

**EXPLANATORY NOTE**  
**TO ACCOMPANY BY-LAW NUMBER 2023-096**

By-law Number 2023-096 is a By-law to amend Zoning By-law 2017-66, as amended, being the Schomberg and King City Urban Areas By-law. Specifically, the Zoning By-law Amendment concerns lands municipally known as 12991 Keele Street and 2239 King Road which measure 0.16 hectares with 37 metres of frontage and currently supports a heritage dwelling and a two-storey mixed use building. The subject lands are currently zoned Core Area - King City (CAK).

The Zoning By-law Amendment proposes to rezone the lands to Core Area - King City Exception Section 7.5.2.17 Holding (CAK-17 (H)) to facilitate the development of a 5-storey commercial retail-office building together with the retention and integration of the existing heritage dwelling for commercial purposes. The total gross floor area for the project is 3966 square metres and the site will support 7 parking spaces. The amendment includes a list of permitted commercial uses for the site in addition to site-specific provisions that provide reduced yards, an increase in height, lot coverage and floor space index, reduced parking and bicycle parking standards, a reduction to the size of a loading and site triangle, additional yard encroachments and an increase to the mechanical penthouse height. A Holding Symbol (H) is also included on the zoning to ensure the timing of development is met with Site Plan Approval, confirmation of executed agreements for interim off-site parking and confirmation of water and sanitary sewer servicing capacity.