

**EXPLANATORY NOTE**  
**TO ACCOMPANY BY-LAW NUMBER 2020-071**

By-law Number 2020-071 concerns a property located on the south side of King Road, east of Highway 27, directly south of Wellar Avenue in the Village of Nobleton. The subject land is known as Part of Lot 5, Concession 8, in the Township and municipally addressed as 5815 King Road. The subject land measures +/- 0.9 acres and is currently zoned 'C2-1' by Zoning By-law 2016-71, as amended.

By-law 2020-071 rezones the property by further amending the provisions within Section 7.5.3.1 of the "C2-1" zone. Specifically, the purpose of these amendments is to include a site specific definition to permit a broader range of automotive repair within an existing service garage, and to recognize a reduced planting strip width of 0.98 metres at the rear of the property. Furthermore, the reduction of the planting strip width will also permit the use of a second drive-through stacking lane to the existing automated car wash. Lastly, a new section will be added to Section 7.5.3.1 of By-law 2016-71 to recognize a stacking lane with a setback distance of 1.2 metres to a Residential zone.