



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2020-011

BEING A BY-LAW TO AMEND ZONING BY-LAW  
NUMBER 2016-71, AS AMENDED

**WHEREAS** Zoning By-law Number 2016-71, being a By-law to regulate the use of land and the character, location and use of buildings and structures in the urban area of the Village of Nobleton, was passed on the 11<sup>th</sup> day of July, 2016;

**AND WHEREAS** it is deemed necessary to further amend By-law Number 2016-71, as amended, to revise the maximum permitted lot coverage for residential exception zones;

**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** the lands subject to this By-law consist of the lands described as Registered Plan 65M-4366, 65M-4169, 65M-4300, 65M-4301, 65M-4443, 65M-4287, 65M-4448, 65R-35246 and 65R-33507, as shown on Schedules "1", "2", and "3" attached hereto.
2. **THAT** Schedules "1", "2", and "3" attached hereto form a part of this By-law.
3. **THAT** the provisions of Zoning By-law 2016-71, as amended, shall continue to apply to those lands zoned R1-1, R1-2, R1-3, R1-4, R1-5, R1-11, R1-12, R1-13, R1-14, R1-15, R1-16, R1-21, R1-22, R1-23, R1-24, R1-25, R1-26, R2-1, and R3-1 with the exception of the following:
4. **THAT** the following provision shall be added to Section 6.5.1.1 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.1	R1-1	2006-24	
ae) That the maximum <i>lot coverage</i> shall be 25% for lots with a minimum <i>lot area</i> greater than 1600 m <sup>2</sup> .			
af) That the maximum <i>lot coverage</i> shall be 35% for lots with a minimum <i>lot area</i> less than 1600 m <sup>2</sup> .			

5. **THAT** the following provision shall be added to Section 6.5.1.2 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.2	R1-2	2006-24	
h) That the maximum <i>lot coverage</i> shall be 35% for lots with a minimum <i>lot area</i> greater than 1100 m <sup>2</sup> .			
i) That the maximum <i>lot coverage</i> shall be 45% for lots with a minimum <i>lot area</i> less than 1100 m <sup>2</sup> .			

6. **THAT** the following provision shall be added to Section 6.5.1.3 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.3	R1-3	2006-24	
q) That the maximum <i>lot coverage</i> shall be 30% for lots with a minimum <i>lot area</i> greater than 1200 m <sup>2</sup> .			

No.	Exception (Schedule "A")	By-law Number(s)	
	r) That the maximum <i>lot coverage</i> shall be 35% for lots with a minimum <i>lot area</i> greater than 800 m <sup>2</sup> but less than 1200 m <sup>2</sup> .		
	s) That the maximum <i>lot coverage</i> shall be 45% for lots with a minimum <i>lot area</i> greater than 600 m <sup>2</sup> but less than 800 m <sup>2</sup> .		
	t) That the maximum <i>lot coverage</i> shall be 50% for lots with a minimum <i>lot area</i> less than 600 m <sup>2</sup> .		

7. **THAT** the following provision shall be added to Section 6.5.1.4 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.4	R1-4	2006-24	
	m) That the maximum <i>lot coverage</i> shall be 45% for lots with a minimum <i>lot area</i> greater than 600 m <sup>2</sup> .		
	n) That the maximum <i>lot coverage</i> shall be 50% for lots with a minimum <i>lot area</i> less than 600 m <sup>2</sup> .		

8. **THAT** the following provision shall be added to Section 6.5.1.5 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.5	R1-5	2006-24, 2013-143	
	n) That the maximum <i>lot coverage</i> shall be 20%.		

9. **THAT** the following provision shall be added to Section 6.5.1.11 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.11	R1-11	2010-114	
	b) That the maximum <i>lot coverage</i> shall be 25% for lots with a minimum <i>lot area</i> greater than 950 m <sup>2</sup> .		
	c) That the maximum <i>lot coverage</i> shall be 40% for lots with a minimum <i>lot area</i> less than 950 m <sup>2</sup> .		

10. **THAT** the following provision shall be added to Section 6.5.1.12 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.12	R1-12	2010-114	
	d) That the maximum <i>lot coverage</i> shall be 35%.		

11. **THAT** the following provision shall be added to Section 6.5.1.13 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.13	R1-13	2010-114	
	d) That the maximum <i>lot coverage</i> shall be 35%.		

12. **THAT** the following provision shall be added to Section 6.5.1.14 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.14	R1-14	2008-127	

No.	Exception (Schedule "A")	By-law Number(s)	
k)	That the maximum <i>lot coverage</i> shall be 20% for lots with a minimum <i>lot area</i> greater than 3000 m <sup>2</sup> .		
l)	That the maximum <i>lot coverage</i> shall be 40% for lots with a minimum <i>lot area</i> less than 3000 m <sup>2</sup> .		

13. **THAT** the following provision shall be added to Section 6.5.1.15 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.15	R1-15	2008-127	
m)	That the maximum <i>lot coverage</i> shall be 40% for lots with a minimum <i>lot area</i> greater than 1200 m <sup>2</sup> .		
n)	That the maximum <i>lot coverage</i> shall be 45% for lots with a minimum <i>lot area</i> less than 1200 m <sup>2</sup> .		

14. **THAT** the following provision shall be added to Section 6.5.1.16 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.16	R1-16	2008-127	
m)	That the maximum <i>lot coverage</i> shall be 45%.		

15. **THAT** the following provision shall be added to Section 6.5.1.21 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.21	R1-21	2008-128	
f)	That the maximum <i>lot coverage</i> shall be 30% for lots with a minimum <i>lot area</i> greater than 1200 m <sup>2</sup> .		
g)	That the maximum <i>lot coverage</i> shall be 50% for lots with a minimum <i>lot area</i> less than 1200 m <sup>2</sup> .		

16. **THAT** the following provision shall be added to Section 6.5.1.22 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.22	R1-22	2008-128	
f)	That the maximum <i>lot coverage</i> shall be 30% for lots with a minimum <i>lot area</i> greater than 1000 m <sup>2</sup> .		
g)	That the maximum <i>lot coverage</i> shall be 40% for lots with a minimum <i>lot area</i> greater than 800 m <sup>2</sup> but less than 1000 m <sup>2</sup> .		
h)	That the maximum <i>lot coverage</i> shall be 50% for lots with a minimum <i>lot area</i> less than 800 m <sup>2</sup> .		

17. **THAT** the following provision shall be added to Section 6.5.1.23 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.23	R1-23	2008-128	
f)	That the maximum <i>lot coverage</i> shall be 40% for lots with a minimum <i>lot area</i> greater than 600 m <sup>2</sup> .		
g)	That the maximum <i>lot coverage</i> shall be 50% for lots with a minimum <i>lot area</i> less than 600 m <sup>2</sup> .		

18. **THAT** the following provision shall be added to Section 6.5.1.24 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.24	R1-24	2013-143	
c) That the maximum <i>lot coverage</i> shall be 35%.			

19. **THAT** the following provision shall be added to Section 6.5.1.25 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.25	R1-25	2013-143	
b) That the maximum <i>lot coverage</i> shall be 35% for lots with a minimum <i>lot area</i> greater than 1000 m <sup>2</sup> .			
c) That the maximum <i>lot coverage</i> shall be 45% for lots with a minimum <i>lot area</i> less than 1000 m <sup>2</sup> .			

20. **THAT** the following provision shall be added to Section 6.5.1.26 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.1.26	R1-26	2013-143	
e) That the maximum <i>lot coverage</i> shall be 35%.			

21. **THAT** the following provision shall be added to Section 6.5.6.1 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R2 Zone Exceptions		
6.5.6.1	R2-1	2006-24	
z) That the maximum <i>lot coverage</i> shall be 45% for lots with a minimum <i>lot area</i> greater than 400 m <sup>2</sup> .			
aa) That the maximum <i>lot coverage</i> shall be 50% for lots with a minimum <i>lot area</i> less than 400 m <sup>2</sup> .			

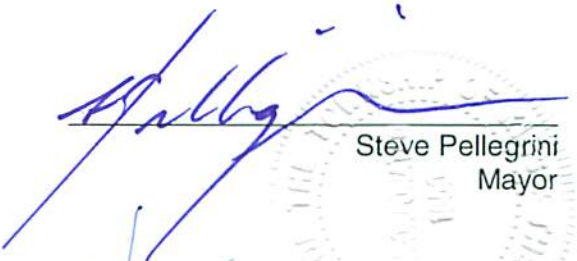
22. **THAT** the following provision shall be added to Section 6.5.7.1 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	
6.5.1	R1 Zone Exceptions		
6.5.7.1	R3-1	2013-143	
ak) That the maximum <i>lot coverage</i> shall be 50%.			

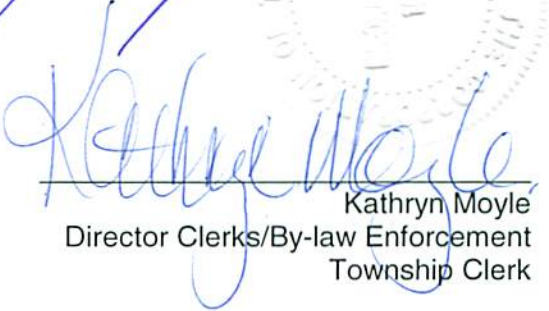
23. **THAT** this By-law shall come into force on the day it was passed where no notice of appeal has been filed with the Township Clerk in accordance with the requirements and within the time prescribed under Section 34 (19) of the Planning Act.

READ a **FIRST** and **SECOND** time this 10th day of February, 2020.

READ a **THIRD** time and **FINALLY PASSED** this 10th day of February, 2020.



Steve Pellegrini  
Mayor



Kathryn Moyle  
Director Clerks/By-law Enforcement  
Township Clerk

(Ref. Planning Dept. Report No: P-2020-04  
C.O.W. February 10, 2020)

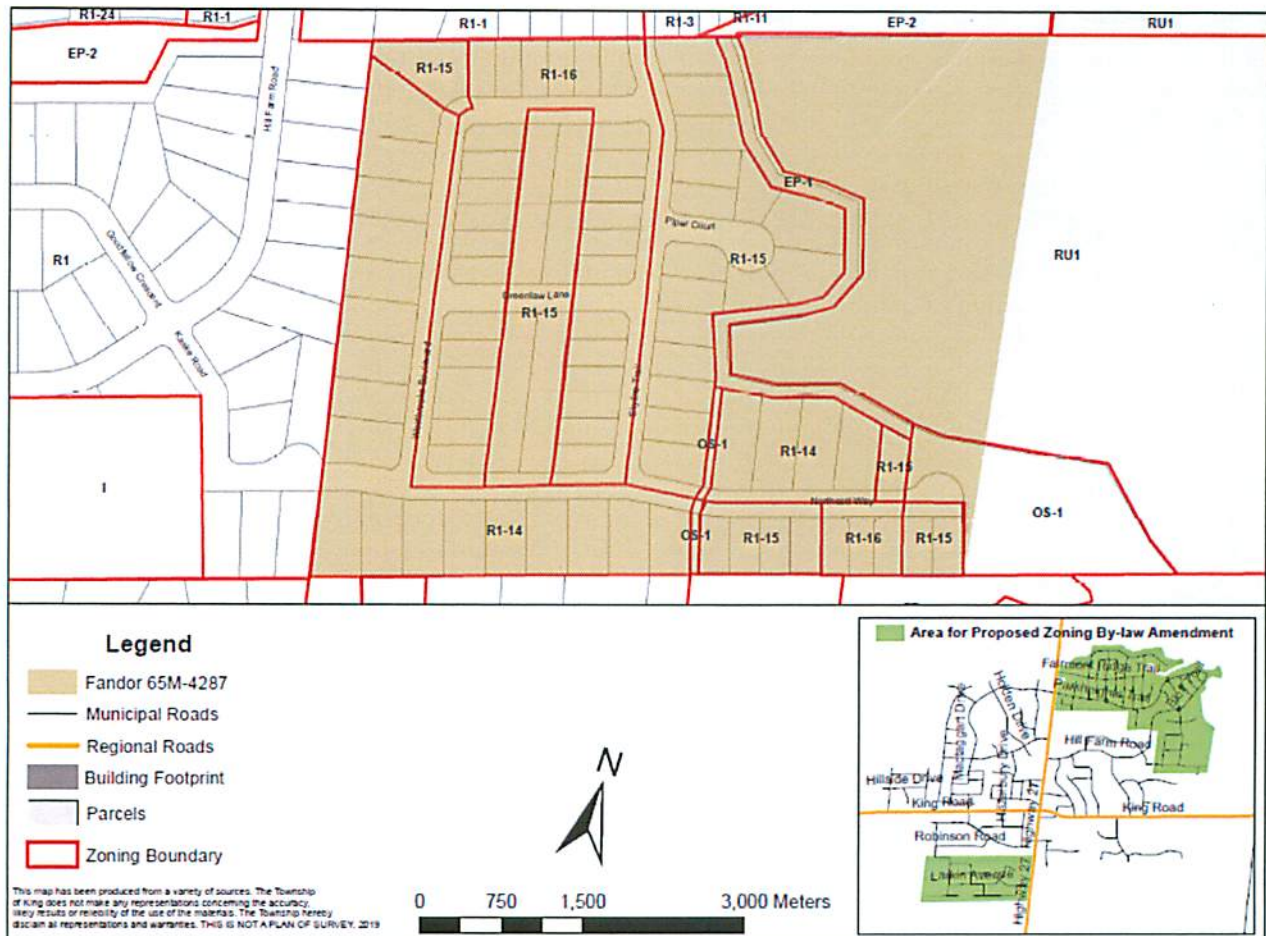


THIS IS SCHEDULE "1" TO BY-LAW NO. 2020-011

Registered Plan 65M-4287

TOWNSHIP OF KING

REGIONAL MUNICIPALITY OF YORK

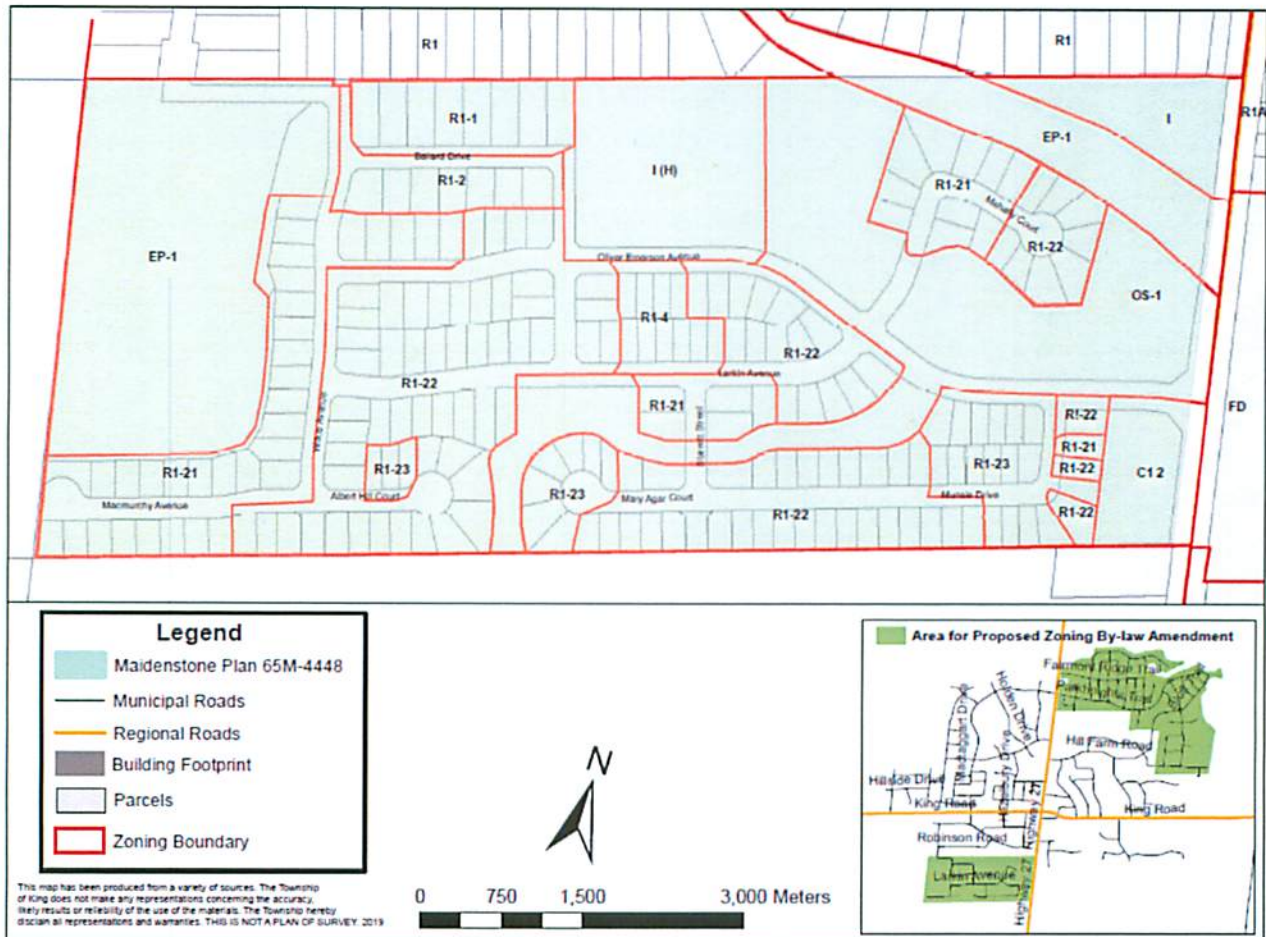


PASSED ON THIS 10th DAY OF FEBRUARY, 2020

Steve Pellegrini  
Mayor

Kathryn Moyle  
Director of Clerks/By-law  
Enforcement  
Township Clerk

## REGIONAL MUNICIPALITY OF YORK



PASSED ON THIS 10th DAY OF FEBRUARY, 2020

Steve Pellegrini  
Mayor

Kathryn Moyle  
Director of Clerks/By-law  
Enforcement  
Township Clerk

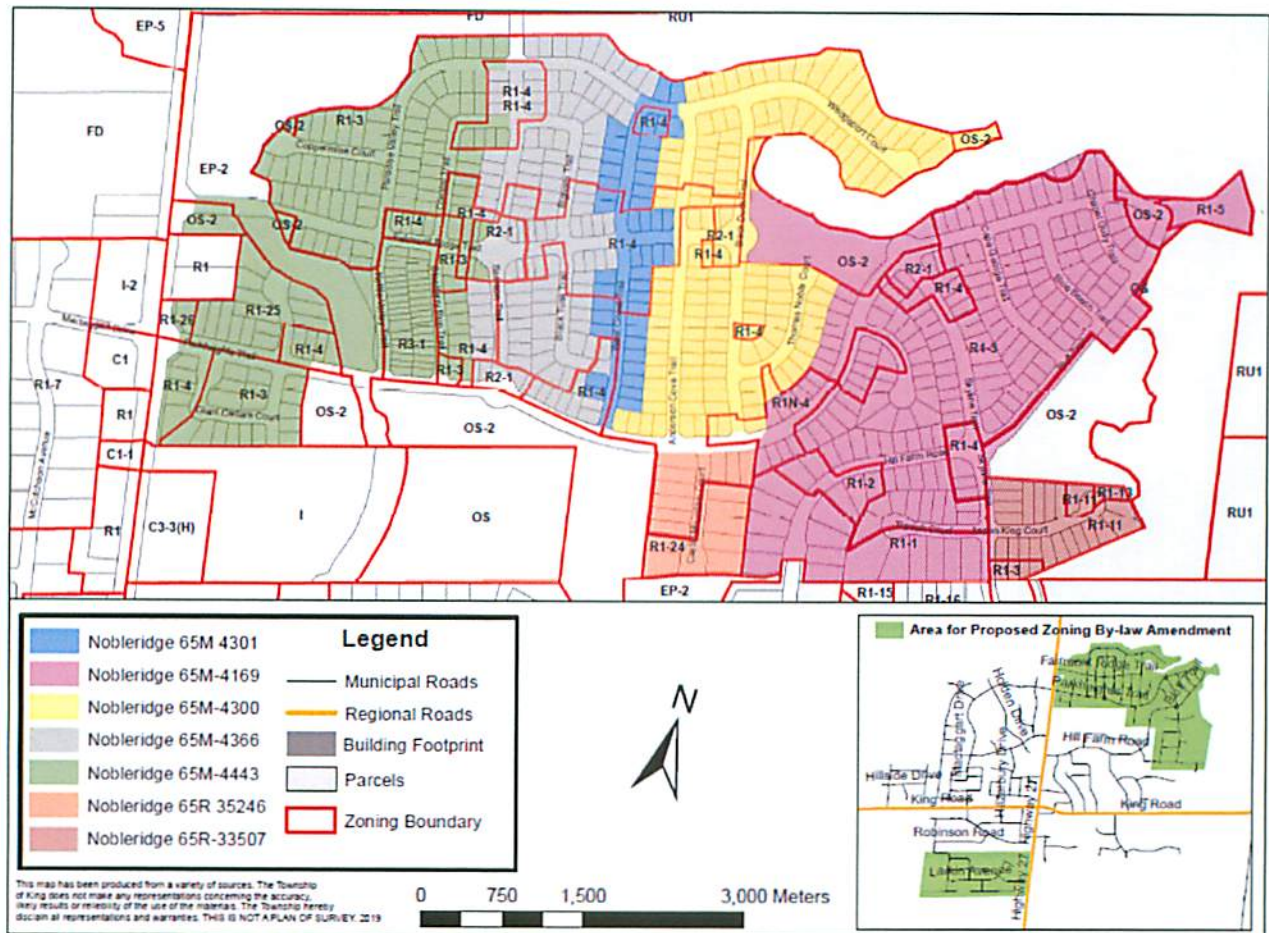


THIS IS SCHEDULE "3" TO BY-LAW NO. 2020-011

Registered Plan 65M-4301, 65M-4169, 65M-4300, 65M-4366, 65M-4443, 65R-35426, 65R-33507

TOWNSHIP OF KING

REGIONAL MUNICIPALITY OF YORK



PASSED ON THIS 10th DAY OF FEBRUARY, 2020

Steve Pellegrini  
Mayor

Kathryn Moyle  
Director of Clerks/By-law  
Enforcement  
Township Clerk



**EXPLANATORY NOTE**  
**TO ACCOMPANY BY-LAW NUMBER 2020-011**

By-law Number 2020-011 concerns lands within Registered Plan 65M-4366, 65M-4169, 65M-4300, 65M-4301, 65M-4443, 65M-4287, 65M-4448, 65R-35246 and 65R-33507. By-law Number 2020-011 is a By-law to amend Zoning By-law 2016-71 to revise specific residential exception zones to implement revised provisions for maximum lot coverage that generally correspond with the average lot coverage of the existing development. The following residential exception zones are addressed through this By-law:

R1-1	R1-2	R1-3	R1-4
R1-5	R1-11	R1-12	R1-13
R1-14	R1-15	R1-16	R1-21
R1-22	R1-23	R1-24	R1-25
R1-26	R2-1	R3-1	