li> <li>g. Notwithstanding Section 6.3 (Lot and Building Requirements for the Hamlet Zones), Table 6-3:</li> </ul>			<p>3. Figure 2024-084</p> 

i) the minimum *interior side yard* on the west side shall be 3.0 metres;

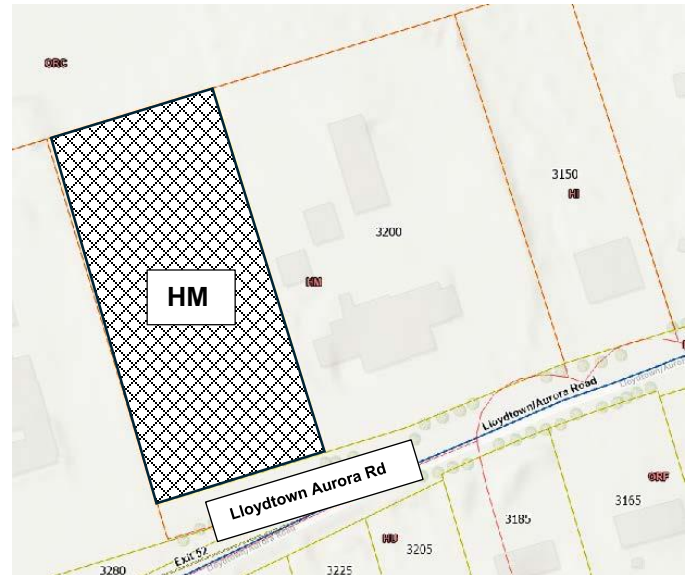
ii) the maximum *height* shall be 15.3 metres.

### 3250 Lloydtown Aurora Road



2. For the lands identified in cross hatching in Figure 2024-084 within the HM zone, all provisions of the HM zone shall apply, except that:

- a. The following additional *uses* shall be permitted:
  - i. *Contractor's Establishment*
  - ii. For the purposes of this By-law, a *Contractor's Establishment* shall be defined as a premises used for the collection, sorting and storage of recycled building materials, but not the storage of hazardous waste or liquid industrial waste and where an Office use and Open Storage use are permitted as Specified Accessory uses;
- b. Notwithstanding Section 3.31 (Open Storage), provisions d), e), g), h) and i) shall not apply to the subject lands;
- c. Notwithstanding Section 3.45 (Uses Prohibited in All Zones), provisions e) and f) shall not apply to the subject lands;
- d. Notwithstanding Section 4.1 (Parking Space Requirements), Table 4-1, the parking requirement shall be 52 spaces for the first 5480 square metres and then applying 1.0 parking spaces for each 200 square metres over 5480 square metres;
- e. Notwithstanding Section 4.6 (Bicycle Parking Requirements), Table 4-4, the bicycle parking requirement shall be 1 parking space for every 200 square metres of office gross floor area;



<p>f. Notwithstanding Section 6.2 (Uses Permitted in the Hamlet Zones), Special Provisions (1) and (2), Major Development shall be permitted on the subject lands;</p> <p>g. Notwithstanding Section 6.3 (Lot and Building Requirements for the Hamlet Zones), Table 6-3:</p> <p>iii) the minimum <i>interior side yard</i> on the east side shall be 3.0 metres;</p> <p>iv) the maximum height shall be 15.3 metres provided a front yard setback measuring least 80.0 metres is provided, otherwise the maximum height shall be 11.0 metres on the lot.</p>	
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6. **THAT** this 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 within the time prescribed under Section 34(19) of the Planning Act.

**READ a FIRST and SECOND** time this 28th day of October 2024.

**READ a THIRD** time and **FINALLY PASSED** this 28th day of October 2024.

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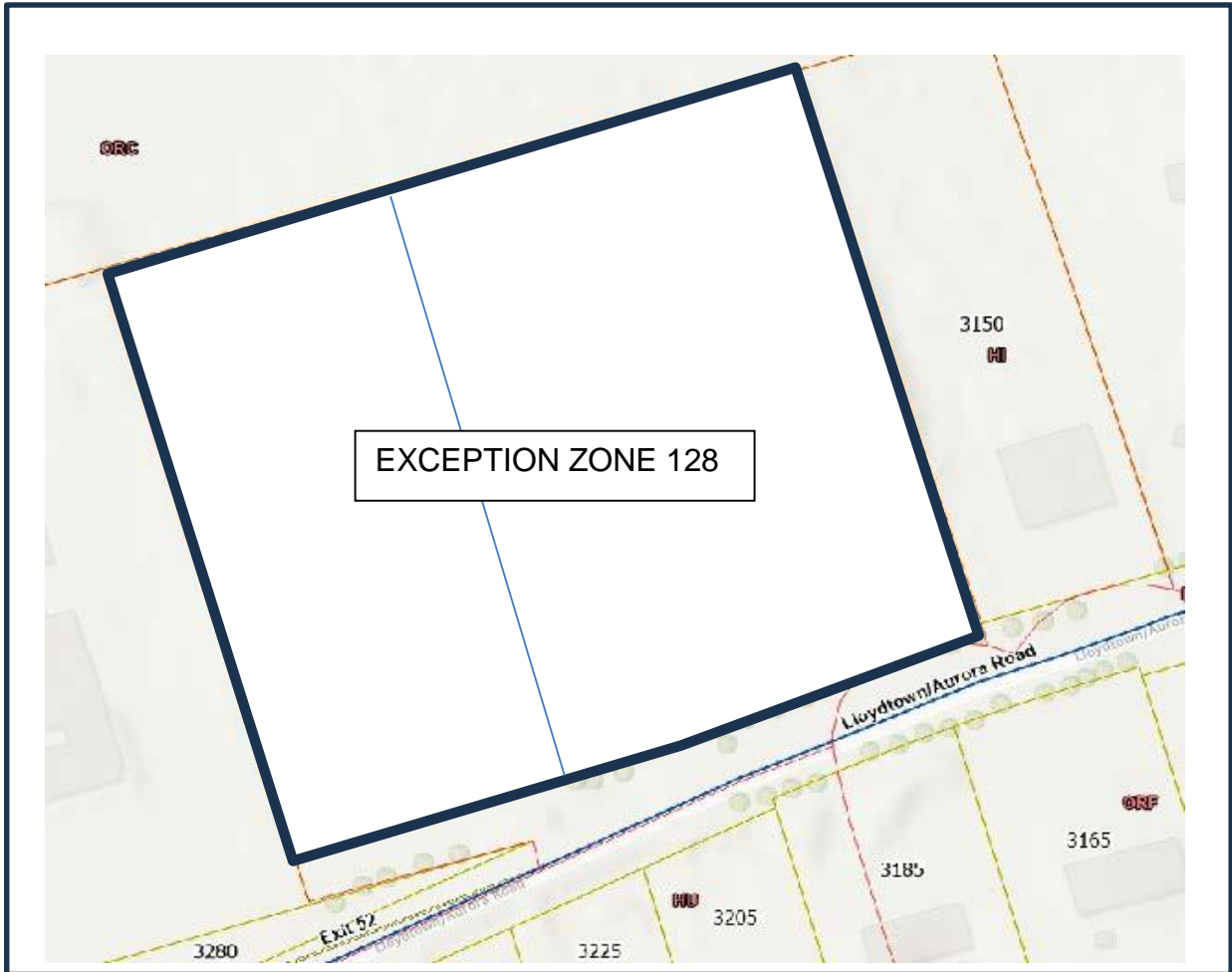
Steve Pellegrini  
Mayor

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Denny Timm  
Township Clerk

(Ref. Growth Management Services Dept. – Planning Division,  
Report Number GMS-PL-2024-24 – Sept. 23/24)

**PLAN SHOWING:**  
**PART LOT 28, CONCESSION 5**  
**THE CORPORATION OF THE**  
**TOWNSHIP OF KING**  
**REGIONAL MUNICIPALITY OF YORK**



**SUBJECT PROPERTIES**



Hamlet Employment (HM) to  
Hamlet Employment (HM) Site Exception Zone 128

**THIS IS SCHEDULE "1" TO BY-LAW No. 2024-084**

**PASSED ON THIS 28<sup>TH</sup> DAY OF OCTOBER 2024**

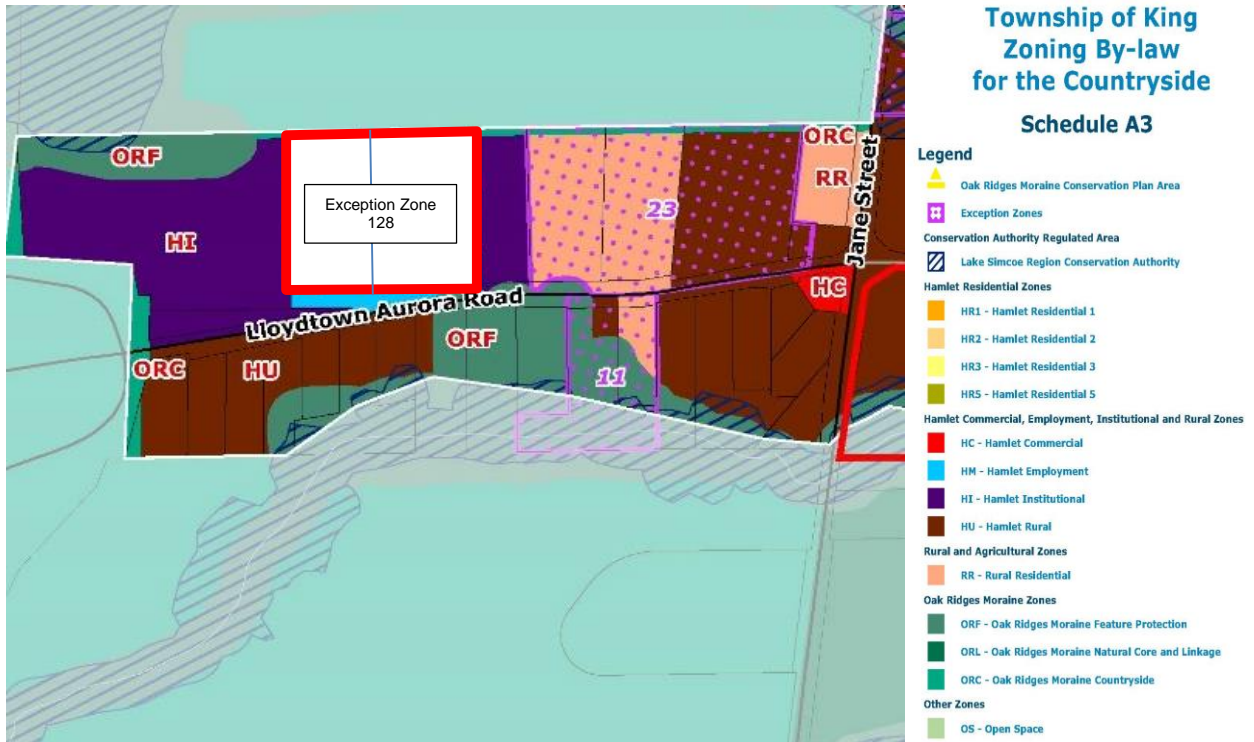
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STEVE PELLEGRINI, MAYOR

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DENNY TIMM, TOWNSHIP CLERK

THIS IS SCHEDULE "2" TO BY-LAW NO. 2024-084

**Part Lot 28, Concession 5  
(3200 & 3250 Lloydtown Aurora Road)**

TOWNSHIP OF KING  
REGIONAL MUNICIPALITY OF YORK



THIS IS SCHEDULE "2" TO BY-LAW No. 2024-084

PASSED ON THIS 28<sup>TH</sup> DAY OF OCTOBER 2024

\_\_\_\_\_  
STEVE PELLEGRINI, MAYOR

\_\_\_\_\_  
DENNY TIMM, TOWNSHIP CLERK