



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER – 2021-071

BEING A BY-LAW TO AMEND ZONING BY-LAW 2017-66, AS AMENDED

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 Village of 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, where such Amendment will conform to the Official Plan, Our King, of the Township of King;

AND WHEREAS this Amendment to By-law Number 2017-66 does not conform to the King City Community Plan (OPA 540), but will conform to the adopted Official Plan, Our King, upon it coming into force;

AND WHEREAS authority is granted pursuant to Sections 24 and 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:**

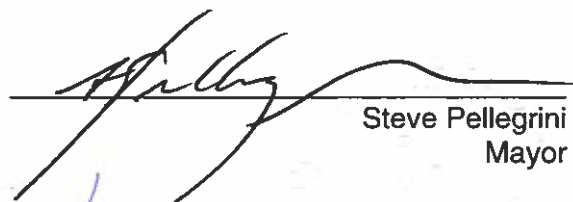
1. **THAT** the land subject to this by-law consist of Part of Lot 4, Registered Plan 360, in the Township of King, Regional Municipality of York, in the Village of King City, known municipally as 13121 Keele Street, and more particularly shown on Schedules '1' and '2' attached hereto.
2. **THAT** Schedules '1' and '2' attached hereto form a part of this By-law.
3. **THAT** for the subject lands shown on Schedules '1' and '2' attached hereto, Zoning By-law 2017-66 be amended as follows:
 - a) Changing the zone symbol from "Residential – Single Detached "C" (R1C)" to "Core Area – King City – Exception Section 7.5.2.12 (CAK-12)" for those lands as shown on Schedule '1' and Schedule '2' attached hereto.
4. **THAT** Section 7.5 of By-law Number 2017-66, as amended, be further amended by adding the following subsection: 7.5.2.12 (CAK-12). Lands delineated as "Core Area – King City – Exception Section 7.5.2.12 (CAK-12)" as shown on Schedules '1' and '2' attached hereto, may be used in accordance with the following provisions:
 - i. That notwithstanding Section 3.26(b)(i), planting strips are not required along the north and south interior lot lines.
 - ii. That notwithstanding Section 3.26(b)(i), a planting strip with a minimum width of 1.5 m shall be required along the east (rear) lot line.

- iii. That notwithstanding Table 4.1 and Section 2.2.85, the minimum number of parking spaces required is 1.0 spaces per 27.0 square metres of classroom gross floor area. For clarity, classroom gross floor area shall include the floor area of all student spaces including classrooms, sleep rooms, play areas, flex spaces and learning areas, but shall not include office space, staff rooms, washrooms, kitchens, entryways, storage rooms and utility rooms.
- iv. That notwithstanding Section 4.4.1(a), the minimum dimensions of a parking space shall be 2.6 m by 5.8 m.
- v. That Section 4.5(b) shall not apply to the subject property.
- vi. That notwithstanding Section 4.4.6(b), a parking area comprised of one (1) accessible parking space shall be permitted in the front yard.

4. **THAT** this By-law shall come into force as of 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 and where that the applicable policies and schedules of the Official Plan, Our King, have come into force.

READ a FIRST and SECOND time this 28th day of June, 2021.

READ a THIRD time and **FINALLY PASSED** this 28th day of June, 2021.


Steve Pellegrini
Mayor


Kathryn Moyle
Director of Corporate Services
Township Clerk

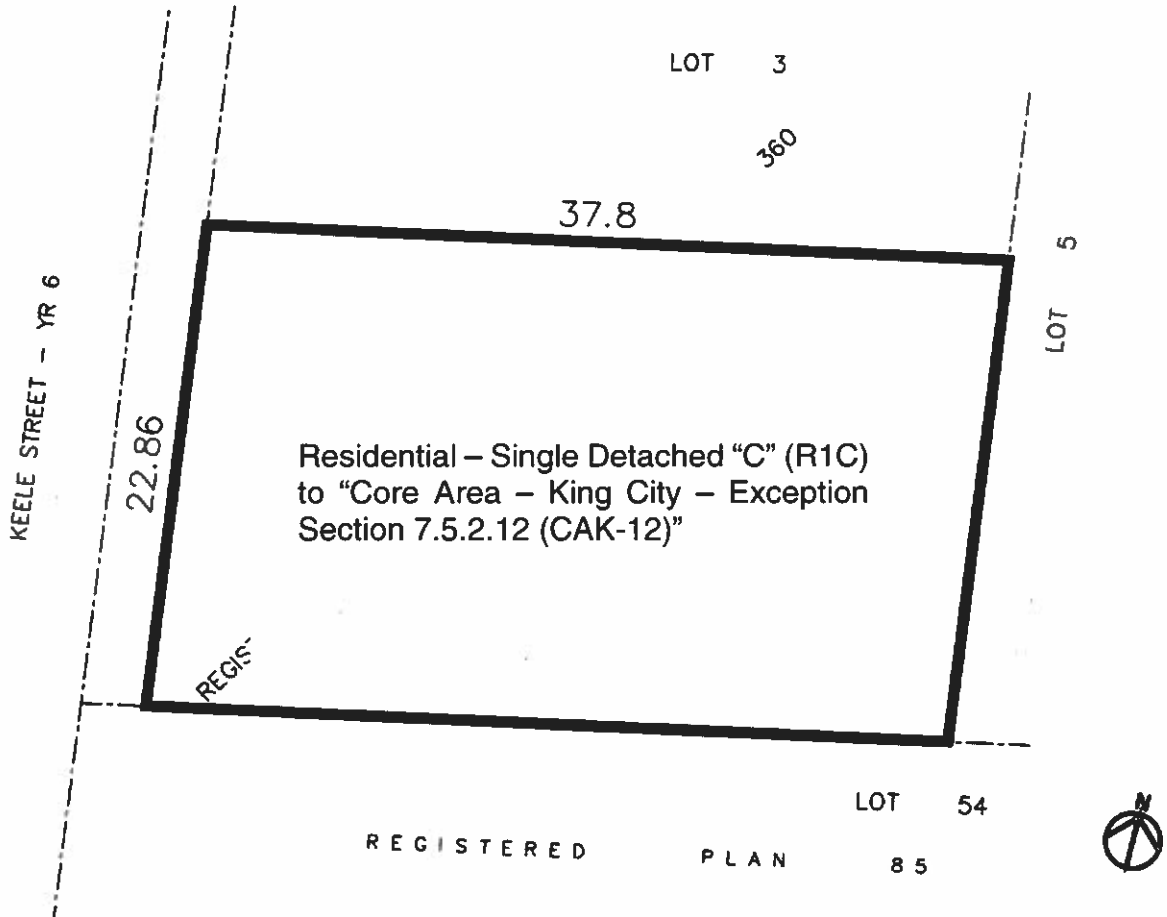
THIS IS SCHEDULE "1" TO BY-LAW NO. 2021-071

Part of Lot 4, Registered Plan 360

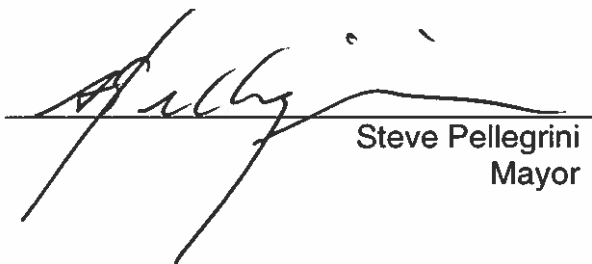
(13121 Keele Street)

TOWNSHIP OF KING

REGIONAL MUNICIPALITY OF YORK



————— SUBJECT LANDS


Steve Pellegrini
Mayor


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Director of Corporate Services
Township Clerk

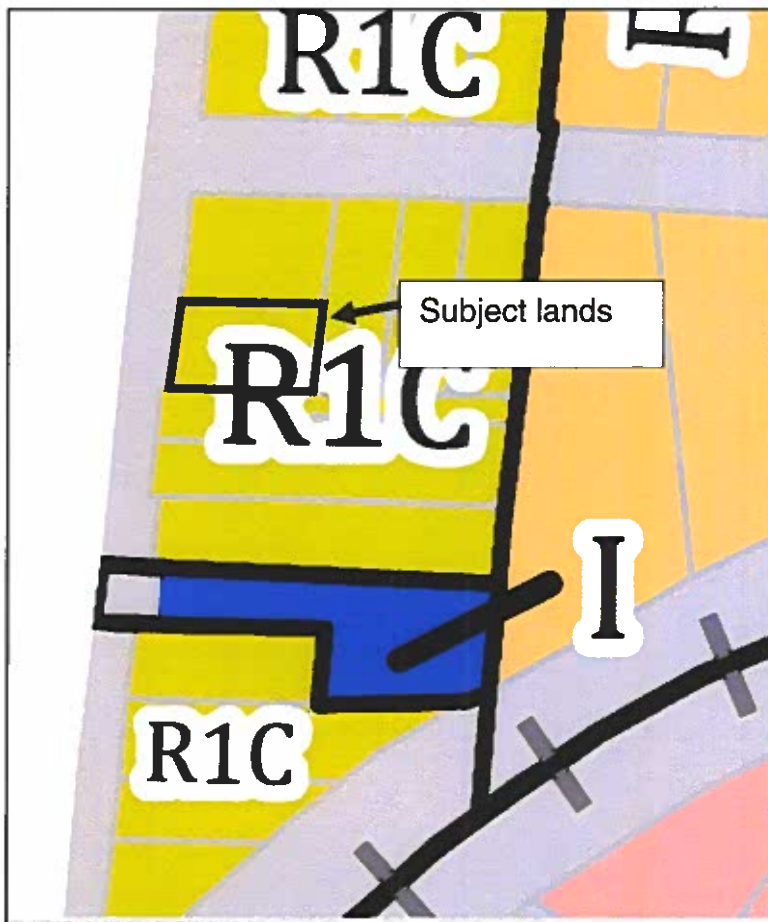
THIS IS SCHEDULE "2" TO BY-LAW NO. 2021-071

Part of Lot 4, Registered Plan 360

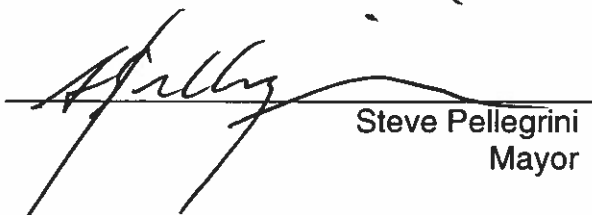
(13121 Keele Street)

TOWNSHIP OF KING

REGIONAL MUNICIPALITY OF YORK



From: "Residential – Single Detached "C" (R1C)" to "Core Area – King City – Exception Section 7.5.2.12 (CAK-12)"


Steve Pellegrini
Mayor


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