



The Corporation of The Township of King

By-Law Number 2026-003

A By-law to Amend Zoning By-law Number 2017-66, as amended

Whereas Zoning By-law Number 2017-66, being a By-law to regulate the use of land and the character, location and use of buildings and structures in the Schomberg and King City Urban Areas, within the Township of King, was adopted on the 26th day of June, 2017;

And Whereas it is deemed necessary to further amend By-law Number 2017-66, as amended, the matters herein set out are in conformity with the Official Plan of the Township of King, known otherwise as 'Our King';

And Whereas authority is granted pursuant to Sections 34 and 36 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 enacts as follows:

1. **That** the lands subject to this By-law consist of Lots 7 & 8, Registered Plan 337, Village of King City, Township of King, Regional Municipality of York, municipally known as 2018-2022 King Road and more particularly shown on Schedule "1" attached hereto, and that Schedule "1" forms part of this By-law.
2. **That** Schedule "A4" of By-law Number 2017-66, as amended, is hereby further amended by changing the zone symbol from Core Area - King City ('CAK') Zone and Residential Single Detached "C" ('R1C') Zone to Core Area – King City Exception Section 7.5.2.22 Holding ('CAK-22('H')) Zone for those lands shown in hatching on Schedule "1" attached hereto.
3. **That** Section 7.5.2 (CAK Zone Exceptions) of By-law Number 2017-66, as amended be further amended by adding the following subsection:

"7.5.2.22 Exception Re: Lots 7 & 8, Registered Plan 337 (2018-2022 King Road), Village of King City, Township of King:

1. Notwithstanding the permitted uses identified under Section 7.2 (Table 7.2 – Uses Permitted in the Commercial Zones), the uses permitted pursuant to this By-law shall be limited to:
 - i) *Veterinary Clinic*; and,
 - ii) *Office*
2. Notwithstanding the provisions of Section 6.2 (Table 6.2 (a)), Section 6.3 (Table 6.3 (a)), and, Section 7.3 (Table 7.3 (a)), the lands delineated as "Core Area – King City Exception Section 7.5.2.22 Holding ('CAK-22('H')) Zone" and as shown in hatching on Schedule '1' to this By-law may be used for a proposed commercial building in accordance with the following provisions:

- i) A minimum *front yard* of 0.0 metres shall be provided;
 - ii) A minimum *exterior side yard* of 0.0 metres shall be provided;
 - iii) A minimum *interior side yard* of 3.0 metres shall be provided;
 - iv) The maximum permitted *building height* shall be 26.18 metres (to the roof parapet) (excluding height of mechanical penthouse);
 - v) The maximum permitted height of a *structure* used for the enclosure of an elevator and/or rooftop mechanical equipment shall not exceed 4.0 metres;
 - vi) The maximum *floor space index* shall be 1.74;
 - vii) A minimum building *step back* of 1.0 metres above the fourth storey.
3. Notwithstanding Section 3.42 (Table 3.42.1 – Permitted Yard and Setback Encroachments) of Zoning By-law 2017-66, the following shall apply:
- i) 2.64 metres for an ‘intake’ structure into the required *interior side yard*.
4. Notwithstanding Section 4.1 (Table 4.1 – Parking Space Requirements) and Section 4.6 (Table 4.6.1 – Minimum Loading Space Requirements) to the contrary, the minimum number of required on-site parking spaces for the proposed ‘veterinary clinic’ and ‘office’ uses shall be 41 parking spaces (1 parking space per 66.27 m² of gross floor area) and the minimum number of required loading spaces shall be zero.
5. Notwithstanding Section 4.7.5 (a) (Bicycle Space and Parking Area Requirements) to the contrary, the minimum dimensions of an unobstructed stacked rack locker bicycle parking space shall be 0.46 metres by 1.8 metres.
6. Notwithstanding Section 4.4.3 (Parking Area Aisles) to the contrary, the minimum width of a *parking aisle* shall be 6.0 metres.
7. Notwithstanding Section 4.4.6 (Parking Area Location and Planting Strip) to the contrary, a *parking area* may be permitted in the exterior side yard.
8. Notwithstanding Section 3.26 (b)(i) (Planting Strips) to the contrary, the minimum required width of a *planting strip* shall be 0.0 metres.
9. Notwithstanding Section 3.34 (a)(i) (Sight Triangle) to the contrary, the minimum required *sight triangle* shall be 10 metres X 10 metres.
- 4. That** the following Holding (H) Provisions shall apply as follows to the lands, subject to this By-law shown on Schedule ‘1’, as attached to this by-law:
- (a) Notwithstanding any other provisions of this By-law, where a Holding Symbol denoted as an “H” is shown as a suffix to the Core Area – King City Exception Section 7.5.2.22 Holding (‘CAK-22(‘H’)’) Zone, no person shall use any land, erect or alter or use any building(s) or structure(s) for any purpose other than legally existing use(s), building(s), or structure(s) until such time as the Holding Symbol is removed by an amendment to this By-law passed pursuant to Section 36 of the Planning Act, as amended.
 - b) Council for the Municipality may amend this By-law to remove the Holding Symbol (H) to permit the development of these lands in accordance with the provisions of this By-law and Section 36 of the Planning Act, as amended, at such time:

- i. That off-site parking agreements between the Owner and Owners of lots intended to accommodate the parking are entered into, and that such agreements are registered on title of the lands used for the required parking, and confirmation of the execution and registration of such agreements is provided, if determined to be required by, and to the satisfaction of the Township's Director of Growth Management Services.
- ii. A Site Plan has been approved by the Municipality and a Site Plan Development Agreement respecting the development of the lands has been executed between the owner and encumbrancer(s), if any, of the lands and the Municipality to the satisfaction of the Township's Director of Growth Management Services.
- iii. That adequate downstream sanitary capacity and adequate municipal water capacity is available as confirmed by the Township's wastewater and water modelling consultant, and that allocation of servicing capacity for the development, as applicable, is confirmed by Council, to the satisfaction of the Township's Director of Growth Management Services.

5. That this By-law shall come into force and effect on the day it was passed by the Council of the Township of King 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 and Section 36 of the Planning Act.

Read a First and Second time this XXth day of February, 2026.

Read a Third time and finally passed this XXth day of February, 2026.

Steve Pellegrini, Mayor

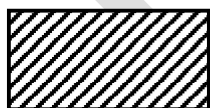
Denny Timm, Township Clerk

*(Ref. Growth Management Services Report No. GMS-PL-2026-002,
Council January 26/26)*

Schedule "1" to By-law 2026-003

Lots 7 & 8, Registered Plan 337

**Township of King
Regional Municipality of York**



"Core Area - King City ('CAK') Zone and Residential Single Detached "C" ('R1C') Zone to Core Area - King City Exception Section 7.5.2.22 Holding ('CAK-22('H'))' Zone"

Passed on this XXth day of February, 2026

Steve Pellegrini
Mayor

Denny Timm
Township Clerk