



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2020-043

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 urban area of the Villages of Schomberg and King City, 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, to revise the maximum permitted lot coverage for residential exception zones;

AND WHEREAS it is deemed necessary to further amend By-law Number 2017-66, as amended, to revise the provisions for minimum pervious surfaces 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-3221, 65M-3589, 65M-4128, 65M-4148, 65M-4514, 65M-4297, 65M-4270, 65M-4271, 65M-4299, 65M-4296, 65M-4295, 65M-4339, 65M-4342, 65M-4456, 65M-4552, 65M-4276, 65M-4277, 65M-4295, 65M-4272 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 the provisions of Zoning By-law 2017-66, as amended, shall continue to apply to those lands zoned R1-2, R1-3, R1-4, R1-5, R1-6, R1-8, R1-9, R1-13, R1-14, R1-15, R1-16, R1-17, R1-18, R1-19, R1-20, R1-21, R1-22, R1-23, R1-24, R1-25, R1-29, R1-30, R1-34, R1-35, R1-36, R1-38, R1-39, R2-1, R2-2, R3-1, R3-3 and R3-4 with the exception of the following:

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

Table with 4 columns: No., Exception (Schedule "A"), By-law Number(s), Urban Area. Row 1: 6.5.1 R1 Zone Exceptions. Row 2: 6.5.1.2 R1-2, 97-136, 99-75, Schomberg. Content: k) That the minimum pervious surface for the lot shall be 30%. l) That the minimum pervious surface for the front yard shall be 30%.

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

Table with 4 columns: No., Exception (Schedule "A"), By-law Number(s), Urban Area. Row 1: 6.5.1 R1 Zone Exceptions. Row 2: 6.5.1.3 R1-3, 99-75, Schomberg. Content: d) That the minimum pervious surface for the lot shall be 35% for lots with a lot area less than 500 m^2. e) That the minimum pervious surface for the front yard shall be 40%.

6. 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)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.4	R1-4	99-75	Schomberg
b) That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> less than 700 m ² .			
c) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40% for lots with a <i>lot area</i> less than 700 m ² .			

7. 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)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.5	R1-5	99-75	Schomberg
b) That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> less than 600 m ² .			
c) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 45% for lots with a <i>lot area</i> less than 600 m ² .			

8. THAT the following provision shall be added to Section 6.5.1.6 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.6	R1-6	2007-149	Schomberg
c) That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> less than 700 m ² .			
d) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40% for lots with a <i>lot area</i> less than 700 m ² .			

9. THAT the following provision shall be added to Section 6.5.1.8 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.8	R1-8	2007-149	Schomberg
b) That the minimum <i>pervious surface</i> for the lot shall be 30%.			
c) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40%.			

10. THAT the following provision shall be added to Section 6.5.1.9 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.9	R1-9	97-136	Schomberg
k) That the minimum <i>pervious surface</i> for the lot shall be 25% for lots with a <i>lot area</i> less than 500 m ² .			
l) That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> greater than 500 m ² .			
m) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 30% for lots with a <i>lot area</i> less than 500 m ² .			
n) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40% for lots with a <i>lot area</i> greater than 500 m ² .			

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)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.13	R1-13	2008-46, 2009-63	King City
i) That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> less than 1500 m ² .			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
j)	That the maximum <i>lot coverage</i> shall be 30% for lots with a <i>lot area</i> greater than 1500 m ² .		
k)	That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40% for lots with a <i>lot area</i> less than 1500 m ² .		

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)	Urban Area
6.5.1 R1 Zone Exceptions			
6.5.1.14	R1-14	2008-46, 2009-63	King City
h)	That the maximum <i>lot coverage</i> shall be 50% for lots with a <i>lot area</i> less than 1000 m ² .		
i)	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> greater than 1000 m ² but less than 1500 m ² .		
j)	That the maximum <i>lot coverage</i> shall be 30% for lots with a <i>lot area</i> greater than 1500 m ² .		
k)	That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> less than 1000 m ² .		
l)	That the minimum <i>pervious surface</i> for the lot shall be 35% for lots with a <i>lot area</i> greater than 1000 m ² but less than 1500 m ² .		
m)	That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40% for lots with a <i>lot area</i> less than 1500 m ² .		

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)	Urban Area
6.5.1 R1 Zone Exceptions			
6.5.1.15	R1-15	2008-46, 2009-63	King City
h)	That the maximum <i>lot coverage</i> shall be 50% for lots with a <i>lot area</i> less than 500 m ² .		
i)	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> greater than 500 m ² but less than 1000 m ² .		
j)	That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> less than 500 m ² .		
k)	That the minimum <i>pervious surface</i> for the lot shall be 35% for lots with a <i>lot area</i> greater than 500 m ² but less than 1000 m ² .		
l)	That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40% for lots with a <i>lot area</i> less than 500 m ² .		

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)	Urban area
6.5.1 R1 Zone Exceptions			
6.5.1.16	R1-16	2008-91	King City
h)	That the maximum <i>lot coverage</i> shall be 35%.		

15. THAT the following provision shall be added to Section 6.5.1.17 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1 R1 Zone Exceptions			
6.5.1.17	R1-17	2008-91	King City
h)	That the maximum <i>lot coverage</i> shall be 50% for lots with a <i>lot area</i> less than 1000 m ² .		
i)	That the maximum <i>lot coverage</i> shall be 30% for lots with a <i>lot area</i> greater		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
	than 1000 m ² .		
j)	That the minimum <i>pervious surface</i> for the lot shall be 35% for lots with a <i>lot area</i> less than 1000 m ² .		

16. THAT the following provision shall be added to Section 6.5.1.18 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1 R1 Zone Exceptions			
6.5.1.18	R1-18	2008-91	King City
h)	That the maximum <i>lot coverage</i> shall be 50% for lots with a <i>lot area</i> less than 1000 m ² .		
i)	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> greater than 1000 m ² .		
j)	That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> less than 1000 m ² .		
k)	That the minimum <i>pervious surface</i> for the lot shall be 35% for lots with a <i>lot area</i> greater than 1000 m ² .		
l)	That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40%.		

17. THAT the following provision shall be added to Section 6.5.1.19 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1 R1 Zone Exceptions			
6.5.1.19	R1-19	2008-91	King City
h)	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> less than 1000 m ² .		
i)	That the maximum <i>lot coverage</i> shall be 35% for lots with a <i>lot area</i> greater than 1000 m ² .		

18. THAT the following provision shall be added to Section 6.5.1.20 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1 R1 Zone Exceptions			
6.5.1.20	R1-20	2012-59	King City
h)	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> less than 1000 m ² .		
i)	That the maximum <i>lot coverage</i> shall be 30% for lots with a <i>lot area</i> greater than 1000 m ² .		

19. 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)	Urban Area
6.5.1 R1 Zone Exceptions			
6.5.1.21	R1-21	2012-59	King City
h)	That the maximum <i>lot coverage</i> shall be 40%.		

20. 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)	Urban Area
6.5.1 R1 Zone Exceptions			
6.5.1.22	R1-22	2012-59	King City
h)	That the maximum <i>lot coverage</i> shall be 55% for lots with a <i>lot area</i> less than 500 m ² .		
i)	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> greater than 500 m ² .		
j)	That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot</i>		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
	area less than 500 m ² .		
	k) That the minimum <i>pervious surface</i> for the lot shall be 35% for lots with a <i>lot area</i> greater than 500 m ² .		
	l) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40%.		

21. 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)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.23	R1-23	2012-157	King City
	h) That the maximum lot coverage shall be 40%.		

22. 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)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.24	R1-24	2012-157	King City
	h) That the maximum <i>lot coverage</i> shall be 50% for lots with a <i>lot area</i> less than 1100 m ² .		
	i) That the maximum <i>lot coverage</i> shall be 45% for lots with a <i>lot area</i> greater than 1100 m ² .		
	j) That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> less than 1100 m ² .		

23. 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)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.25	R1-25	2012-157	King City
	h) That the maximum <i>lot coverage</i> shall be 50% for lots with a <i>lot area</i> less than 900 m ² .		
	i) That the maximum <i>lot coverage</i> shall be 45% for lots with a <i>lot area</i> greater than 900 m ² .		
	j) That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> less than 900 m ² .		

24. THAT the following provision shall be added to Section 6.5.1.29 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.29	R1-29	2014-76	King City
	n) That the minimum <i>pervious surface</i> for the lot shall be 30%.		

25. THAT the following provision shall be added to Section 6.5.1.30 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.30	R1-30	2014-76	King City
	n) That the minimum <i>pervious surface</i> for the lot shall be 30%.		

26. THAT the following provision shall be added to Section 6.5.1.34 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.34	R1-34	N/A	King City
	i) That the maximum <i>lot coverage</i> shall be 50% for lots with a <i>lot area</i> less than 700 m ² .		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
j)	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> greater than 700 m ² .		
k)	That the minimum <i>pervious surface</i> for the lot shall be 35% for lots with a <i>lot area</i> is less than 700 m ² .		
l)	That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40% for lots with a <i>lot area</i> less than 700 m ² .		

27. **THAT** the following provision shall be added to Section 6.5.1.35 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.35	R1-35	N/A	King City
u)	That the maximum <i>lot coverage</i> shall be 25%.		
v)	That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40%.		

28. **THAT** the following provision shall be added to Section 6.5.1.36 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.36	R1-36	N/A	King City
i)	That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 40%.		

29. **THAT** the following provision shall be added to Section 6.5.1.38 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.38	R1-38	N/A	King City
i)	That the maximum <i>lot coverage</i> shall be 45% for lots with a <i>lot area</i> less than 1000 m ² .		
j)	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> greater than 1000 m ² .		
k)	That the minimum <i>pervious surface</i> for the lot shall be 35% for lots with a <i>lot area</i> less than 1000 m ² .		

30. **THAT** the following provision shall be added to Section 6.5.1.39 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1	R1 Zone Exceptions		
6.5.1.39	R1-39	N/A	King City
i)	That the maximum <i>lot coverage</i> shall be 50%.		
j)	That the minimum <i>pervious surface</i> for the lot shall be 30%.		

31. **THAT** the following provision shall be added to Section 6.5.9.1 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.9	R2 Zone Exceptions		
6.5.9.1	R2-1	99-75, 2007-149	Schomberg
k)	That the minimum <i>pervious surface</i> for the lot shall be 25% for lots with a <i>lot area</i> less than 300 m ² .		
l)	That the minimum <i>pervious surface</i> for the lot shall be 30% for lots with a <i>lot area</i> greater than 300 m ² .		
m)	That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 20% for lots with a <i>lot area</i> less than 300 m ² .		

32. THAT the following provision shall be added to Section 6.5.9.2 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.9	R2 Zone Exceptions		
6.5.9.2	R2-2	2014-76	King City
n) That the minimum <i>pervious surface</i> for the lot shall be 30%.			

33. THAT the following provision shall be added to Section 6.5.10.1 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.10	R3 Zone Exceptions		
6.5.10.1	R3-1	99-75, 2007-149	Schomberg
k) That the minimum <i>pervious surface</i> for the lot shall be 20% for lots with a <i>lot area</i> less than 200 m ² .			
l) That the minimum <i>pervious surface</i> for the lot shall be 25% for lots with a <i>lot area</i> greater than 200 m ² .			
m) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 20% for lots with a <i>lot area</i> less than 200 m ² .			

34. THAT the following provision shall be added to Section 6.5.10.3 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.10	R3 Zone Exceptions		
6.5.10.3	R3-3	2012-59	King City
h) That the maximum <i>lot coverage</i> shall be 60% for lots with a <i>lot area</i> less than 400 m ² .			
i) That the maximum <i>lot coverage</i> shall be 50% for lots with a <i>lot area</i> greater than 400 m ² .			
j) That the minimum <i>pervious surface</i> for the lot shall be 20% for lots with a <i>lot area</i> less than 400 m ² .			
k) That the minimum <i>pervious surface</i> for the lot shall be 25% for lots with a <i>lot area</i> greater than 400 m ² .			
l) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 20% for lots with a <i>lot area</i> less than 400 m ² .			

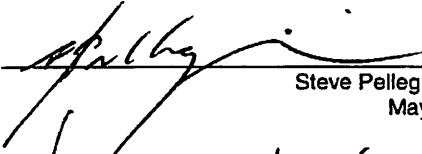
35. THAT the following provision shall be added to Section 6.5.10.4 of the Zoning By-law:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.10	R3 Zone Exceptions		
6.5.10.4	R3-4	2008-46, 2009-63	King City
h) That the maximum <i>lot coverage</i> shall be 65% for lots with a <i>lot area</i> less than 300 m ² .			
i) That the maximum <i>lot coverage</i> shall be 55% for lots with a <i>lot area</i> greater than 300 m ² but less than 400 m ² .			
j) That the maximum <i>lot coverage</i> shall be 45% for lots with a <i>lot area</i> greater than 400 m ² .			
k) That the minimum <i>pervious surface</i> for the lot shall be 20% for lots with a <i>lot area</i> less than 300 m ² .			
l) That the minimum <i>pervious surface</i> for the <i>front yard</i> shall be 20% for lots with a <i>lot area</i> less than 300 m ² .			

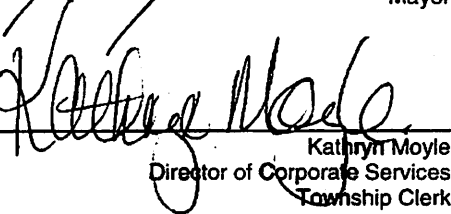
36. THAT this By-law shall come into force on the day it was passed where no notice of appeal has been filed with the Township Clerk in accordance with the requirements and within the time prescribed under Section 34 (19) of the Planning Act.

READ a FIRST and SECOND time this 21st day of September, 2020.

READ a THIRD time and **FINALLY PASSED** this 21st day of September, 2020.



Steve Pellegrini
Mayor



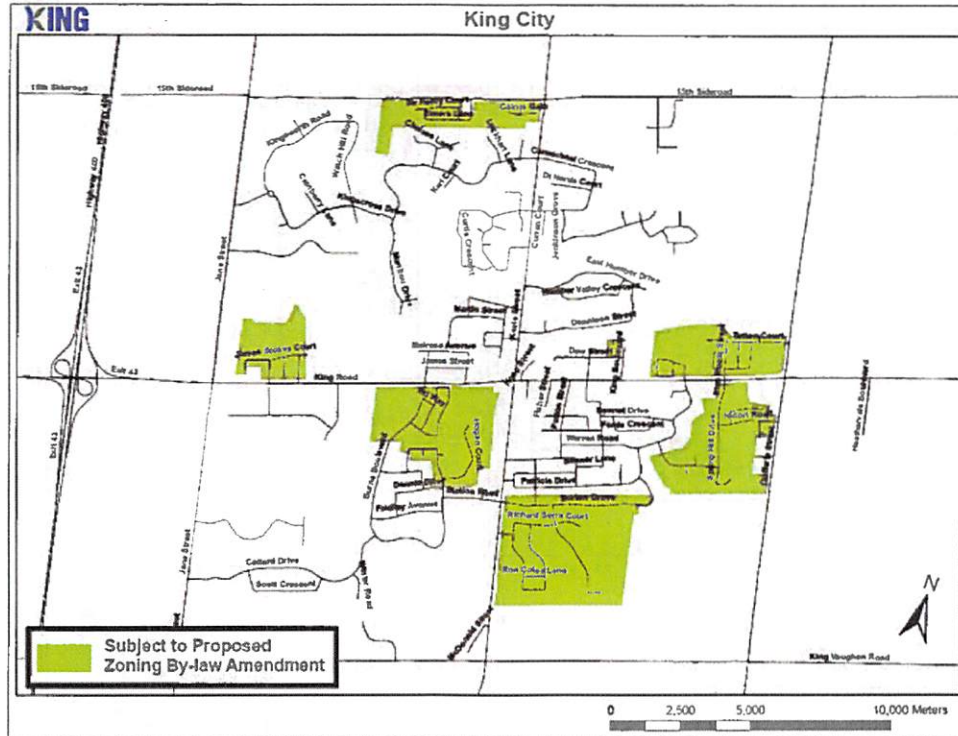
Kathryn Moyle
Director of Corporate Services
Township Clerk

*(Ref. Growth Management Services Dept., - Planning Division,
Report No.: GMS-2020-10, C.O.W. Sept. 21/20)*


THIS IS SCHEDULE "1" TO BY-LAW NO. 2020-043

TOWNSHIP OF KING

REGIONAL MUNICIPALITY OF YORK



PASSED ON THIS 21ST DAY OF September, 2020

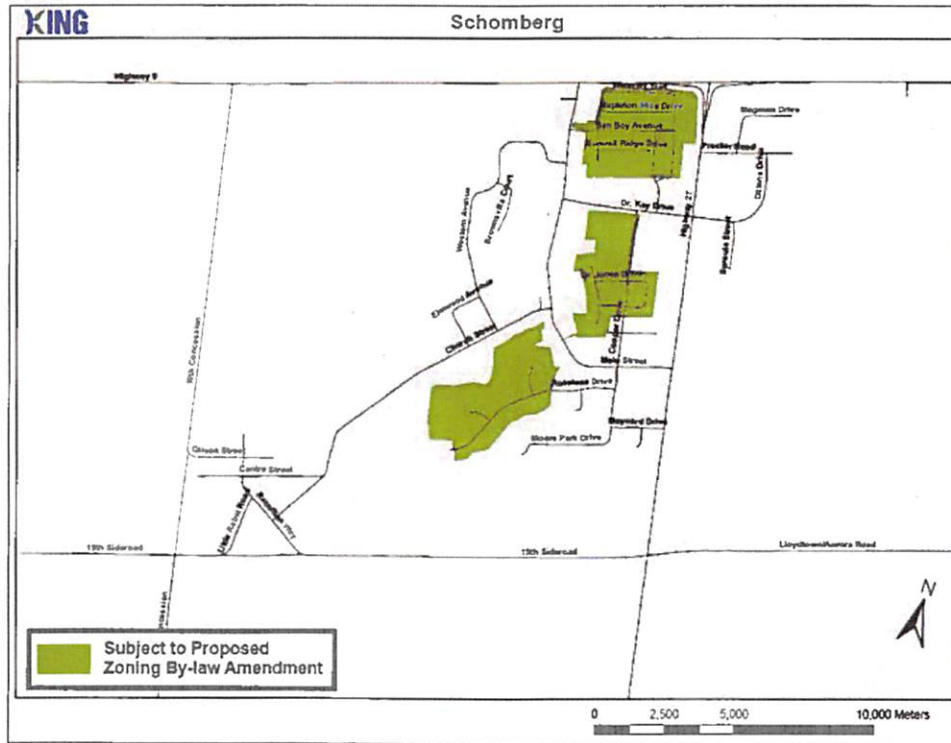

Steve Pellegrini
Mayor


Kathryn Moyle
Director of Corporate Services
Township Clerk

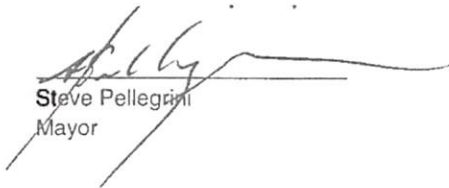
THIS IS SCHEDULE "2" TO BY-LAW NO. 2020-043

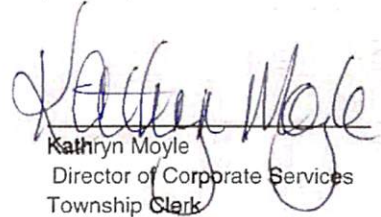
TOWNSHIP OF KING

REGIONAL MUNICIPALITY OF YORK



PASSED ON THIS 21ST DAY OF September, 2020


Steve Pellegrini
Mayor


Kathryn Moyle
Director of Corporate Services
Township Clerk