

EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER 2021-069

By-law 2021-069 shall come into effect once the Township's adopted Official Plan, Our King, comes into force in accordance with Sections 24 and 34 of the Planning Act. By-law Number 2021-069 is a By-law to amend the Zoning By-law for the Schomberg and King City Urban Areas (By-law 2017-66). Specifically, the Amendment concerns a parcel of land containing a single detached dwelling located on the west side of Keele Street, north of King Road in the Village of King City. The subject property is known as Part of Lot 59, Registered Plan 85, in the Township and municipality addressed as 13054 Keele Street. The subject property measures +/- 0.3 acres. The property is currently zoned Residential Single Detached "C" (R1C) by Zoning By-law 2017-66, as amended.

The purpose of By-law 2021-069 is to rezone the property from Residential Single Detached "C" (R1C) to Core Area – King City – Exception Section 7.5.2.11 (CAK-11). Specifically, the rezoning is to permit core area uses, including a retail store and an office use. The CAK-11 zone includes two site-specific exceptions to Zoning By-law 2017-66. The first exception is that planting strips are not required along the full length of the north and south interior lot lines. The second exception is that Section 4.5 (b) regarding special parking requirements in the core area zones does not apply to the subject property.