

**EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER 2021-036**

By-law Number 2021-036 concerns properties legally described as 13450, 13500 and 13580-13582 Highway 27, Part Lot 9, Conc. 9, Nobleton, Township of King.

Zoning By-law Number 2021-036 rezones the subject lands from Future Development (FD) and Environmental Protection – Exception Section 9.5.4.5 (EP-5) Zones to Residential – Single Detached “C” – Exception Section 6.5.4.3 – Holding (R1C-3 (H)); Residential – Single Detached “C” – Exception Section 6.5.4.4 – Holding (R1C-4 (H)); Residential – Single Detached “C” – Exception Section 6.5.4.5 – Holding (R1C-5 (H)); Residential – Single Detached “C” – Exception Section 6.5.4.6 – Holding (R1C-6 (H)); Residential – Single Detached “C” – Exception Section 6.5.4.7 – Holding (R1C-7 (H)); Open Space – Exception Section 9.5.3.3 (OS – 3) and Environmental Protection (EP) Zones, to facilitate the development of single detached residential units. The proposed park/open space lands, stormwater management facilities, environmental features and buffers will be zoned Open Space/ “OS”, and Environmental Protection/ “EP” 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 a Subdivision Agreement, servicing allocation, phasing and other related matters 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. The Zoning By-law also includes provisions pursuant to Section 37 of the Planning Act, with respect to the density of development permitted by the By-law being permitted subject to compliance with the conditions set out in the By-law and in return for the provision by the owner of the lands of the facilities, services and matters set out in the By-law, the provisions of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the Planning Act.