



The Corporation of The Township of King

By-Law Number 2026-007

A By-law to Amend Zoning By-Law Number 2017-66

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 Township of King, was passed 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, otherwise known as 'Our King' (2019); and

Whereas authority is granted pursuant to Section 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 the lands described as Lot 4, Plan M1565 and are municipally known as 24 Banner Lane, as shown on Schedules "1" and "2" attached hereto.
- 2) **THAT** Schedules "1" and "2" attached hereto form a part of this By-law.
- 3) **THAT** Schedule "A6" of Zoning By-law 2017-66 is hereby further amended by changing the zone symbol on the lands described in Section 1 above from "Residential – Single Detached "C" R1C Zone" to "Core Area – King City Exception Holding ('CAK-23' ('H'))" as illustrated on Schedule "1" and "2" attached hereto.
- 4) **THAT** Section 7.5 of By-law Number 2017-66, as amended, be further amended by adding the following subsection:

7.5.2.23 Exception RE: Lot 4 Plan M1565 (24 Banner Lane)

Notwithstanding the provisions of Section 3.26(b)(i), Section 4.4.3(a), and Table 7.3a, the lands delineated as "Core Area – King City Exception Holding ('CAK-23' ('H'))" on Schedule "2" of this By-law may be used in accordance with the following provisions:

- i. The maximum front yard shall be 8.25 m;
- ii. The minimum interior side yard shall be 3.0 m;
- iii. The maximum lot coverage shall be 58%;
- iv. The minimum required step back for all storeys above the second storey shall be 0 m;
- v. The maximum permitted height shall be 19.0 m;
- vi. The maximum density shall be 90 units per hectare;
- vii. The maximum floor space index shall be 2.0 FSI;
- viii. A parking aisle shall have a minimum width of 6.0 m; and
- ix. Section 3.26(b)(i) shall not apply.

5) HOLDING PROVISIONS

- a.) Notwithstanding any other provision of this By-law, a Holding Symbol denoted as an "H" to the zone symbol for the Core Area - King City Exception Holding ('CAK-23 ('H')) Zone shall require that no person use any land, erect, alter, or use any building or

structures for any other purpose until such time as the Holding Symbol (H) is removed by an amendment to this By-law passed pursuant to Section 36 of the Planning Act, R.S.O 1990, Chapter .13, 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 the by-law at such time as:
- i) A Site Plan has been approved by the Municipality and a Site Plan Development Agreement respecting the development of the use of the lands has been executed between the owner and encumbrancer(s), if any, of the lands and the Municipality.
 - ii) That the Council of the Municipality has assigned water and sanitary servicing allocation.
- 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 9th day of February 2026.

Read a Third time and finally passed this 9th day of February 2026.

Steve Pellegrini
Mayor

Denny Timm
Township Clerk

(Ref. Growth Management Services – Planning Division Report Number,
GMS-PL-2026-005, Council Feb. 9/26)

By signing this by-law on February 9, 2026, Mayor Pellegrini will not exercise the power to veto this by-law.

Lot 4, Plan M1565
(24 Banner Lane, Village of King City)

Township of King
Regional Municipality of York



FROM: "Residential – Single Detached "C" ("R1C")" Zone

TO: "Core Area – King City Exception Holding ("CAK-23" ("H"))" Zone

THIS IS SCHEDULE "1" TO BY-LAW NO. 2026-007

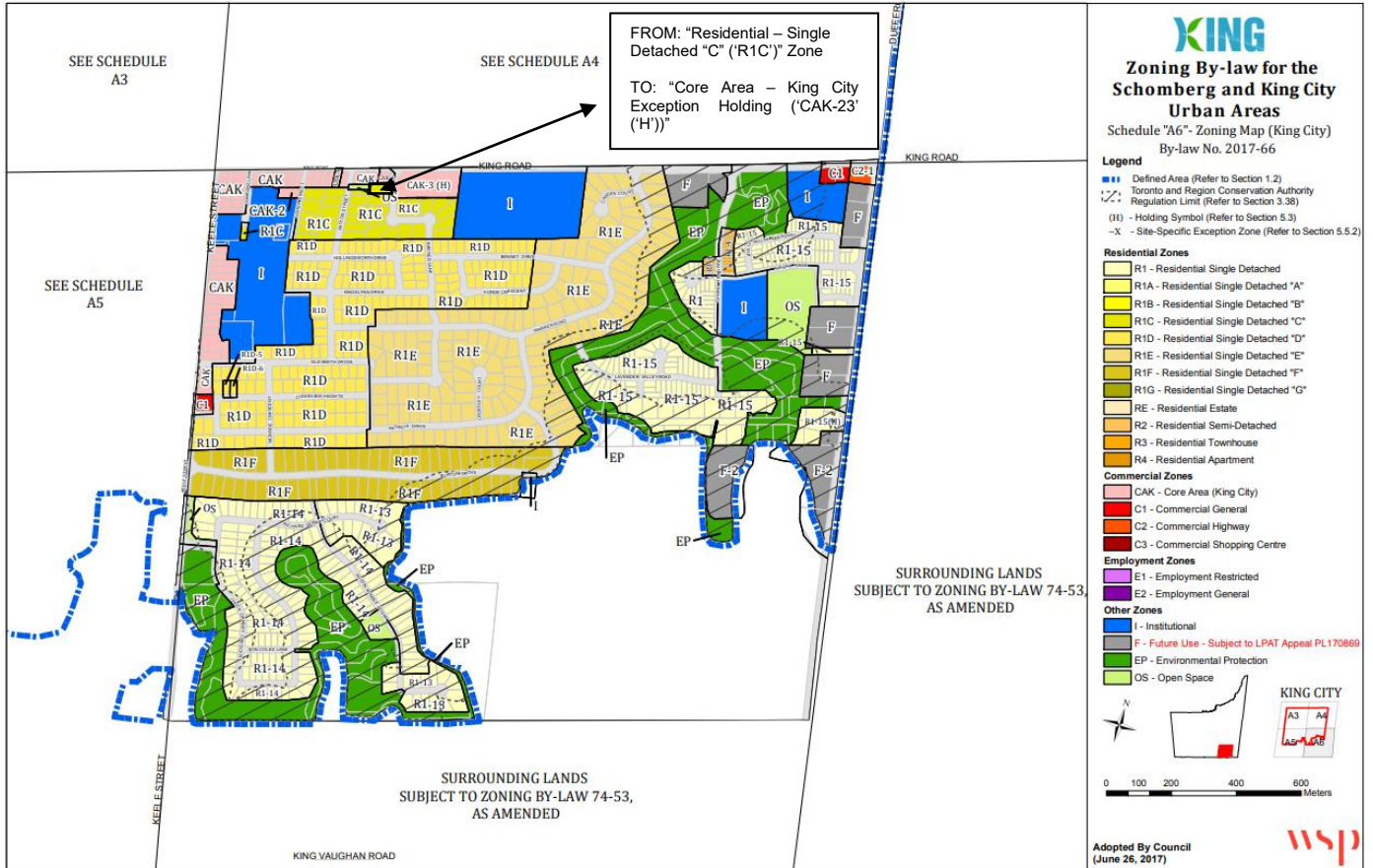
PASSED ON THIS 9TH DAY OF FEBRUARY, 2026

Steve Pellegrini
Mayor

Denny Timm
Township Clerk

Lot 4, Plan M1565
 (24 Banner Lane, Village of King City)

Township of King
 Regional Municipality of York



THIS IS SCHEDULE "2" TO BY-LAW NO. 2026-007

PASSED ON THIS 9TH DAY OF FEBRUARY 2026

Steve Pellegrini
 Mayor

Denny Timm
 Township Clerk