

**EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER 2026-035**

By-law Number 2026-035 concerns a property legally described as Part Lot 10, Concession 3, King; and municipally known as 13711 Keele Street, King City, Township of King.

Zoning By-law Number 2026-035 rezones the subject lands from Future Development (FD) and Environmental Protection (EP) to Residential – Single Detached “A” (R1A(H)), Residential – Single Detached “A”, Exception Section 6.5.2.19 (R1A-19(H)), Residential – Single Detached “A”, Exception Section 6.5.2.20 (R1A-20(H)), Residential – Townhouse, Exception Section 6.5.10.14 (R3-14(H)), Residential – Townhouse, Exception Section 6.5.10.15 (R3-15(H)), Residential – Townhouse, Exception Section 6.5.10.16 (R3-16(H)), Environmental Protection (EP), and Environmental Protection, Exception Section 9.5.4.2 (EP-2) to facilitate the development of a plan of subdivision for 26 single detached lots and 15 blocks for the purposes of supporting 64 townhouse dwellings on two new public streets.

The proposed stormwater management facilities, environmental features and buffers will be zoned Environmental Protection (EP)/Environmental Protection, Exception Section 9.5.4.2 (EP-2) respectively. The Zoning By-laws also introduce a series of development standards for the residential zones.

The Zoning By-law also includes Holding (H) provisions to ensure matters such as municipal water and sanitary servicing allocation and community benefits are addressed. A separate by-law will be required to be passed in the future to lift the “H” once the necessary conditions of the Holding zone have been satisfied.