



## **EXPLANATORY NOTE**

### **TO ACCOMPANY BY-LAW NUMBER 2026-017**

By-law Number 2026-017 is a By-law to amend the Township of King Zoning By-law for the Countryside, By-law 2022-053, as amended. The Zoning By-law Amendment applies to lands municipally known as 4129 Highway 9 and 17380-17400 Weston Road, located south of Highway 9 and west of Weston Road.

The subject lands consist of two existing rural parcels, one of which is vacant (4129 Highway 9) and the other containing two existing single detached dwellings and accessory structures (17380-17400 Weston Road). The purpose of the Zoning By-law Amendment is to establish site-specific zoning provisions to facilitate a boundary lot line adjustment that will reconfigure the shared lot line between the two properties so that each existing dwelling is located on its own individual lot. No new lots are being created through this amendment and no new development is proposed.

The lands are zoned Environmental Protection (EP), Agricultural Specialty Crop (AS), Oak Ridges Moraine Feature Protection (ORF), and Oak Ridges Moraine Natural Core and Linkage (ORL). The boundary adjustment results in parcels that do not meet the minimum lot area requirements of the applicable zones. Accordingly, the Zoning By-law Amendment introduces site-specific exception provisions to establish minimum lot area and frontage standards for the affected parcels, while maintaining all other zoning permissions and performance standards.

The By-law applies the exception provisions as an overlay, and the underlying EP, AS, ORF, and ORL zone boundaries and permissions remain unchanged. The amendment does not alter permitted uses, building setbacks, building heights, or other development standards, and does not increase development potential on the subject lands.

The Zoning By-law Amendment supports the implementation of a related Consent application required to complete the boundary adjustment and is intended to rationalize the existing lot fabric while maintaining conformity with the Township's Official Plan and applicable Provincial policies.