

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:

- 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:

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
6.5.1 R	1 Zone Exceptions	STATE OF STATE	
6.5.1.2	R1-2	97-136, 99-75	Schomberg
k)	That the minimum perviou	s surface for the lot sh	nall be 30%.
1)	That the minimum pervious 30%.	s surface for the front	yard shall be

5. 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)	Urban Area
6.5.1 F	11 Zone Exceptions	Section of the sectio	
6.5.1.3	R1-3	99-75	Schomberg
d	That the minimum perviou lot area less than 500 m ² .	is surface for the lot s	hall be 35% for lots with a
е) That the minimum perviou	s surface for the front	t yard shall be 40%.

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

	Exception (Schedule "A		er(s) Urban Area
6.5.1.4	R1-4	99-75	Schomberg
b)	That the minimum pe lot area less than 700		he lot shall be 30% for lots with a
c)	That the minimum pe		ne front yard shall be 40% for lots

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 Numb	per(s) Urban Area
6.5.1 R1	Zone Exceptions		
6.5.1.5	R1-5	99-75	Schomberg
b)	That the minimum pervision area less than 600 m	ous surface for t ² .	he lot shall be 30% for lots with a
с)	That the minimum pervio		he front yard shall be 45% for lots

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		나는 이 이 사는 점을 걸어 다듬다니.
6.5.1.6	R1-6	2007-149	Schomberg
c)	That the minimum pervious lot area less than 700 m ² .		shall be 30% for lots with a
d)	That the minimum pervious with a lot area less than 7		nt yard shall be 40% for lots

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

No. Exception (Sche	dule "A") By-law Number	(s) Urban Area
6.5.1 R1 Zone Exception	S	
6.5.1.8 R1-8	2007-149	Schomberg
b) That the minim	num <i>pervious surface</i> for the	lot shall be 30%.
c) That the minim	num pervious surface for the	front vard 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 pervious lot area less than 500 m ² .	us surface for the lot s	hall be 25% for lots with a
1)	 That the minimum pervious surface for the lot shall be 30% for lots with a lot area greater than 500 m². 		
m)	That the minimum pervio	ous surface for the fron 500 m².	nt yard shall be 30% for lots
n)	That the minimum pervious with a lot area greater that		t yard shall be 40% for lots

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

		"A") By-law Number(s)	Urban Area
6.5.1 R	1 Zone Exceptions		
6.5.1.13	R1-13	2008-46, 2009-63	King City
i)	That the maximum than 1500 m ² .	lot coverage shall be 40% fo	or lots with a lot area less

No.	Exception (Schedule "A") By-law Number(s) Urban Area
j)	That the maximum lot coverage shall be 30% for lots with a lot area greater than 1500 m ² .
k)	That the minimum pervious surface for the front yard shall be 40% for lots with a lot area 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 R	1 Zone Exceptions		
6.5.1.14	R1-14	2008-46, 2009-63	King City
· h)	That the maximum lot couthan 1000 m ² .	<i>erage</i> shall be 50% fo	or lots with a lot area less
i)	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> greater than $1000~\text{m}^2$ but less than $1500~\text{m}^2$.		
j)	That the maximum lot cover than 1500 m ² .	That the maximum $\it lot\ coverage\ shall\ be\ 30\%$ for lots with a $\it lot\ area$ greater than 1500 m².	
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 .		
1)	That the minimum perviou lot area greater than 1000		
m)	That the minimum perviou with a lot area less than 1		t yard shall be 40% for lots

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 R	1 Zone Exceptions		
6.5.1.15	R1-15		King City
h)	That the maximum lot cout than 500 m ² .	<i>erage</i> shall be 50% fo	or lots with a lot area less
i)	That the maximum lot cou than 500 m² but less than	<i>rerage</i> shall be 40% fo 1000 m².	or lots with a lot area greater
j)	That the minimum pervious lot area less than 500 m ² .	<i>is surface</i> for the lot s	hall be 30% for lots with a
k)	That the minimum perviou lot area greater than 500	us surface for the lot s m² but less than 1000	hall be 35% for lots with a m ² .
l)	That the minimum pervious with a lot area less than 5		t yard shall be 40% for lots

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

No. Exception (Sched	ule "A") By-law Numbe	er(s) Urban area
6.5.1 R1 Zone Exceptions		
6.5.1.16 R1-16	2008-91	King City
h) That the maxim	um <i>lot coverage</i> shall be 3	35%.

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

No. Exception (Sche	edule "A") By-law Numbe	r(s) Urban Area
6.5.1 R1 Zone Exception	ns	
6.5.1.17 R1-17	2008-91	King City
h) That the maxi than 1000 m².		50% for lots with a lot area less
i) That the maxir	num lot coverage shall be 3	0% for lots with a lot area greater

No.	Exce	ption (Schedule "A") : By-law Number(s) Urban Area
}	tha	n 1000 m².
j)		at the minimum <i>pervious surface</i> for the lot shall be 35% for lots with a <i>lot</i> a less than 1000 m ² .

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

	Ollowing provision shall be a				Jy-law.
No.	Exception (Schedule "A")	By-law Numb	er(s) Urba	n Area	TO SECTION OF THE PARTY.
6.5.1 R1	Zone Exceptions				
6.5.1.18	R1-18	2008-91	King	City	
h)	That the maximum lot couthan 1000 m ² .	<i>verage</i> shall be	50% for lots	with a <i>lot are</i>	ea less
i)	That the maximum <i>lot co</i> t than 1000 m ² .	<i>rerage</i> shall be	40% for lots	with a <i>lot are</i>	ea greater
j)	That the minimum pervious surface for the lot shall be 30% for lots with a lot area less than 1000 $\rm m^2$.				
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 .				
b	That the minimum perviou	s surface for th	e front vard s	hall be 40%	

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

No.	Exception (Schedule	e "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 than 1000 m ² .	n <i>lot coverage</i> shall be 4	0% for lots with a lot area less
i)	That the maximum than 1000 m ² .	n lot coverage shall be 3	5% for lots with a <i>lot area</i> greate

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 Numb	oer(s) Urban Area	
6.5.1 R1	Zone Exceptions		The state of the s	S. 200
6.5.1.20	R1-20	2012-59	King City	
h)	That the maximum lot conthan 1000 m ² .	verage shall be	40% for lots with a <i>lot area</i> le	SS
i)	That the maximum lot cou	<i>verage</i> shall be	30% for lots with a lot area gr	reater

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 R	1 Zone Exceptions		
6.5.1.21	R1-21	2012-59	King City
h)	That the maximum lot con	verage 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 R	1 Zone Exceptions		
6.5.1.22	R1-22	2012-59	King City
h)	That the maximum lot co than 500 m ² .	verage shall be 55% fo	or lots with a lot area less
i)	That the maximum lot couthan 500 m ² .	verage shall be 40% fo	r lots with a lot area greater
i)	That the minimum perviou	us surface for the lot sh	nall be 30% for lots with a lot

No.	Exception (Schedule A"): By-law Number(s) Urban Area
	area less than 500 m ² .
k)	That the minimum pervious surface for the lot shall be 35% for lots with a lot area greater than 500 ${\rm m}^2$.
<u> </u>	That the minimum pervious surface for the front yard 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 Are	a .	
6.5.1 R1 Zone Exceptions				2.56
6.5.1.23 R1-23	2012-157	King City		
 h) That the maximum lot cov 	erage 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 R	1 Zone Exceptions		
6.5.1.24	R1-24	2012-157	King City
h)	That the maximum lot conthan 1100 m ² .	verage shall be 50% fo	or lots with a lot area less
i)	That the maximum lot coverage shall be 45% for lots with a lot area greater than 1100 m^2 .		
j)	That the minimum pervious area less than 1100 m ² .	us surface for the lot s	hall be 30% for lots with a lot

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 R	1 Zone Exceptions		
6.5.1.25	R1-25	2012-157	King City
h)	That the maximum <i>lot cov</i> than 900 m ² .	erage shall be 50% fo	or lots with a lot area less
i)	That the maximum lot cover than 900 m ² .	erage shall be 45% fo	r lots with a <i>lot area</i> greater
j)	That the minimum perviou	s surface for the lot sh	nall be 30% for lots with a <i>lo</i>

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

No. Exception (Schedule 1	'A") By-law Numbe	er(s) Urban Area
6.5:1 R1 Zone Exceptions		
6.5.1.29 R1-29	2014-76	King City
n) That the minimum p	pervious surface for the	e 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 pervious surface 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 R	1 Zone Exceptions		
6.5.1.34	R1-34	N/A	King City
i)	That the maximum lot couthan 700 m ² .	verage shall be 50% fo	or lots with a lot area less

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 pervious surface for the lot shall be 35% for lots with a lot area is less than 700 m^2 .
i)	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:

	01		(s) Urban Area
	Zone Exception		
6.5.1.35	R1-35	N/A	King City
u)	That the maxir	num lot coverage shall be 2	5%.
(v)	That the minim	num <i>pervious surface</i> for the	front yard 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 p	ervious surface for the from	nt yard shall be 40%.

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

No.	Exception (Sched	ule "A") By-law Number(s)	Urban Area
6.5.1 R	1 Zone Exceptions		
6.5.1.38	R1-38	N/A	King City
i)	than 1000 m ² .	um lot coverage shall be 45%	
))	That the maximum <i>lot coverage</i> shall be 40% for lots with a <i>lot area</i> greater than 1000 m ² .		
k)	t) That the minimum <i>pervious surface</i> for the lot shall be 35% for lots with a lot area 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 R	1 Zone Exceptions		
6.5.1.39	R1-39	N/A	King City
i)	i) That the maximum lot coverage shall be 50%.		
j) That the minimum pervious surface 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:

1	ار ol	Exception (Schedule "A")	By-law Number(s)	Urban Area
6	.5.9 R	2 Zone Exceptions		
ϵ	5.5.9.1	R2-1	99-75, 2007-149	Schomberg
	k)	That the minimum pervious lot area less than 300 m ²		shall be 25% for lots with a
	1)	That the minimum pervious surface for the lot shall be 30% for lots with a lot area greater than 300 ${\rm m}^2$.		
	m) That the minimum <i>perviol</i> with a <i>lot area</i> less than 3		nt yard shall be 20% for lots

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

No.	Exception (Se	chedule "A") By-law Number(s) Urban Area
6.5.9 A	2 Zone Except	tions	
6.5.9.2	R2-2	2014-76	King City
n) That the minimum pervious surface 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 R	3 Zone Exceptions		
6.5.10.1	R3-1	99-75, 2007-149	Schomberg
k)	That the minimum plot area less than 2	pervious surface for the lot to 00 m ² .	shall be 20% for lots with a
1)	That the minimum <i>plot area</i> greater that	pervious surface for the lot s n 200 m².	shall be 25% for lots with a
m)	That the minimum p with a lot area less		nt yard shall be 20% for lots

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
	3 Zone Exceptions		
6.5.10.3	R3-3	2012-59	King City
, h)	That the maximum <i>lot cov</i> than 400 m ² .	verage shall be 60% f	or lots with a <i>lot area</i> less
i)	That the maximum lot cov than 400 m ² .	erage shall be 50% f	or lots with a lot area greater
j)	That the minimum perviou lot area less than 400 m ² .	s surface for the lot s	shall be 20% for lots with a
k)	That the minimum perviou lot area greater than 400 i		shall be 25% for lots with a
1)	That the minimum perviou with a lot area less than 4		t yard shall be 20% for lots

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 R	6.5.10 R3 Zone Exceptions				
6.5.10.4	R3-4	2008-46, 2009-63	King City		
h)	That the maximum lot couthan 300 m ² .	verage shall be 65% fo	or lots with a <i>lot area</i> less		
i)	That the maximum lot cover than 300 m² but less than	<i>erage</i> shall be 55% fo 400 m².	r lots with a <i>lot area</i> greater		
j)	That the maximum lot cover than 400 m ² .	rerage shall be 45% fo	r lots with a lot area greater		
k)	That the minimum pervious lot area less than 300 m ² .	s surface for the lot sl	hall be 20% for lots with a		
l)	That the minimum perviou with a lot area less than 3		yard shall be 20% for lots		

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

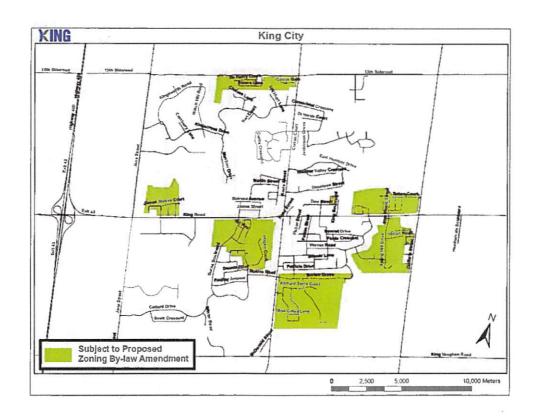
Kathryn Moyle Director of Corporale Services Township Clerk

(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

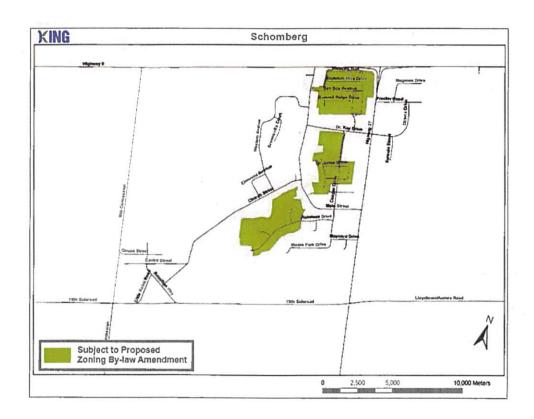
Director of Corporate Services

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

Mathryn Moyle

Director of Corporate Services

Township Sterk