



**The Corporation of the Township of King  
Report to Council  
Public Planning Meeting**

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**From:** Growth Management Services Department – Planning Division  
**Report Number:** GMS-PL-2026-004  
**Date:** Monday, March 2, 2026  
**Title:** **Zoning By-law Amendment Application – Scouli Developments (BT) Inc. (65M-4797)**  
**File Number:** Z-2025-19  
**Owner:** Scouli Developments (BT) Inc.  
**Agent:** Malone Given Parsons Ltd. (c/o Joan MacIntyre)

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## **Recommendations**

1. That Report GMS-PL-2026-004 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all Township Departments, Council and public comments.

## **1. Property Information**

The subject lands are located within a registered plan of subdivision (65M-4797) which is located within the northeast quadrant of the Village of King City; west of Dufferin Street and south of 15th Sideroad and is comprised of a total of 105 residential lots.

The subject lands are located within the King City East Development Area which comprises several draft approved and/or registered plans of residential subdivision and will include a variety of dwelling types (including detached dwellings and townhouse dwellings) and lot sizes upon completion. Since the registration of 65M-4797 in December 2023, construction has commenced on detached dwellings approved within the plan area with some of the units now being occupied. Attachment 1 – Location Map includes a Location Plan illustrating the extent and location of the subject lands. Attachment 2 – Site Photos includes site photos illustrating the area in the general vicinity of the subject lands.

## **2. Proposal**

The Zoning By-law Amendment Application proposes amendments to the Township of King Zoning By-law 2017-66 (Schomberg and King City Urban Areas), as amended, to facilitate revisions to Plan 65M-4797 which, in part, would reduce the minimum required frontage of 16 lots (of a total of 105 lots within the plan) from 12.0 metres to 9.5 metres. The resulting revisions to the lot lines to implement the reduction in minimum lot frontages by 2.5 metres would increase the total number of lots within the plan by 5 lots. All revised lots are proposed to be used for the construction of detached dwellings within a site-specific 'R1A-K1X' Zone.

Other amendments resulting from the proposed plan revisions include a reduction in the minimum required lot area and the minimum required interior side yard setbacks; an increase in the maximum permitted lot coverage; and amended garage provisions. All proposed amendments to the zoning by-law are only to apply to the same 16 lots (and resulting additional 5 lots) within the plan. The applicant has proposed the reduced lot sizes to add additional unit types and variety for potential buyers seeking a more affordable option.

A Part Lot Control Exemption Application was also received concurrent with the Zoning By-law Amendment Application and will require Council approval of a Part Lot Control Exemption By-law. Once a plan of subdivision has been approved under Section 50 of the Planning Act and registered, a landowner may convey only a complete lot or block on a plan of subdivision. The passing of a By-law pursuant to Section 50(7) of the Planning Act enables the applicant to convey part lots or blocks within the Plan. In this particular instance, the use of Part Lot Control Exemption will enable the applicant to convey parts of the lots in order to adjust the existing lot boundaries of the detached dwelling lots and to convey those to separate landowners in the form of the proposed revisions to the lot lines in the plan.

A copy of the approved subdivision plan is included as Attachment 3 – Approved Plan and a revised plan illustrating the location of the affected lots and the proposed changes to lot boundaries and site statistics is provided as Attachment 4 – Redline Plan.

Site-specific amendments to the Township of King Zoning By-law are proposed to facilitate the proposed development, as are summarized in the following Table:

<b>Development Standard</b>	<b>Existing Zoning By-law (‘R1A-K1A’ Zone and ‘R1A-K1B’ Zone)</b>	<b>Proposed Amendments (‘R1A-K1X’ Zone)</b>
<b>Minimum Lot Area</b>	360.0 m <sup>2</sup>	300.0 m <sup>2</sup>
<b>Minimum Lot Frontage</b>	12.0 metres	9.5 metres
<b>Minimum Required Interior Side Yard</b>	1.2 metres	1.2 metres on one side; 0.6 metres on the other
<b>Maximum Lot Coverage</b>	45% (‘R1A-K1A’ Zone)	50%
	50% (‘R1A-K1B’ Zone)	
<b><i>Additional Zoning Relief Needed</i></b>		
<b>Special Attached Garage Requirements</b> (Section 6.4.1)	N/A	<b>Lot Frontage 9.0 metres or Greater</b>  Maximum Interior Width of an Attached Private Garage (Single Car Garage) - 3.75 metres

		<p>Maximum Interior Width of an Attached Private Garage (Double Car Garage) - 6.25 metres</p> <p>Maximum Driveway Width at Curb (Single Car Garage) – 3.75 metres</p> <p>Maximum Driveway Width at Curb (Double Car Garage) – 6.25 metres</p>
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### 3. Public Notice

The Zoning By-law Amendment Application was deemed ‘complete’ by the Township of King on January 16, 2026, and notification of receipt of the application has been circulated in accordance with the statutory requirements and regulations of the Planning Act. A Notice of Public Planning Meeting was circulated via mail and/or email to the surrounding property owners and external agencies. Notification signage has been posted on the property, and a Notice has been published on the Township of King website.

Planning Division staff have received two (2) comments from residents in response to the public notification of the Zoning By-law Amendment Application.

### 4. Policy

#### 4.1 Provincial Policy and Provincial Plans

##### **Provincial Planning Statement (PPS) (2024)**

The Provincial Planning Statement (PPS) states that settlement areas shall be the focus of growth and development and that growth should be focused in, where applicable, strategic growth areas, including major transit station areas. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize risks to human health and safety.

##### **Oak Ridges Moraine Conservation Plan (ORMCP) (2017)**

The subject lands are located within the settlement area of the Village of King City pursuant to the Oak Ridges Moraine Conservation Plan (ORMCP). Settlement Areas are intended as areas of focus for urban growth that encourage development of communities with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public service facilities, while minimizing the encroachment and impact of development on ecological functions and hydrological features of the ORMCP Area.

#### 4.2 Region of York Official Plan (“ROP 2022”)

The subject lands are designated ‘Towns and Villages’ and ‘Community Area’ and are identified as being located within a ‘Built Up Area’ by the Region of York Official Plan (‘ROP’) (2022).

The policies of the ROP 2022 direct development to be located within the built-up area of the towns and villages, where the majority of housing, personal services, retail, institutional, cultural and recreational services will be located within Community Areas. A balance between residential and employment land uses is to be maintained within the Community Areas.

#### **4.3 Township of King Official Plan (“Our King”) (2019)**

The lands which are the subject of the Application are designated ‘Neighbourhood’ and ‘Village Natural Heritage System’ by the Township of King Official Plan (“Our King”) (2019), as amended. A range of low and medium density residential uses (including single detached dwellings) are permitted in the ‘Neighbourhood’ designation.

The subject lands are located within a Village Site-Specific Policy Area (V-SSPA-1) which is intended to guide the future development of the King City East Development Area neighbourhoods over time and include policies such as the establishment of an average permitted gross density and buffers from minimum vegetation protection zones.

#### **4.4 Township of King Zoning By-law 2017-66**

The subject lands are zoned Residential Single Detached “A” – K1A (‘R1A-K1A’) Exception Zone – R1A-1 and Residential Single Detached “A” – K1B (‘R1A-K1B’) Exception Zone – R1A-2 by the Township of King Zoning By-law 2017-66 (King City and Schomberg Urban Areas) as amended by By-law 2019-076 in September 2019.

The application proposes site-specific amendments to the zoning by-law to facilitate revisions to the registered plan of subdivision to permit 21 lots (16 existing and 5 new lots) with a minimum required lot frontage of 9.5 metres. All other proposed amendments to the zoning by-law (i.e. reduced minimum required lot area and interior side yard setbacks; increase in maximum permitted lot coverage; and amended garage provisions) are only to apply to the same 16 existing lots within the plan and the resulting additional 5 lots. The applicant has identified that several house model types may be sited on the revised lots, however, amendments to the zoning by-law are needed to accommodate them while proposing some adjustments to the design of the original models contemplated for these lots.

The applicant has proposed two-storey detached dwellings for the revised lots with building model types that are to be selected based on the lot sizes contemplated by this Application. These models designs will be subject to future architectural and urban design review by the Township’s peer review consultant.

### **5. Planning and Land Use Matters Under Review**

The subject Application is currently undergoing a detailed technical review and has been circulated to internal departments and external agencies for review and comment. The primary planning and land use matters being considered include:

- Conformity with the density policies of the Official Plan and the overall King City East comprehensive development plan (i.e. Functional Servicing/Development Area Study);

- Availability of water and sanitary servicing capacity;
- Stormwater management; and,
- Architectural and urban design considerations.

## **6. Next Steps**

Planning staff will continue to process the application and summarize any planning and land use concerns with the Applicant, including addressing comments received from internal departments and external agencies as part of the technical review of the application, and raised by the Public and Council following the holding of the statutory Public Meeting.

Based on these comments, the Applicant will have an opportunity to respond, which may include further revisions to the Application. A Planning Division Staff Report will be brought forward at a later date for consideration by Council with respect to a decision on this application.

## **7. Attachments**

Attachment 1 – Location Map  
Attachment 2 – Site Photos  
Attachment 3 – Approved Plan  
Attachment 4 – Redline Plan

Prepared by:

**Gordon Dickson, MCIP, RPP**  
Supervisor, Planning and Development

Recommended by:

**Gaspare Ritacca, MCIP, RPP**  
Manager of Planning and Development

**Stephen Naylor, MCIP, RPP**  
Director of Growth Management Services

Approved for submission by:

**Daniel Kostopoulos**  
Chief Administrative Officer