



The Corporation of the Township of King

By-Law Number 2025-077

A By-Law to Amend Zoning By-Law Number
2022-053, as Amended

Whereas Zoning By-law Number 2022-053, being a By-law to regulate the use of land and the character, location and use of buildings and structures in the Countryside Area, within the Township of King, adopted on the 26th day of September, 2022; and

Whereas it is deemed necessary to further amend By-law Number 2022-053, as amended, to rezone certain lands in a manner that conforms to the Official Plan of the Township of King ("Our King") (2019); and

Whereas authority is granted pursuant to Sections 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 be it resolved that 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 lands legally described as Part Lot 16, Concession 3 in the Township of King, in the Regional Municipality of York, municipally known as 1600 Graham Sideroad as more particularly shown on Schedules "1" and "2" attached hereto.
2. **THAT** Schedules "1" and "2" attached hereto, form part of this By-law.
3. **THAT** Schedule "A9" of Zoning By-law 2022-053, as amended, be further amended by changing the zone of the subject lands from "Agricultural Specialty Crop" – 'AS' TO "Agricultural Specialty Crop-Exception 108 – 'AS-108'" as shown on Schedules "1" and "2" attached hereto.
4. **THAT** Table 10-1: Exception Zones of By-law 2022-053 be further amended by incorporating the following provisions:

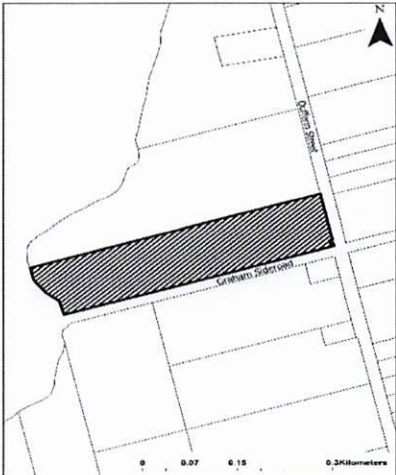
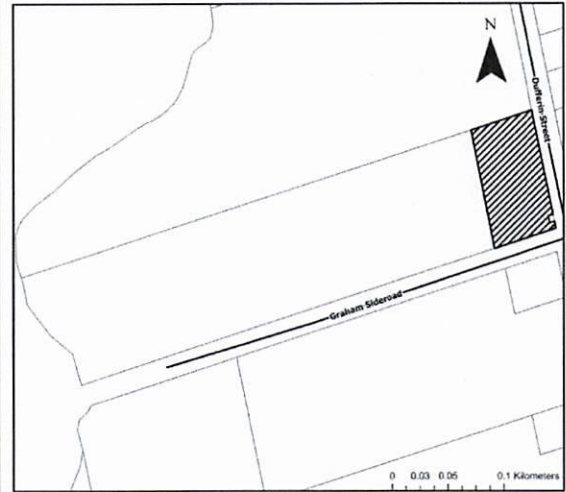
No.	Exception (Schedule "A")	Site Specific By-Law Number (s) <u>(For Cross Reference Purposes Only)</u>
108	AS	2025-077
Provisions	Figures	
1. For lands identified in hatching in Figure 2025-77 and Schedule 1 of By-law 2025-077, all provisions of the AS zone shall apply except that: a. The minimum <i>lot area</i> shall be 5.1 hectares; b. The maximum permitted <i>lot coverage</i> shall be 5.5%; c. The following additional uses shall be permitted as an <i>on-farm diversified use</i>: i. <i>on-farm shop or café</i>; d. The maximum <i>gross floor area</i> for an <i>on-farm shop or café</i> shall be 174 square metres; e. Notwithstanding Section 3.2.2.d), an <i>accessory building</i> that contains an <i>on-farm shop or café</i> may be permitted to be built closer to the <i>street line</i> than the <i>main building</i>;	Figure 2025-77: 	

Figure 2025-77:

- f. Notwithstanding Section 3.29 b), the maximum permitted *area of operation* for an *on-farm diversified use* shall be 3.8% of the lot area on which the use is proposed;
 - g. Notwithstanding Section 3.29 b) i), the maximum gross floor area of all buildings and structures used for an on-farm diversified use, including any single building or structure, shall be 1,194 m²;
 - h. Notwithstanding Section 3.29 c), the Minimum Distance Separation permitted for an *on-farm shop or café* shall be 52 metres;
2. For lands identified in hatching in Figure 2025-78 and Schedule 2 of By-law 2025-077, all provisions of the AS zone shall apply, except that;
- a. The following additional uses shall be permitted as an *agriculture-related use* only in the area shown in hatching in Figure 2025-078:
 - i. *Winery, Cidery, Distillery, or Micro-Brewery*;
 - ii. Notwithstanding the definition of *Winery, Cidery, Distillery, or Micro-Brewery*, a *restaurant* and outdoor patio space shall not be permitted;
 - b. The maximum *gross floor area* for a *Winery, Cidery, Distillery, or Micro-Brewery* shall be 489 square metres;
 - c. Notwithstanding section 3.2.2.d), an accessory building that contains a *Winery, Cidery, Distillery, or Micro-Brewery* may be permitted to be built closer to the *street line* than the *main building*;
 - d. Notwithstanding section 3.49 c), the Minimum Distance Separation permitted for a *Winery, Cidery, Distillery, or Micro-Brewery* shall be 52 metres.

Figure 2025-78



5. 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.

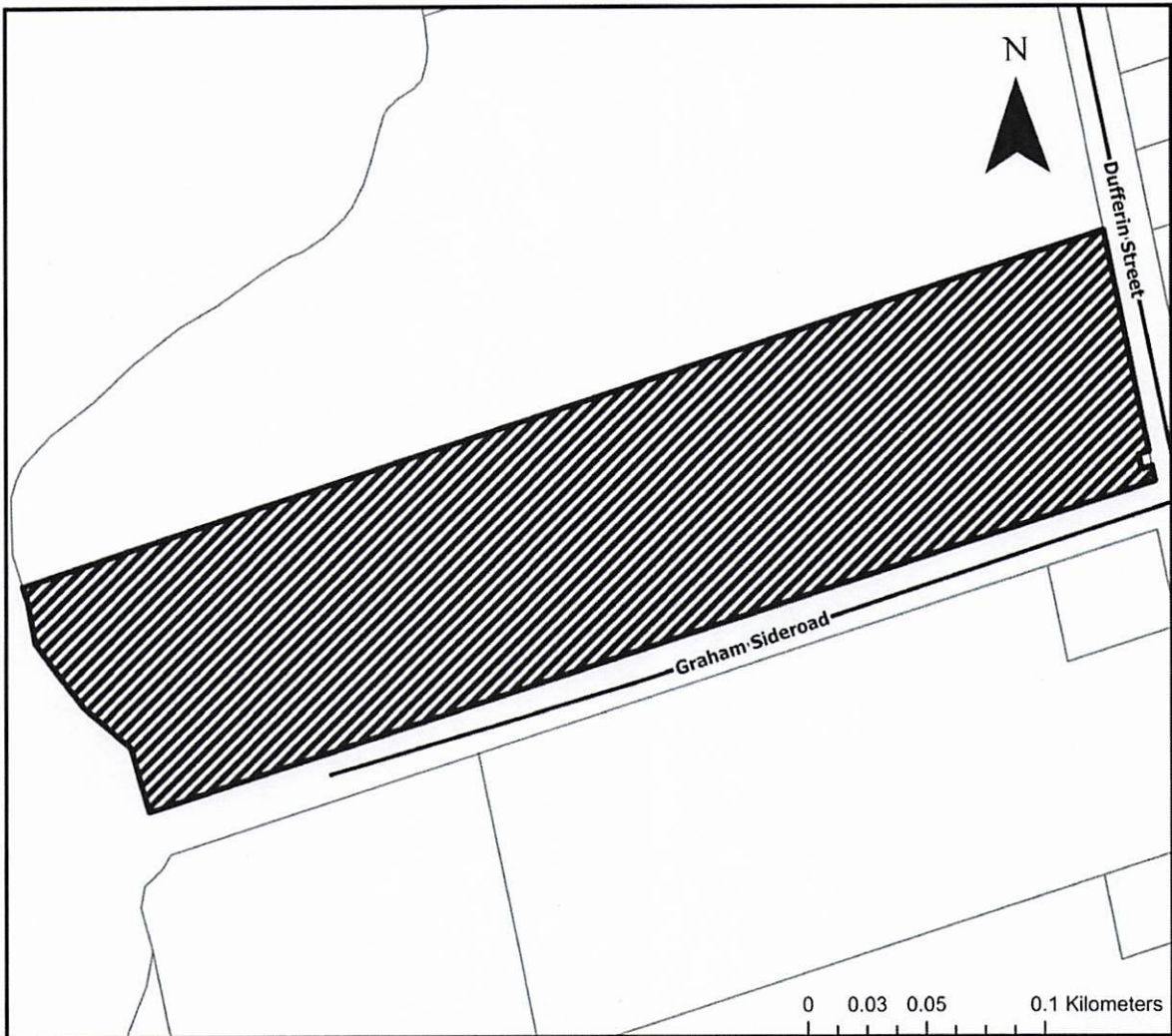
Read a First and Second time this 10th day of November 2025.

Read a Third time and finally passed this 10th day of November 2025.


Steve Pellegrini
Mayor


Denny Timm
Township Clerk

By signing this by-law on November 10th, 2025, Mayor Pellegrini will not exercise the power to veto this by-law.



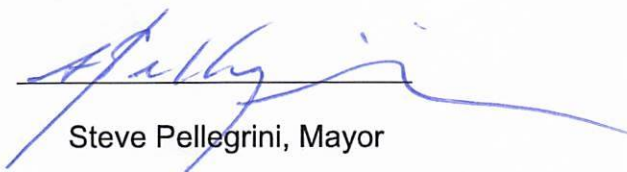
Schedule 1 to By-Law 2025-077

Address: 1600 Graham Sideroad

Legal Description: Part Lot 16, Concession 3

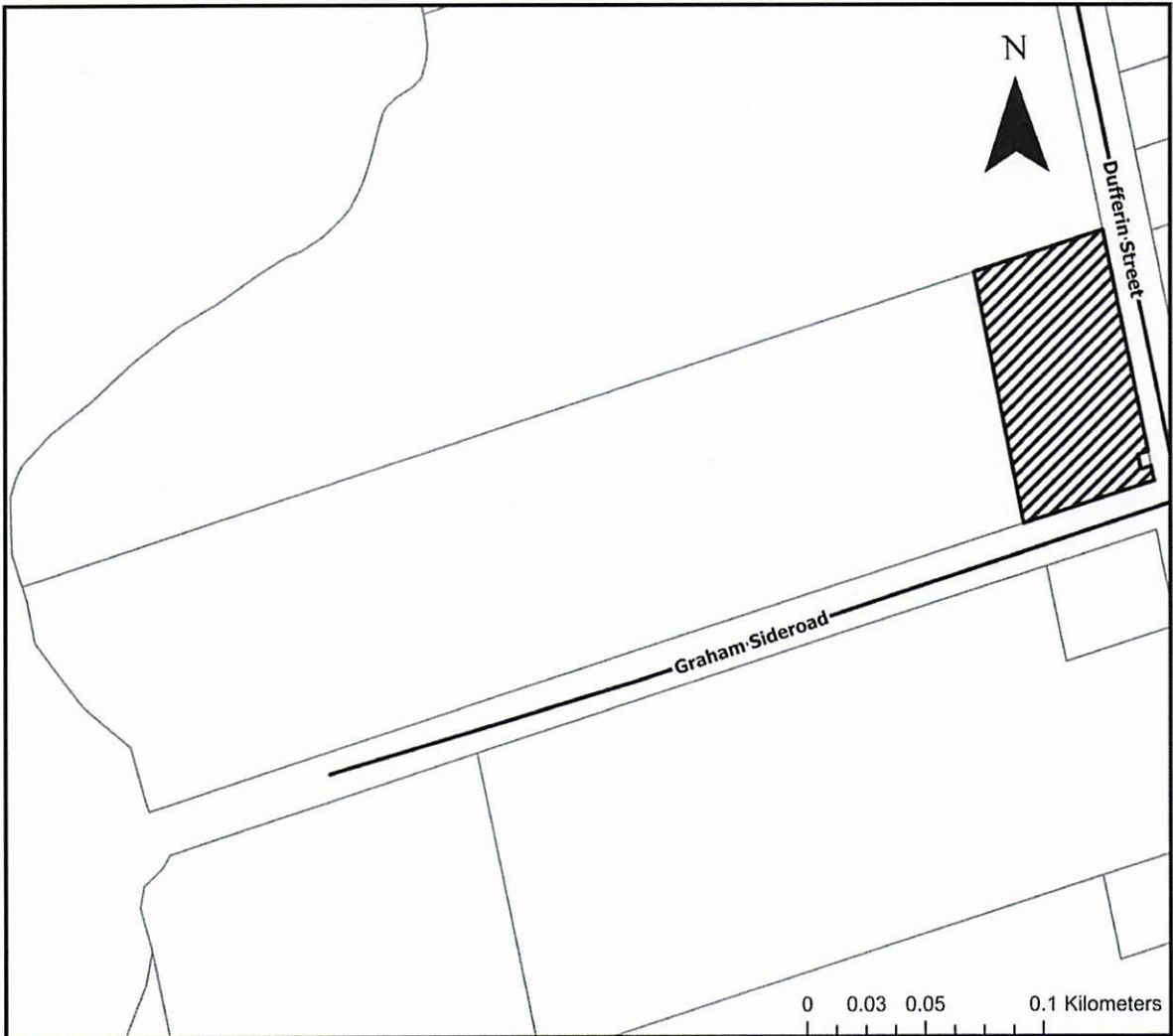
Legend

 "Agricultural Specialty (AS) to "Agricultural
Specialty-Exception 108" (AS-108)


Steve Pellegrini, Mayor


Denny Timm, Clerk





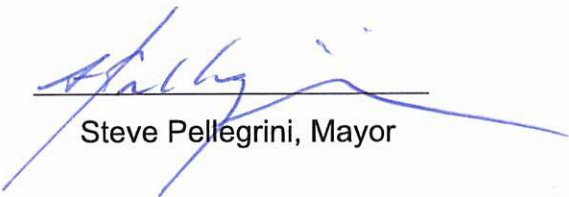
Schedule 2 to By-Law 2025-077

Address: 1600 Graham Sideroad

Legal Description: Part Lot 16, Concession 3

Legend

 Area for Agriculture-Related Use


Steve Pellegrini, Mayor


Denny Timm, Clerk

