

EXPLANATORY NOTE

TO ACCOMPANY BY-LAW NUMBER 2026-007

By-law Number 2026-007 concerns a parcel of land, municipally known as 24 Banner Lane, located on the east side of Banner Lane, south of King Road. The subject property measures approximately 0.18 hectares in area and currently contains one single-detached dwelling.

By-law 2026-007 rezones the subject property from Residential – Single Detached “C”- (‘R1C’) to Core Area – King City Exception Holding (‘CAK-23’ (‘H’))” to facilitate the redevelopment of the lands with a 4-storey residential apartment condominium building containing 16 units. The proposed development includes one level of underground parking with 25 spaces (21 resident spaces and 4 visitor spaces), outdoor shared amenity areas, and individual private balconies and terraces. The Zoning By-law Amendment introduces site-specific provisions to establish the requirements related to the: minimum interior side yard setback, maximum lot coverage, maximum front yard setback, density, height, Floor Space Index (FSI), step-backs, parking aisle width and other applicable general provisions of the By-law.

The By-law also applies a Holding (H) zone provision to the subject property to address the timing of development with respect to confirming and assigning both water and sanitary servicing capacity for the proposed development. As part of the Holding (H) zone provisions, a Development Agreement is to be executed between the Township of King and the owner(s) of the Lands for purposes including, but not limited to, the following: site layout and architectural design; landscaping and compensation plantings; green development standards; grading, drainage, and stormwater measures; and site servicing.